

Thursday, April 04, 2024

10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 14

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 04, 2024 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 28, 2024 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA23-0072 461571498-002	Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL), two (2) industrial lots, and one (1) Public Utility lot, from the NE 20-51-24-W4M located south of Ellerslie Road SW and west of Calgary Trail SW; <b>CASHMAN</b>
2.	LDA24-0070 499478386-001	Tentative plan of subdivision to create one (1) Multi-unit Housing lot (MHL) from Lot A, Block 1, Plan 132 2811, located south of Hays Ridge Drive SW and west of 141 Street SW; <b>HAYS RIDGE</b>
3.	LDA24-0082 501075358-001	Tentative plan of subdivision to create two (2) bare land condominium units from from Lot 7, Block 12, Plan 762 0382, located north of 51 Avenue NW and west of 87 Street NW; <b>MCINTYRE INDUSTRIAL</b>
4.	LDA24-0030 498484431-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 28, Plan RN46, located south of 116 Avenue NW and east of 125 Street NW; <b>INGLEWOOD</b>
5.	LDA24-0058 499152758-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 26, Block 9, Plan 1366 HW, located north of 72 Avenue NW and west of 111 Street NW; <b>MCKERNAN</b>
6.	LDA24-0079 500775105-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 36, Block 4, Plan 2582 HW, located south of Strathearn Drive NW and west of 86 Street NW; <b>STRATHEARN</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

April 4, 2024

File No. LDA23-0072

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL), two (2) industrial lots, and one (1) Public Utility lot, from the NE 20-51-24-W4M located south of Ellerslie Road SW and west of Calgary Trail SW; **CASHMAN**

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

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$1,384,692.18 representing 1.945 hectares (ha), pursuant to Section 666 and Section 667 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 register public access easements for shared use path connectivity, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easements;
5. that the owner register an easement for public access and emergency access, for the private road connecting Cashman Crescent SW to Cashman Place SW, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the owner register an easement for the construction of a sanitary sewer main, in favour of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register an easement for the construction of a water main, in favour of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner dedicate additional road right of way at the southwest intersection of Cashman Crescent SW and 103A Street SW, to accommodate a 6 m x 6 m corner cut, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner dedicate a 10 m wide strip of road right of way to accommodate a walkway between the Top of Bank trail and the stormwater management facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner dedicate additional road right-of-way for Cashman Place SW to ensure conformance with the approved Complete Streets cross-section to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Property lines for the two industrial lots may require modification;
11. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the UMA Engineering Ltd. geotechnical report (File No. 1560-182-00-01), UMA Engineering Ltd. supplemental letter (File No. 1560-221-21-4.6.1), and AECOM Canada Ltd. supplemental letter (File No. G570-002-00), as shown on the "Conditions of Approval" map, Enclosure I;
12. 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;
13. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots that are adjacent to underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 all roadways 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;
8. that the owner complete construction of the Cashman Crescent SW cul-de-sac, including any necessary reconstruction or modifications to the existing cul-de-sac, in accordance with the Complete Streets Design and Construction Standards, and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct offsite upgrades at the intersection of Ellerslie Road SW/103A Street SW, as per the recommendations from the approved Traffic Impact Assessment (TIA), as shown on the "Conditions of Approval" map, Enclosure II. Upgrades include reconfiguring the northbound lanes of 103A Street SW at Ellerslie Road SW to increase the capacity of the high volume northbound right-turn movement, and channelization of the Ellerslie Road SW eastbound curb lane west of 103A Street SW to only permit right turns and reduce the frequency of westbound left-turn-across-path collisions;
10. that the owner pay for the installation of traffic signals that may include additional infrastructure modifications to support the installation, at the intersections of Cashman Crescent SW/103A Street SW and Cashman Place SW/103A Street SW, 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 City Operations. If traffic signals are not deemed warranted by City 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;
11. that the owner construct a 3 m shared use path with bollards and lighting within the 10 m walkway, with a connection to the adjacent shared use paths, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m shared use path along 103A Avenue and Cashman Place SW, with a connection to the adjacent shared use paths, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner remove the existing access on 103A Street SW, as shown on the "Conditions of Approval" map, Enclosure I. All costs associated with the removal of the road structure, reconstruction of the curb and gutter, re-grading of the land, landscaping, and any utility relocation/modification deemed necessary as a result of the access closure will be the responsibility of the owner;
14. that the owner construct a watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I
15. 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

