

Thursday, February 23, 2023  
11:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 08

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the February 23, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the February 16, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA22-0419 438325912-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot, and one (1) future Municipal Reserve lot from the SW 7-52-25-W4M located north of Edgemont Boulevard NW and east of Winterburn Road NW; <b>EDGEMONT</b>
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA22-0332 438788738-001	REVISION of conditionally approved tentative plan of subdivision to adjust the boundary between Lots 31 and 32, Block 51, Plan 1843 KS, located west of 69 Street NW and south of Hardisty Drive NW; <b>CAPILANO</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA22-0339 410757673-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) other lot, two (2) Environmental Reserve (ER) lots, and one (1) non-credit Municipal Reserve (MR) lot from Block C, Plan 2887 AQ, Lot 4, Block C, Plan 132 0859, and Lot 11, Block 16, Plan 122 0171, located north of 167 Avenue NW and west of 66 NW; <b>SCHONSEE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA22-0589 457948119-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 40, Block 11, Plan 1841KS, located east of 63 Street and north of 101 Avenue. <b>FULTON PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA23-0021 461245228-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 23, Plan 4967 HW, located south of 115 Avenue NW and west of 46 Street NW; <b>BEVERLY HEIGHTS</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 11:10 a.m.	



Subdivision Authority

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

February 23, 2023

File No. LDA22-0419

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

ATTENTION: Scott Cole

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot, and one (1) future Municipal Reserve lot from the SW 7-52-25-W4M located north of Edgemont Boulevard NW and east of Winterburn Road NW; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on February 23, 2023, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 3.155 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register a claim of interest by caveat of the Deferred Servicing Agreement against both proposed parcels, pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner dedicate Lessard Road to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
7. that subject to Condition I (6) above, the owner clear and level Lessard Road NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
8. that the owner dedicate a 21.5 m road right of way on Edgemont Link NW, to accommodate the Complete Streets Design and Cross Section, to the satisfaction of Subdivision and Development Coordination;

9. that the subdivision boundary be amended to include the dedication of the complete local road intersection, as shown on the "Conditions of Approval" map, Enclosure I;
10. that LDA22-0350 to close a portion of 35 Avenue NW shall be approved prior to the endorsement of the plan of survey; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner 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 Edgemont Link NW to an approved collector roadway Complete Streets Design and cross section, including a 3 m shared use path, as shown on the "Conditions of Approval" map, Enclosure I. The Complete Street Design and cross section details will be reviewed and finalised through the engineering drawing review process;
9. that the owner construct 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 be required to be asphalt prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. 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);
11. that the owner incorporates traffic calming measures along Edgemont Boulevard NW to support the school site development that may include but is not limited to, curb ramps, crosswalks,

pedestrian signage and lighting at crosswalk locations. Details relative to this requirement will be reviewed further through the engineering drawing review process;

12. that the owner construct a 3 m hard surface shared use path with lighting, and bollards, within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 2.5 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner remove the road structure of the existing 35 Avenue NW and restore the road closure area between Edgemont Link NW and Elmer Road NW, as shown on the "Conditions of Approval" map, Enclosure I. All costs associated with closure of the roadway to public access, including the removal of the road structure, re-grading of the land, landscaping and any utility relocation/modification deemed necessary as a result of the closure, will be the responsibility of the owner;
15. that the owner construct storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
16. that the owner provides temporary accommodations for minor and major drainage from the subdivision, at their own cost, until such time that the downstream infrastructure and SWMF #4 has been constructed to the satisfaction of Subdivision and Development Coordination; and
17. that the owner is responsible for the landscape design and construction within the Reserve lot(s), and road right of way to the satisfaction of City Departments and affected utility agencies.

**III That the Deferred Servicing Agreement required in Clause I (3) require that upon the issuance of a development permit, that the owner, or its successor in title, will be required to complete, among other things, the following:**

1. that the owner construct the offsite waterman connection between Edgemont Link NW and Lessard road NW, and receive approval of engineering drawings no later than six (6) months following approval of the school site development permit, and the connection must be open and operational prior to the opening of the school or within five (5) years of this agreement being signed.

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

MR for the SW 7-52-25-W4M in the amount of 3.155 ha is being provided by dedication with this subdivision. 2.325 ha will be acquired by the City of Edmonton through other means.

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

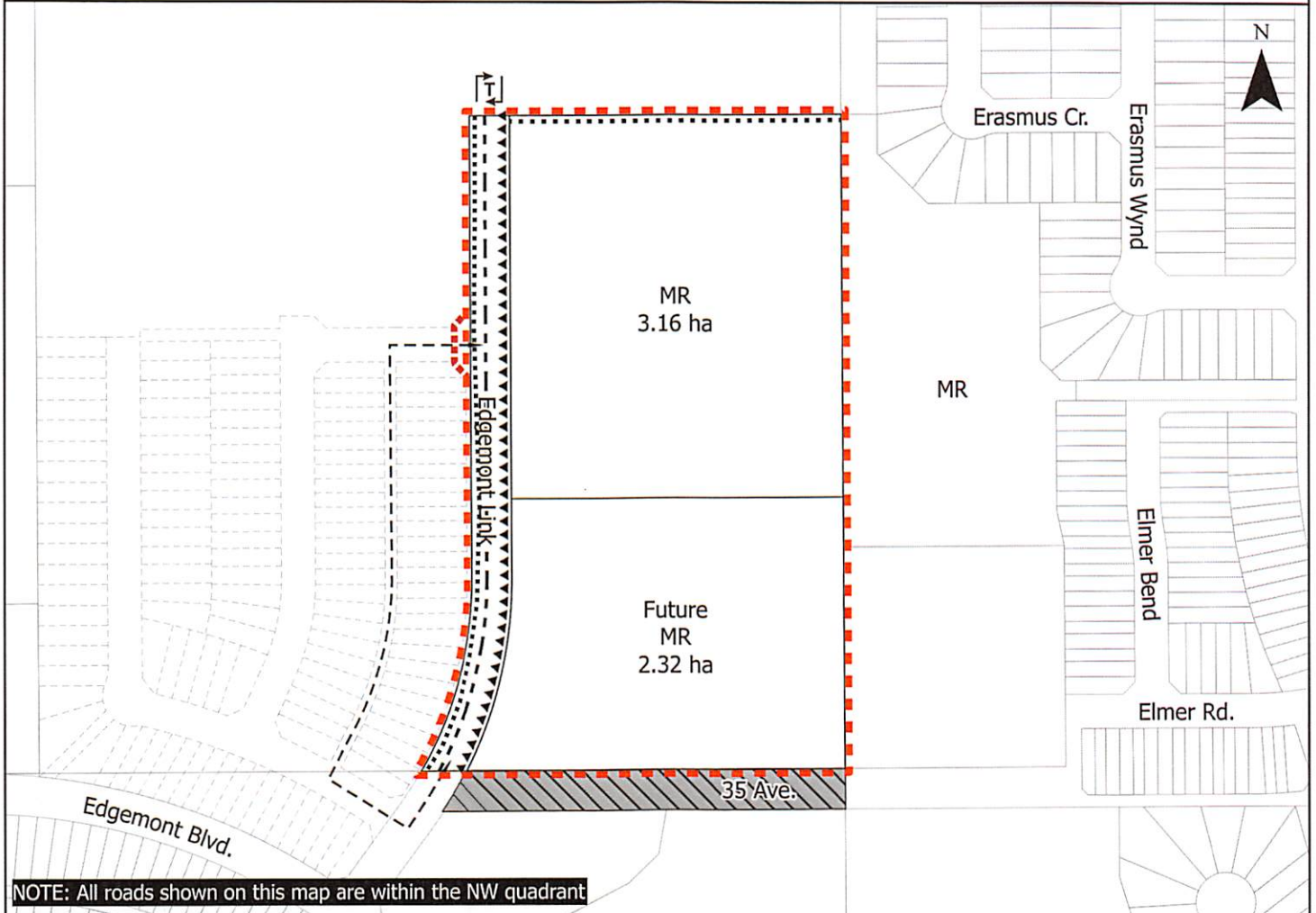
BM/jv/Posse #438325912-001

Enclosure(s)