16. that the owner is responsible for the landscape design and construction within the Public Utility Lot, road rights of way and walkway 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 NE 20-51-24-W4M was previously addressed by registering a DRC on title with LDA10-0052 and LDA19-0434, in the amount of 1.945 ha. Municipal Reserve, representing the DRC balance, is being provided by money in place in the amount of \$1,384,692.18. Money in place may change dependent upon final plan of survey.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #461571498-002

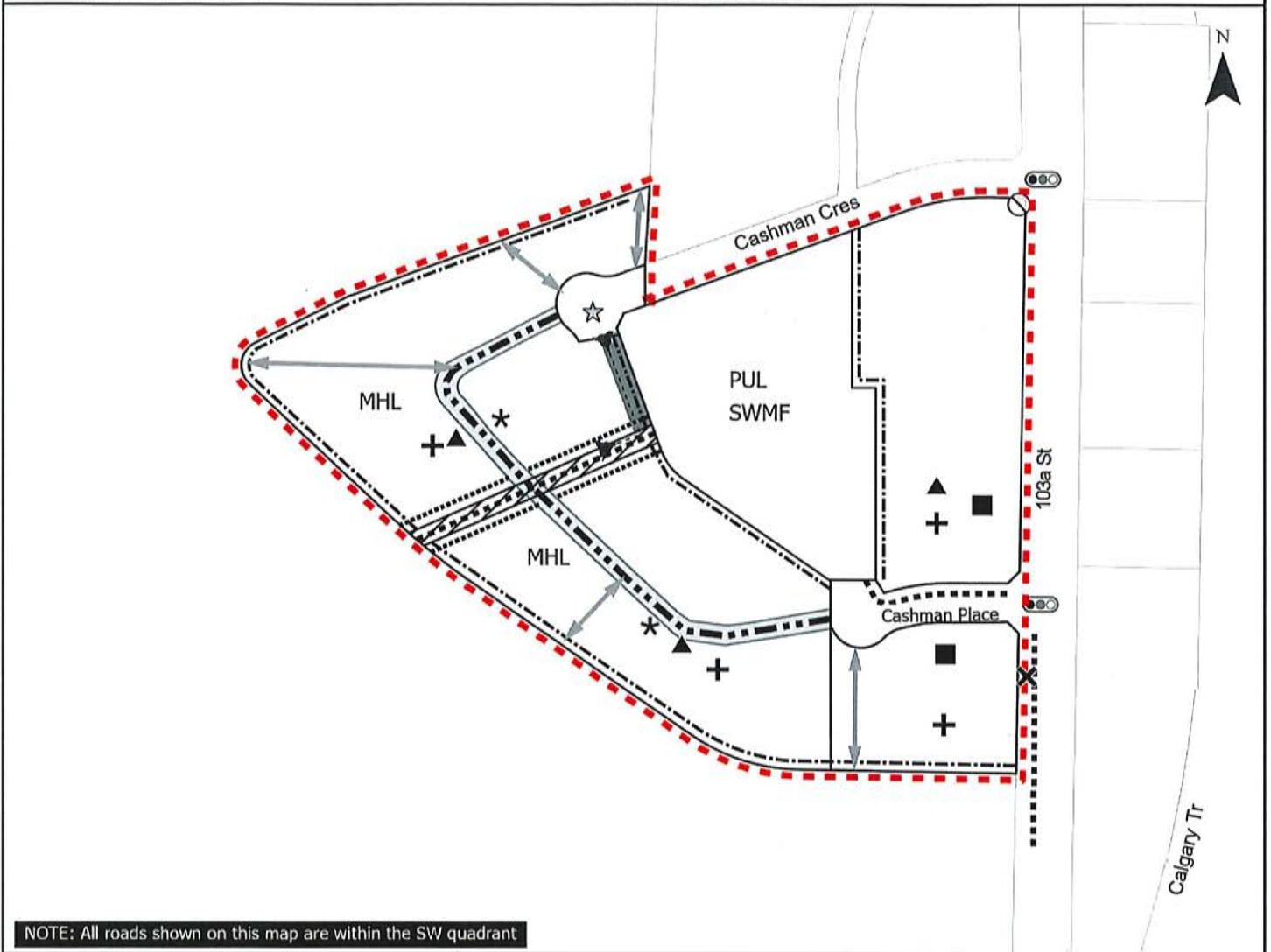
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