SUBDIVISION CONDITIONS OF APPROVAL MAP

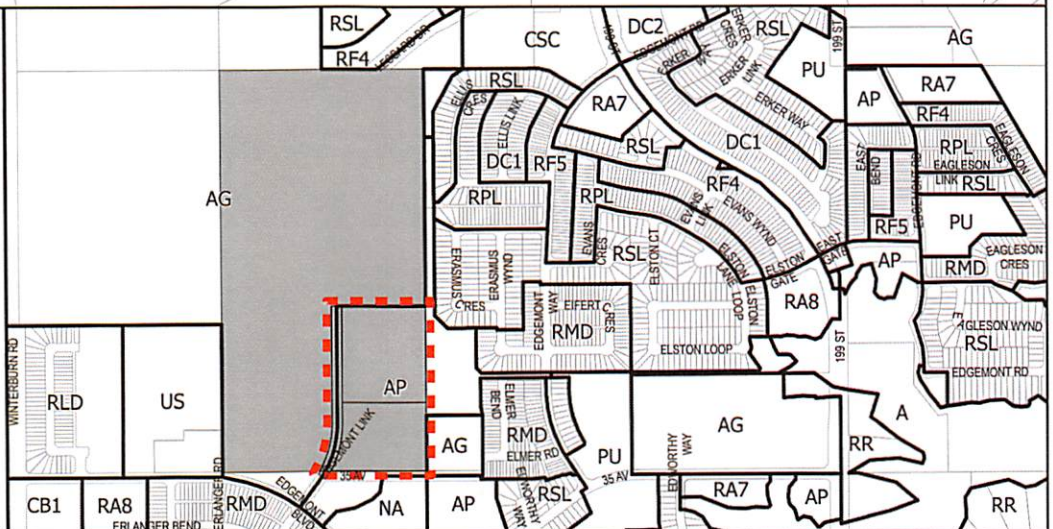
February 23, 2023 LDA22-0419

- Limit of proposed subdivision
- Amend subdivision boundary
- ▲▲▲▲▲ 2.5 m mono-walk
- 3 m shared use path
- — — Construct to complete streets design
-  Remove and remediate road structure
-  Temporary 4 m emergency access
-  Temporary 17 m radius transit turnaround



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

-  Title area to be subdivided
- Subdivision area



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 23, 2023

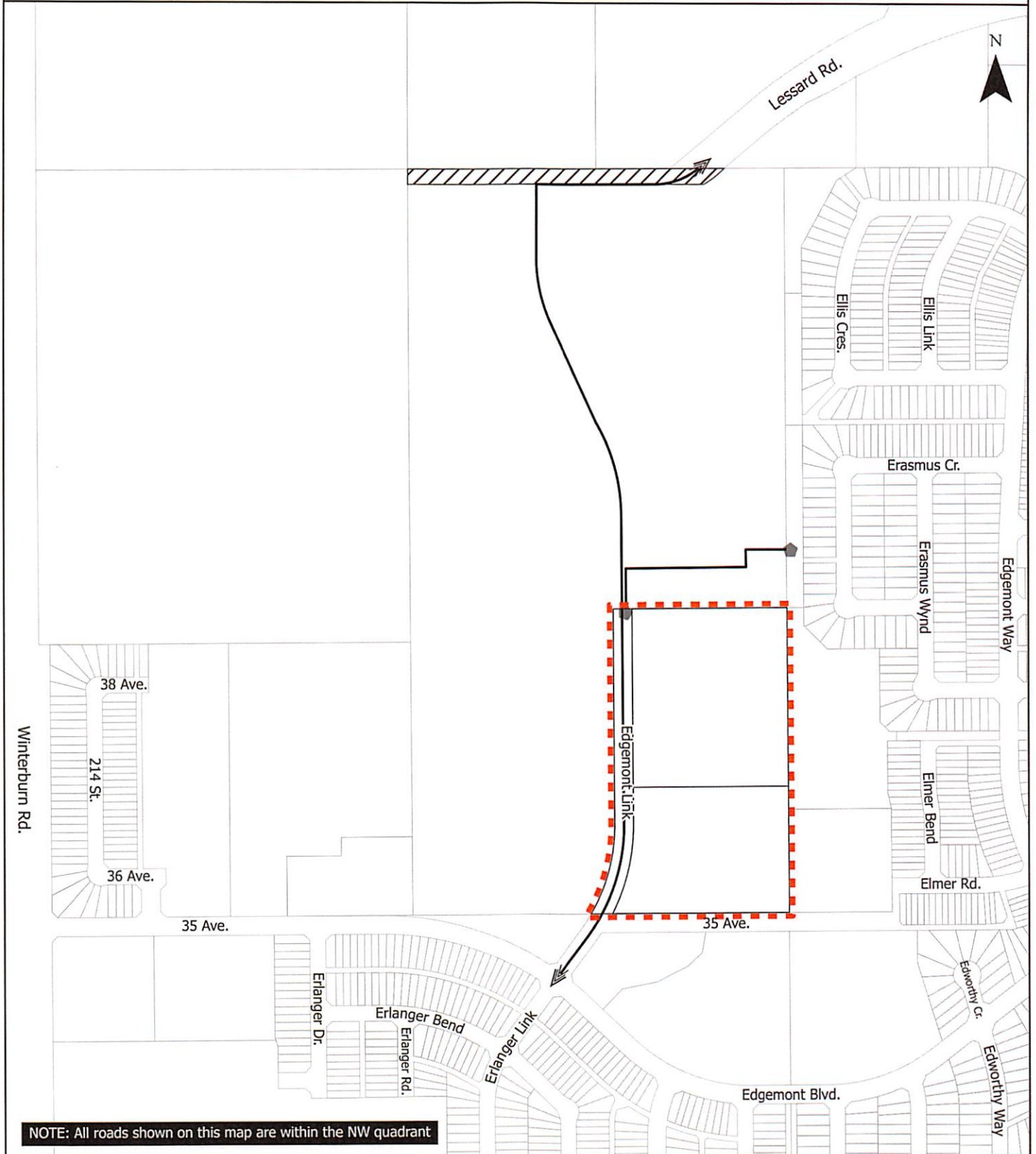
LDA22-0419

--- Limit of proposed subdivision

↔ Watermain extension (DSA)

▨ Dedicate as road right of way

➔➔ Storm sewer extension



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

February 23, 2023

File No. LDA22-0332

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

ATTENTION: Kyle Sahuri

RE: REVISION of conditionally approved tentative plan of subdivision to adjust the boundary between Lots 31 and 32, Block 51, Plan 1843 KS, located west of 69 Street NW and south of Hardisty Drive NW; **CAPILANO**

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The application was originally approved on August 11, 2022. It created one additional single detached residential lot. This change request no longer creates an additional lot, but instead, subdivides a portion from Lot 31 to consolidate with Lot 32.

**The Subdivision by Plan is APPROVED on February 23, 2023, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage on the proposed north parcel prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
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, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #438788738-001

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

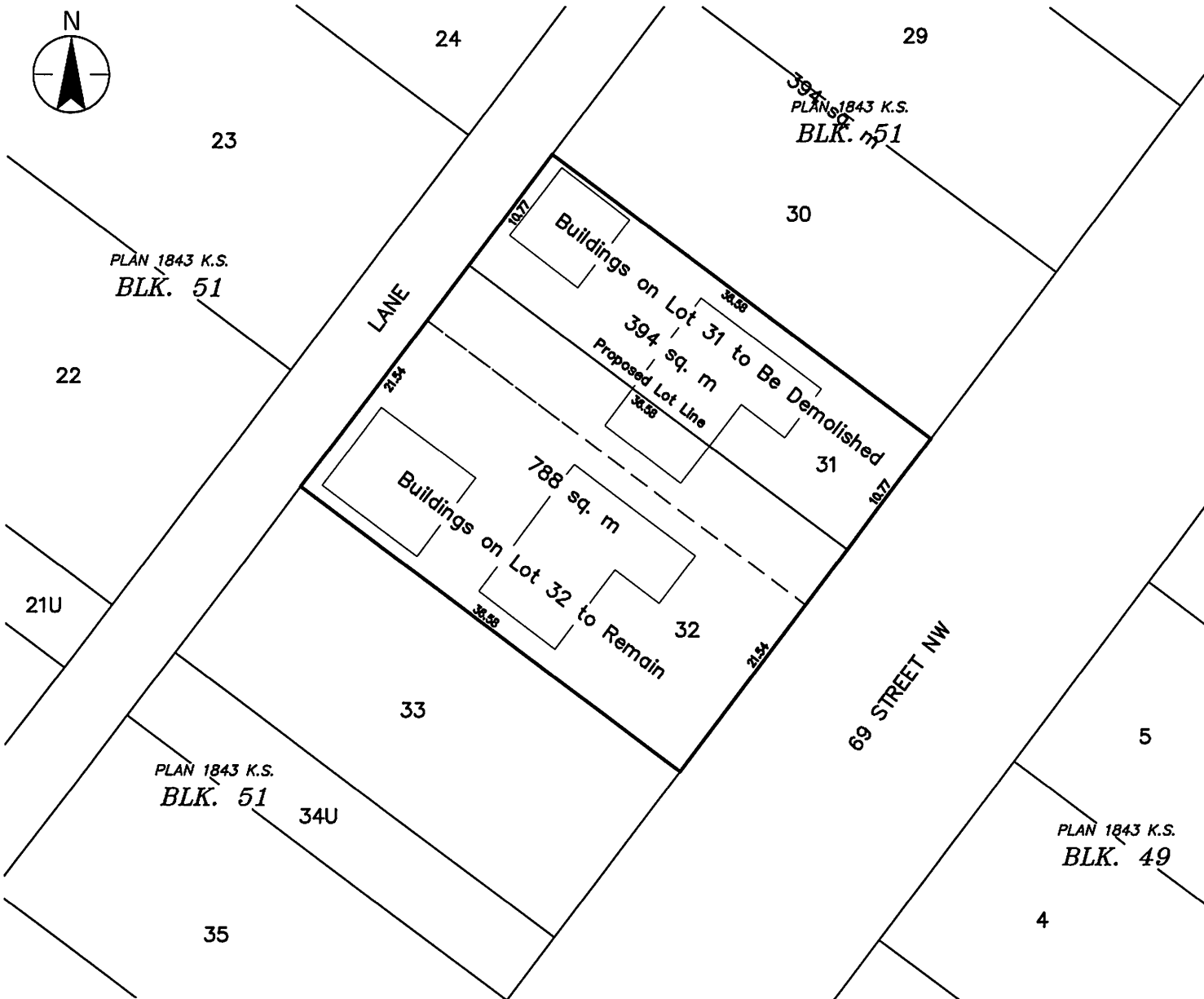
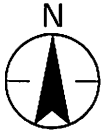
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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).
- There are two existing services (water and sanitary), one entering the existing Lot 31 approximately 6.9 m south of the north property line of Lot 31 off the lane; and the other one entering the proposed subdivision approximately 7.7m north of the south property line of existing Lot 32 off the lane. The existing storm services enter the proposed subdivision approximately 8.11m north of the south property line of existing Lot 31 off 69 Street and approximately 7.9m north of the south property line of existing Lot 32 off 69 Street. 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).