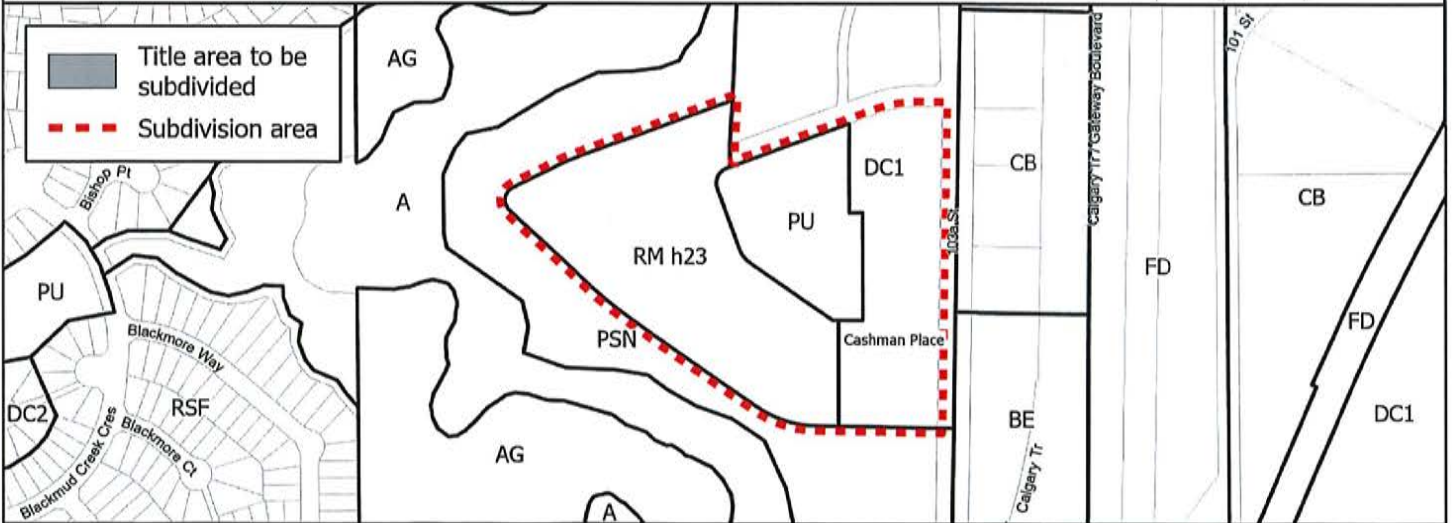
April 4, 2024

LDA23-0072

Limit of Proposed Subdivision	Install Traffic Signal	Complete Construction of Cul-de-sac with necessary modifications	Register Easement (Water); Register Public and Emergency Access Easement
Construct 3m Hard Surface Shared Use Path	Restrictive Covenant re: Top of Bank	Remove Existing Access	Register Easement for Sanitary Sewer
1.2m Uniform Fence	Restrictive covenant re: Freeboard	Modify Property Lines to Accommodate Wider Road Right of Way	Sanitary Sewer Extension
1.8m Uniform Fence	Restrictive Covenant re: Disturbed soil	Dedicate as Road Right of Way	6 x 6 Corner Cut
Construct Water Main Extension			
Register Public Access Easement			

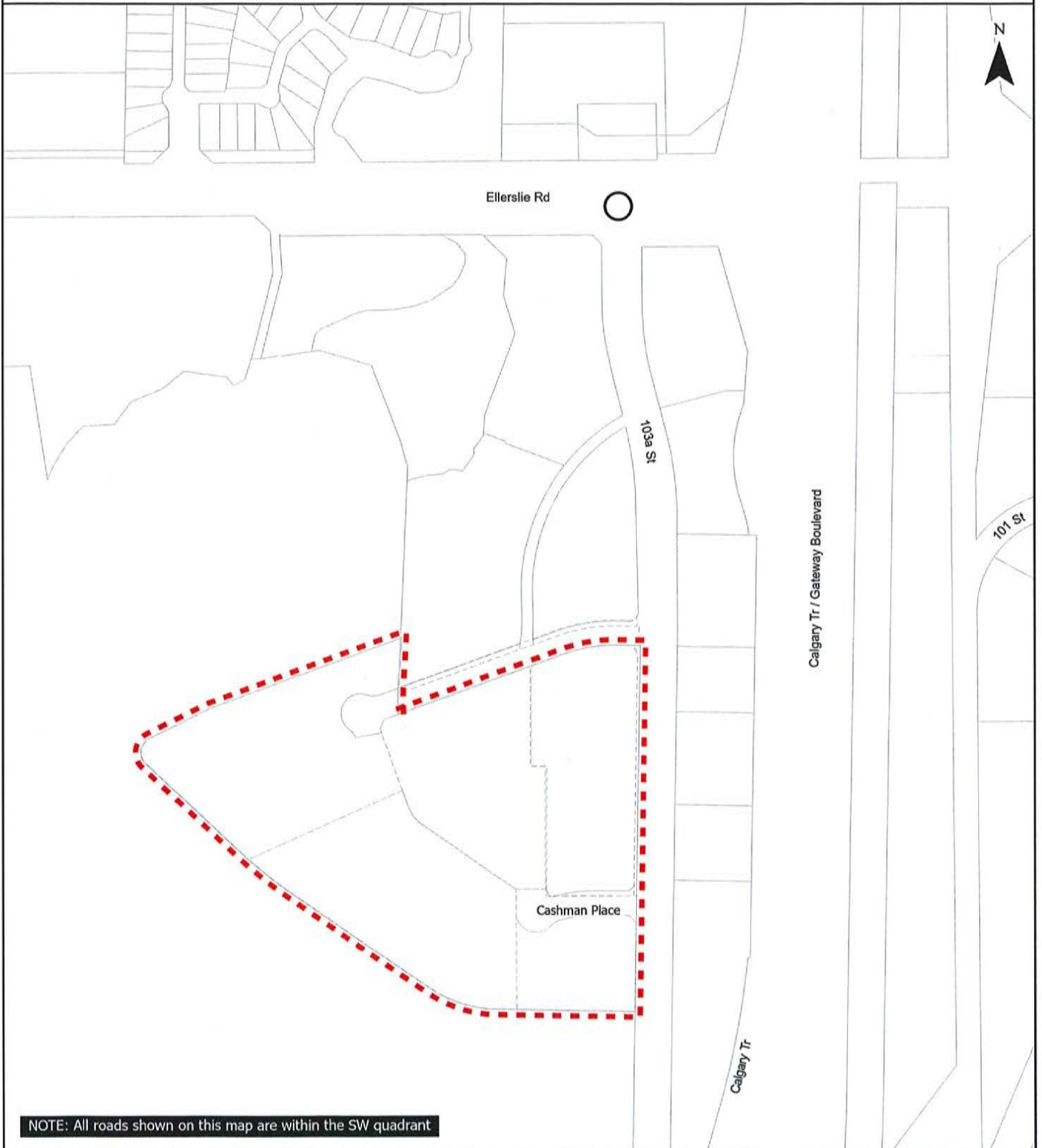


NOTE: All roads shown on this map are within the SW quadrant





- Limit of Proposed Subdivision
- Intersection Upgrades Required as per TIA Recommendations



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



Subdivision Authority

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

April 4, 2024

File No. LDA24-0070

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

ATTENTION: Connor Pope

RE: Tentative plan of subdivision to create one (1) Multi-unit Housing lot (MHL) from Lot A, Block 1, Plan 132 2811, located south of Hays Ridge Drive SW and west of 141 Street SW; **HAYS RIDGE**

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**I The Subdivision by Plan is APPROVED on April 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 owner register a public access easement as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA24-0039 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 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 provide a zebra marked crosswalk and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 City Operations. If traffic signals are not deemed warranted by City 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.

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

Municipal Reserve (MR) for Lot A, Block 1, Plan 132 2811 was addressed by a Deferred Reserve Caveat (DRC 222 264 979) with LDA13-0509. 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 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/mc/Posse #499478386-001

Enclosure





Subdivision Authority

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

April 4, 2024

File No. LDA24-0082

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) bare land condominium units from from Lot 7, Block 12, Plan 762 0382, located north of 51 Avenue NW and west of 87 Street NW; **MCINTYRE INDUSTRIAL**

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**The Subdivision by Plan is APPROVED on April 4, 2024, 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 register an easement for mutual access as shown on the “Conditions of Approval” map, Enclosure II. The City shall be a party to the easement; and
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.