Stantec Geomatics Ltd.  
 10220-103 Avenue NW  
 Edmonton, Alberta, Canada  
 T5J 0K4  
 Tel. 780-917-7000  
 www.stantec.com

**Copyright Reserved**

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.  
 The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

**Client**


**HAYNES HOMES LTD.**

PHASE 1 TENTATIVE PLAN SHOWING  
**PROPOSED SUBDIVISION**  
 OF  
 LOTS 31 AND 32, BLOCK 51, PLAN 1843 K.S.  
 WITHIN THE  
 N.E. 1/4 SEC. 2, TWP. 53, RGE. 24, W.4 MER.

**CAPILANO**

SCALE 1 : 300  
**NOVEMBER 2022**

**NOTES**

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.118 Hectares



Subdivision Authority

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

February 23, 2023

File No. LDA22-0339

City of Edmonton  
Real Estate Branch  
10th Floor, 10111 104 Avenue NW  
Edmonton, AB T5J 0J4

ATTENTION: Wayne Shanks

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) other lot, two (2) Environmental Reserve (ER) lots, and one (1) non-credit Municipal Reserve (MR) lot from Block C, Plan 2887 AQ, Lot 4, Block C, Plan 132 0859, and Lot 11, Block 16, Plan 122 0171, located north of 167 Avenue NW and west of 66 NW; **SCHONSEE**

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This subdivision was originally approved on September 22, 2022. This is the first change request. It proposes to combine the two other lots from the original approval into one. In addition, the remainder of Lot 11, Block 16, Plan 122 0171 is being dedicated as non-credit MR.

**I The Subdivision by Plan is APPROVED on February 23, 2023, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as 5.50 ha and 6.86 ha lots, 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 dedicate non-credit Municipal Reserve (MR) as a 0.14 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 register an easement for cross lot access, for the purpose of providing access to Crystallina Nera Drive NW from Lot 12, Block 16, Plan 122 0171, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner register a utility easement in favour of EPCOR Drainage Services Inc., for the existing storm sewer infrastructure, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right-of-way for Crystallina Nera Drive NW to the satisfaction of Subdivision and Development Coordination, from Lot 4, Blk C, Plan 132 0859, Lot 11, Block 16, Plan 122 0171, and Block C, Plan 2887 AQ, as shown on Enclosure I;

7. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for the 167 Avenue NW and 66 Street NW roundabout, as shown on Enclosure I;
8. that subject to Condition I(7) above , the owner clear and level 167 Avenue and 66 Street as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination; 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; and
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision.

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

ER for Block C, Plan 2887 AQ in the amount of 5.50 ha and 6.86 ha is being dedicated with this subdivision.

Municipal Reserve (MR) for Block C, Plan 2887 AQ was previously addressed with LDA08-0136 through land dedication. The proposed ER lots were deducted from the Gross Area of the titled area during MR calculations for LDA08-0136. MR for Lot 11, Block 16, Plan 122 0171 in the amount of 0.14 ha is being provided by dedication as non-credit MR with this subdivision.

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 Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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,