Municipal Reserve (MR) for Lot 7, Block 12, Plan 762 0382 was addressed by land dedication with 74-X-079-R.

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #501075358-001

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 (\$3060.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- The owner is advised to consider registering private access easement(s) within the proposed lots to ensure access is maintained throughout the site to the approved access locations, as shown on Enclosure I.

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, sanitary, and storm) enter the proposed subdivision approximately 47.8 m west of the west property line of 87 Street NW from 51 Avenue 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.
- 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

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

April 4, 2024

File No. LDA24-0030

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 28, Plan RN46, located south of 116 Avenue NW and east of 125 Street NW; **INGLEWOOD**

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

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #498484431-001

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 (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- The existing fence that encroaches into the alley road right-of-way must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements;

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed Lot 13A approximately 4.72 m south of the north property line of Lot 13 off the lane. The existing services (water and sanitary) enter the proposed Lot 13B approximately 6.59 m north of the south property line of Lot 13 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement

shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

## LOT 13, BLOCK 28, PLAN RN46

IN THE

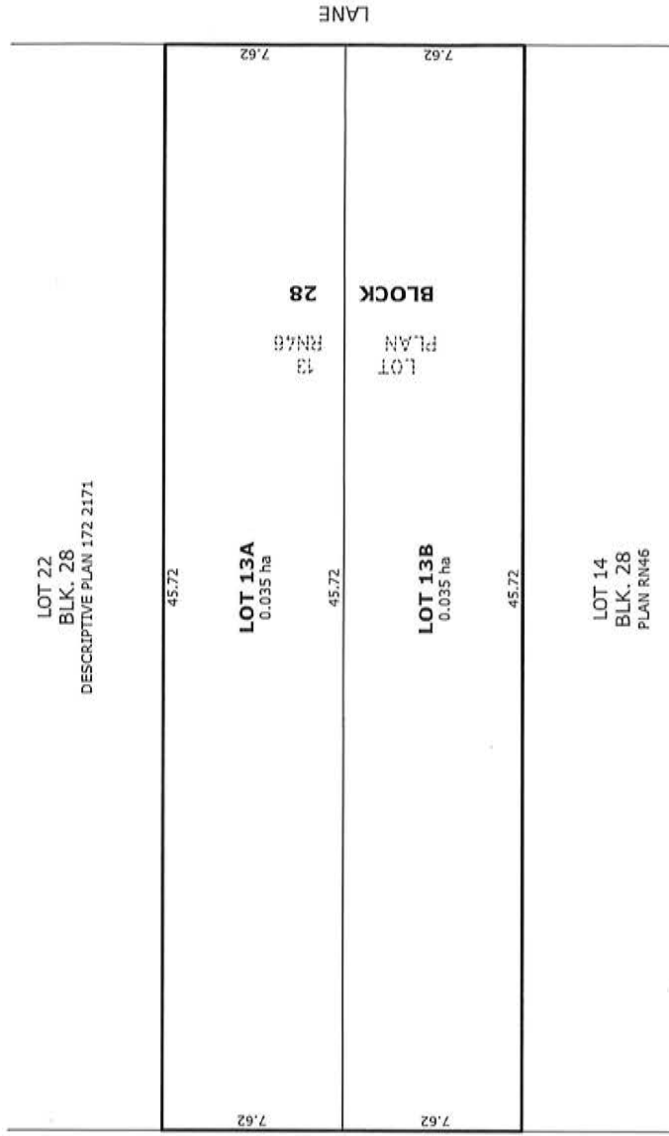
### S.W.1/4 SEC.7, TWP.53, RGE.24, W. 4M.

### EDMONTON, ALBERTA

SCALE 1:200      2024      N.R. RONSKO, A.L.S.



TO 116TH AVENUE  
↑  
125TH STREET



#### NOTES:

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

**HAGEN SURVEYS**  
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2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780-464-5506 | F 780-464-4450 | hagensurveys.com

SURVEYOR'S STAMP

CALCULATED BY:	E.D.G.	DRAWN BY:	E.D.G.
DATE:	JAN. 16, 2024	REVISED:	--
DRAWING	240024T	FILE NO.	240024



Subdivision Authority

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

April 4, 2024

File No. LDA24-0058

Satt Engineering Ltd.  
206 - 3132 Parsons Road NW  
Edmonton, AB T6N 1L6

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 26, Block 9, Plan 1366 HW, located north of 72 Avenue NW and west of 111 Street NW; **MCKERNAN**

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

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed eastern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mc/Posse #499152758-001

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 (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) of the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw #20001.
- There is an existing access to 72 Avenue NW. Upon redevelopment of proposed Lot 26, the existing residential access to 72 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).

#### 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

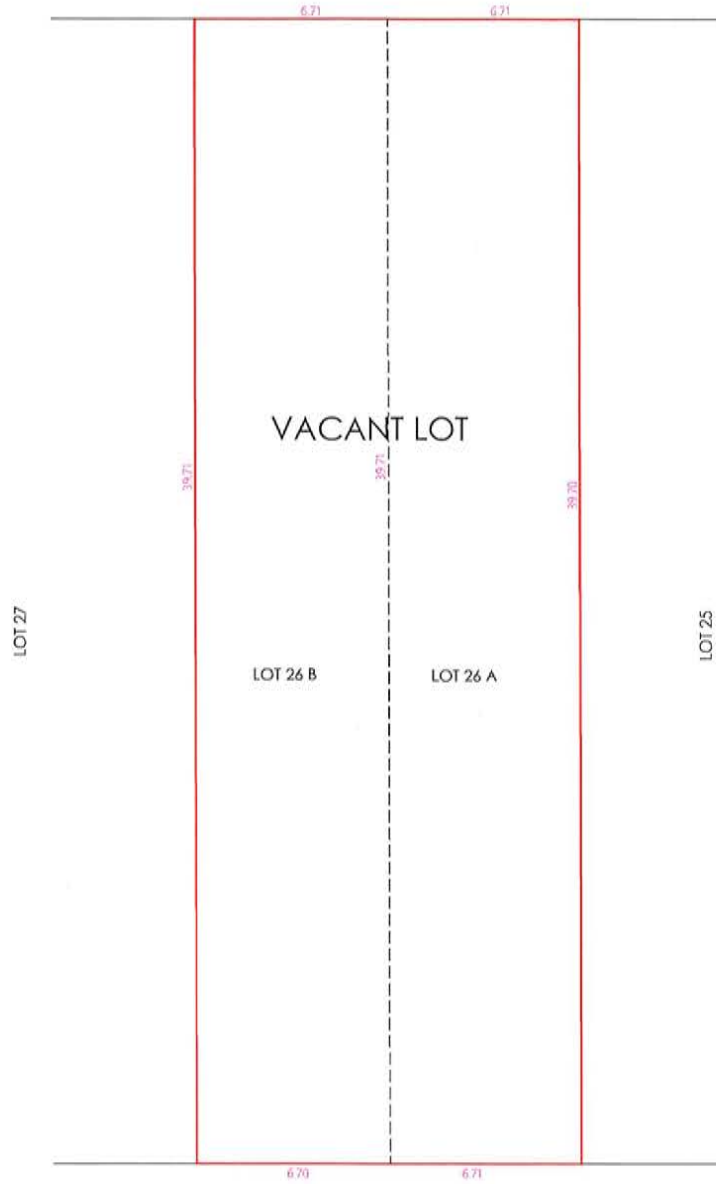
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 4.11 m east of the west property line of Lot 26B off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

- 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).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").





LANE



**Legal Description:** LOT: 26 BLOCK: 9 PLAN: 1366 HW  
McKernan

**Municipal Address:** 11130 72 AVENUE NW, EDMONTON, AB

**Owner (s) / Builder:** RANVIR SHAHI

TENTATIVE PLAN

Zone: RS      Scale 1:200      Job # SA23-1466



#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
(587) 315-6887 | landsurvey@sattengg.com | www.sattengg.com



Subdivision Authority

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

April 4, 2024

File No. LDA24-0079

Arc Surveys Ltd.  
337 40 Avenue NE  
Calgary, AB T2E 2N4

ATTENTION: Chen Zheng

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 36, Block 4, Plan 2582 HW, located south of Strathearn Drive NW and west of 86 Street NW; **STRATHEARN**

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

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #500775105-001

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 (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 86 Street NW. Upon redevelopment of proposed Lot 65, the existing residential access to 86 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).
- The Strathean neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal sometime between 2024-2025. 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 3.2 m east of the west property line of Lot 36 off the lane. As per the EPCOR Drainage Services Bylaw



and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 64. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible, as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto:ces@epcor.com) or 780-412-3128).
- 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).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services ([CES@epcor.com](mailto:CES@epcor.com) or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").