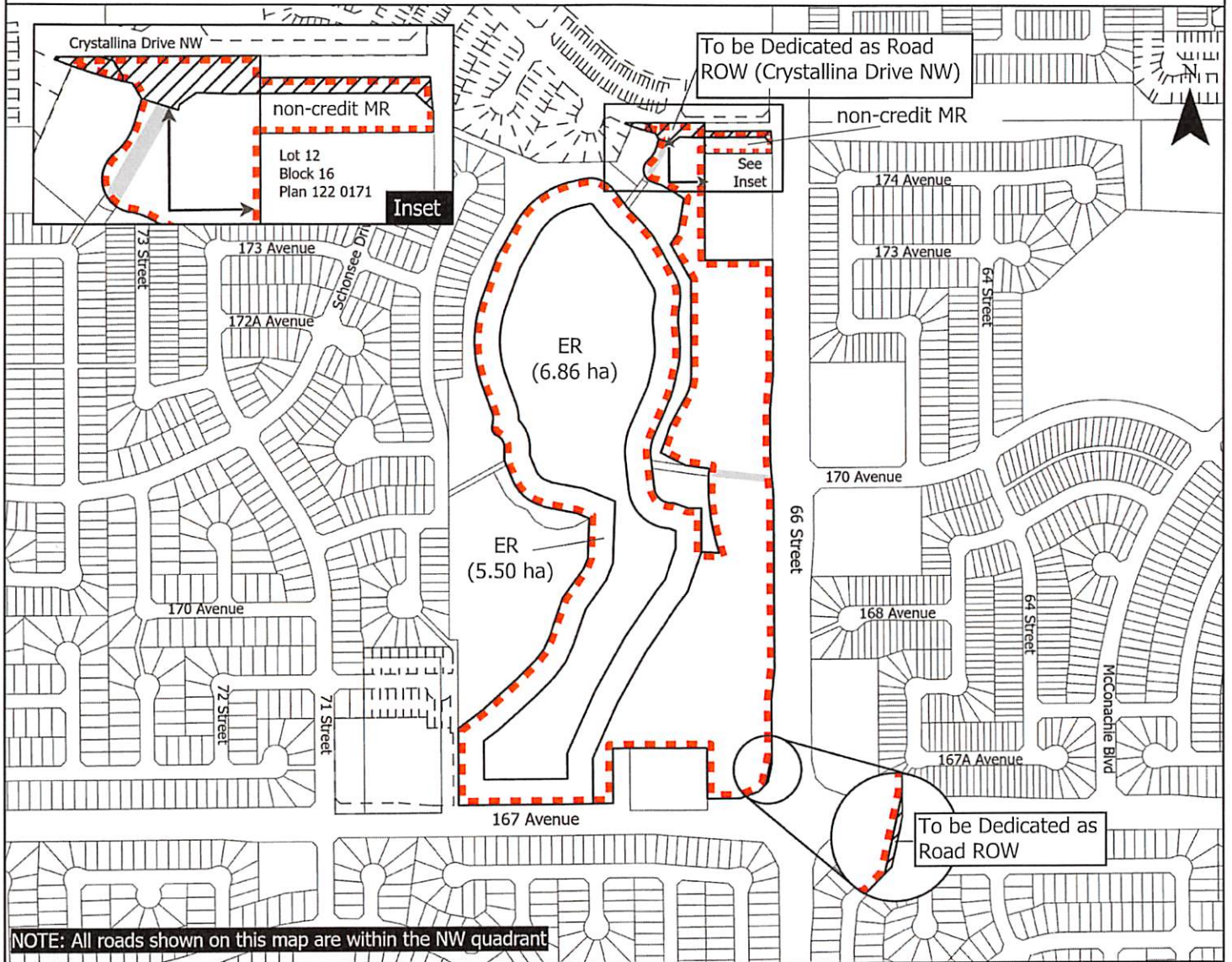


Blair McDowell  
Subdivision Authority

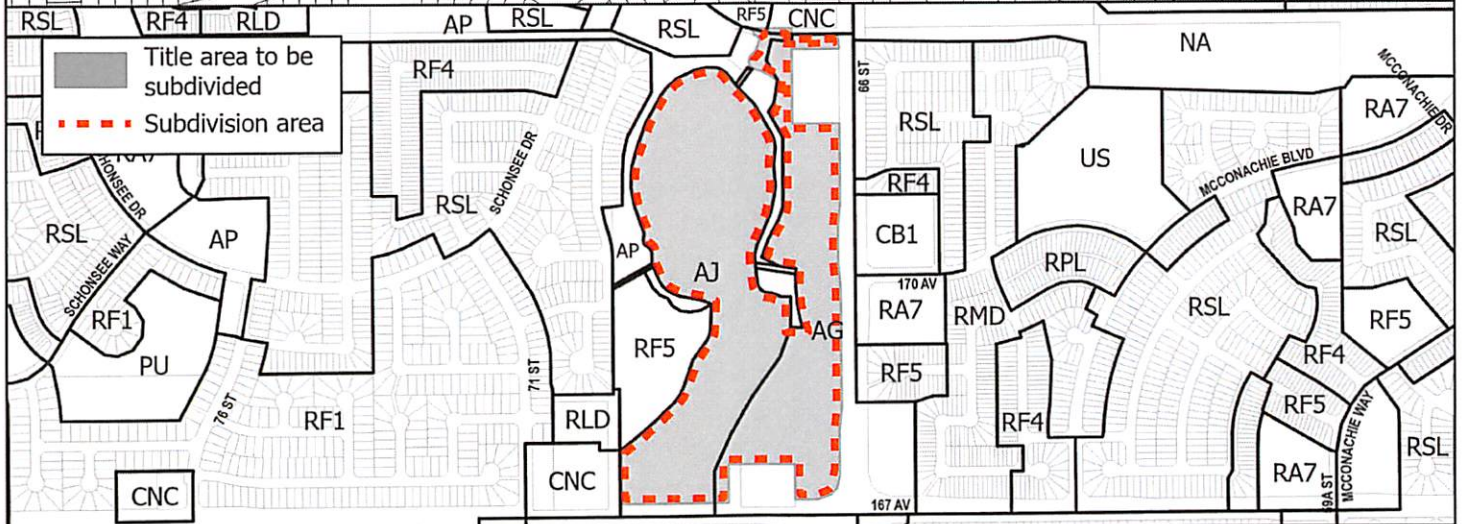
BM/cp/Posse #410757673-001

Enclosure

- Limit of Proposed Subdivision
- ▨ Dedicate as Road ROW
- ← Cross Lot Access Easement
- Register Drainage Easement



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

February 23, 2022

File No. LDA22-0589

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

ATTENTION: Samuel McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 40, Block 11, Plan 1841KS, located east of 63 Street and north of 101 Avenue. **FULTON PLACE**

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The Subdivision by Plan is **APPROVED** on **February 23, 2022**, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits);
2. that the owner dedicate road right of way for a 3m x 3m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure II; 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, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell  
Subdivision Authority

BM/jm/Posse #457948119-001

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.

Transportation

- 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 access to 63 Street NW. Upon redevelopment of proposed Lot 40B, the existing residential access to 63 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

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

Servicing

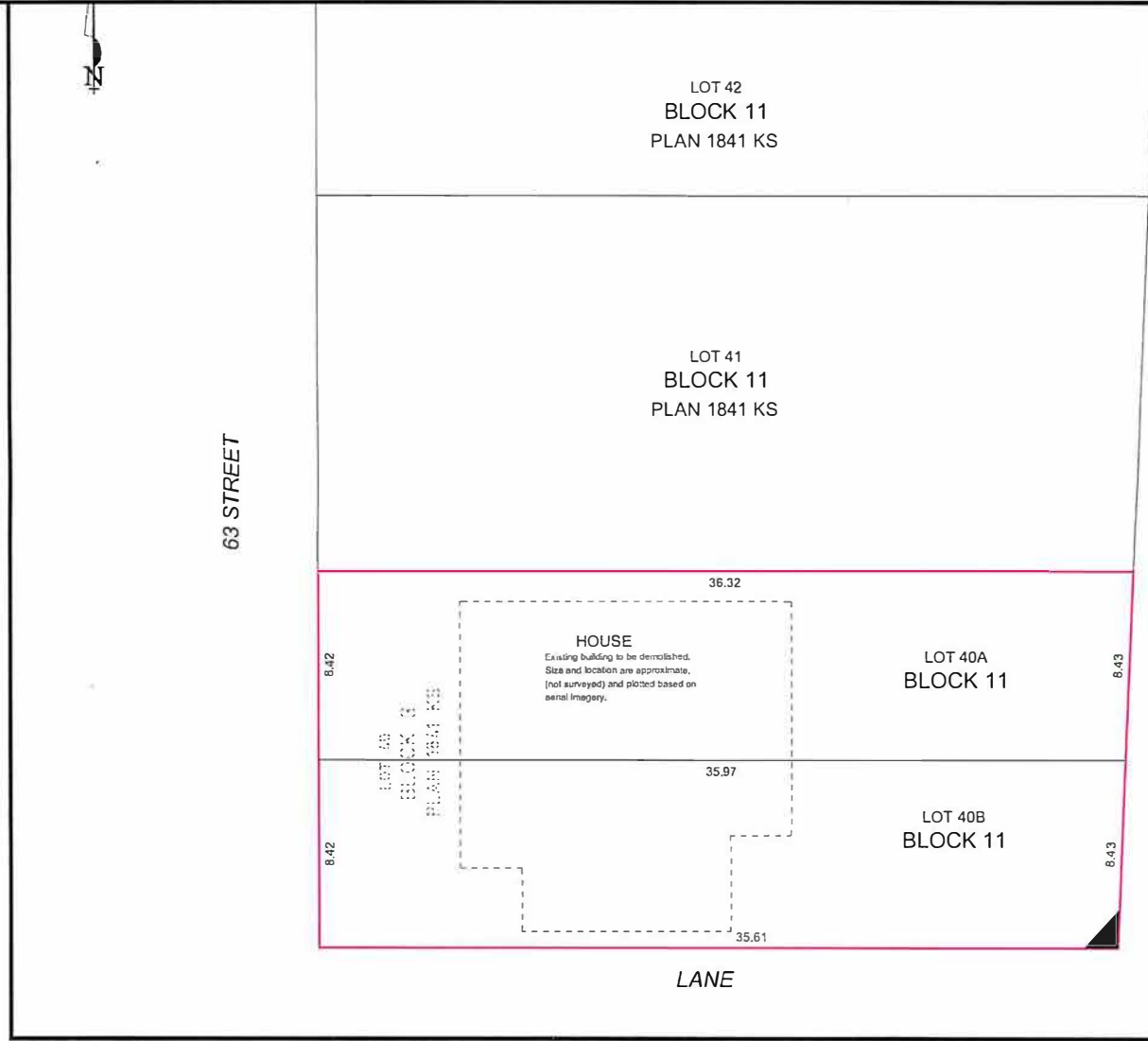
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.3 m north of the south property line of Lot 40 off the lane east of 63 Street. The existing storm service enters the proposed subdivision approximately 6.8 m north of the south property line of Lot 40 off 63 Street. 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).
- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 40A and 40B. The owner is advised that future access will require a relocation of the power pole and guy wire. More information will be required at the Development Application stage to confirm alley access with respect to the existing power pole and guy wire. The owner should contact EPCOR at [ces@epcor.com](mailto:ces@epcor.com) for possible power pole/guy wire relocation in advance of the Development Application submission for the subject site, as the power pole and guy wire relocation will result in delay with the issuance of the Development Permit.
- 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 CONDITIONS OF APPROVAL MAP**

February 23, 2023

**Enclosure II  
LDA22-0589**

3m x 3m corner cut

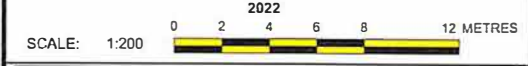


CHANGE BY THE PLAN OF SURVEY;  
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY;  
- THE ZONING OF THIS SUBJECT AREA IS R-F1;  
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  
AND CONTAINS: 0.061 ha



REV. NO.	DATE	ITEM	BY
1	DEC 13/22	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

**FULTON PLACE**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 40, BLOCK 11, PLAN 1841 KS  
WITHIN THE  
RIVER LOT 35, EDMONTON SETTLEMENT  
(THEO. N.W. 1/4 SEC. 53 - TWP. 53 - RGE. 25 - W. 4TH MER.)  
**EDMONTON - ALBERTA**



**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street SW, Edmonton, Alberta T5S 1G7

FILE NO.	622003231	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

February 23, 2023

File No. LDA23-0021

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

ATTENTION: Samuel McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 23, Plan 4967 HW, located south of 115 Avenue NW and west of 46 Street NW;  
**BEVERLY HEIGHTS**

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The Subdivision by Plan is **APPROVED** on February 23, 2023, subject to the following conditions:

1. that the owner remove and replace the existing lead water service to proposed Lot 13A (contact EPCOR Water Services at 780-412-6858); 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, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell  
Subdivision Authority

BM/fw/Posse #461245228-001

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.

#### Transportation

- There are existing boulevard trees adjacent to the site on 115 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 115 Avenue NW. Upon redevelopment of proposed Lot 13B, the existing residential access to 115 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).
- The Beverly Heights Neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal in 2024. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.

#### 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 6.28 m east of the west property line of current Lot 13 off 115 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

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





115 AVENUE

LOT 11  
BLOCK 23  
PLAN 7242 AH

LOT C  
BLOCK 23  
PLAN 7242 AH

LOT 13  
BLOCK 23  
PLAN 4967 HW

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

LOT 14  
BLOCK 23  
PLAN 4967 HW

LOT 15  
BLOCK 23  
PLAN 4967 HW

LOT 13A  
BLOCK 23

LOT 13B  
BLOCK 23

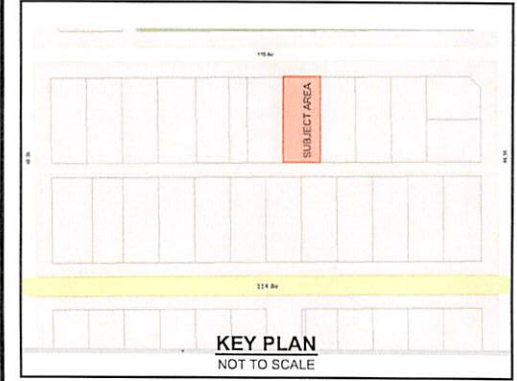
GARAGE  
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

LANE

2343257 AB LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R.F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.059 ha.



REV. NO.	DATE	ITEM	BY
1	JAN 19/23	ORIGINAL PLAN COMPLETED	CN

REVISIONS

**BEVERLY HEIGHTS**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

OF

LOT 13, BLOCK 23, PLAN 4967 HW

WITHIN THE

RIVER LOT 36, EDMONTON SETTLEMENT

(THEO. TWP. 53 - RGE. 24 - W. 4TH MER.)

**EDMONTON - ALBERTA**

2023

SCALE: 1:1000

Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	62300017T	DRAFTED BY:	CN	CHECKED BY:	DS
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