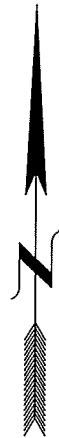
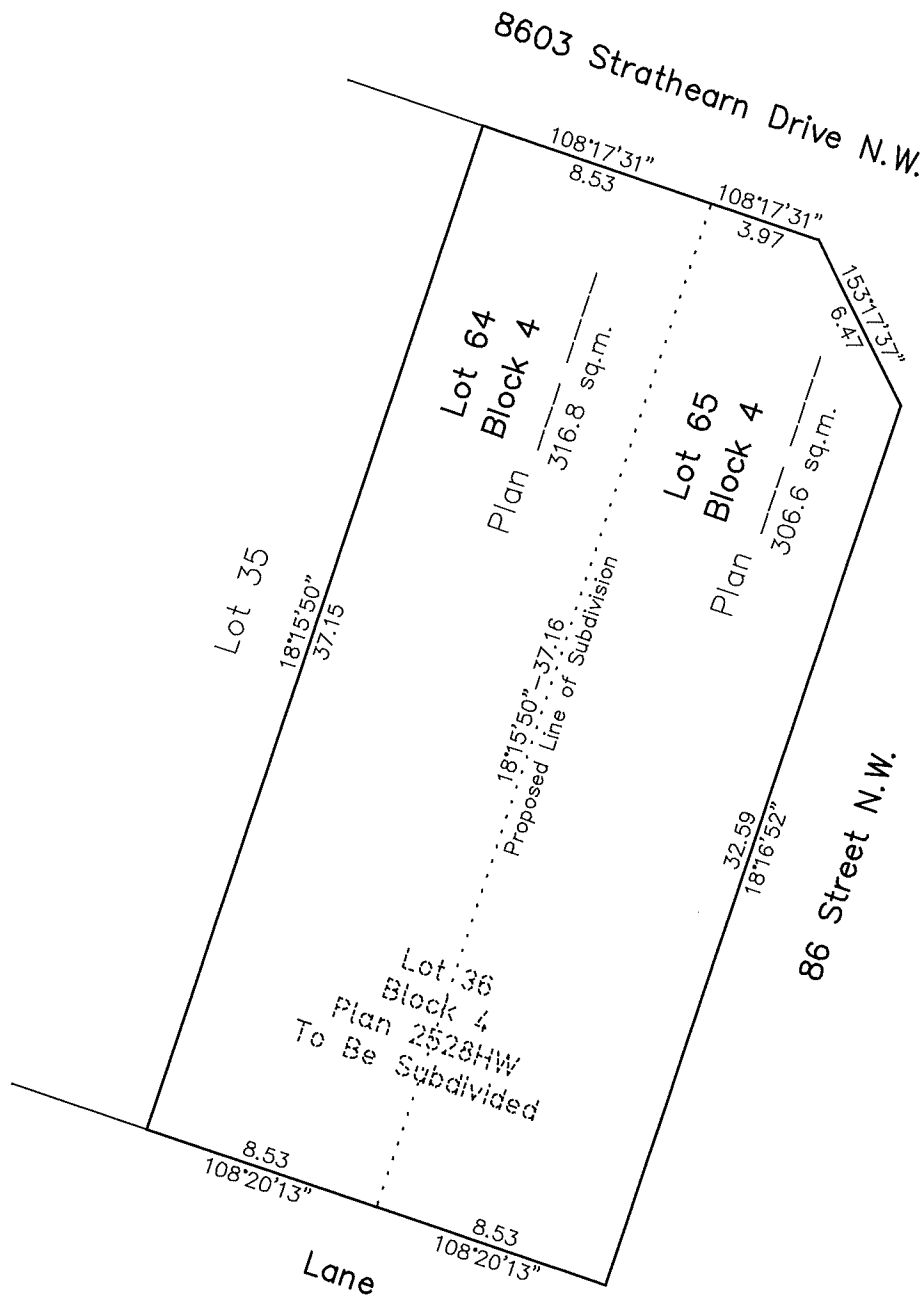
# TENTATIVE PLAN

**LEGAL DESCRIPTION:**

Lot 36  
Block 4  
Plan 2528HW

**MUNICIPAL ADDRESS:**

8603 Strathearn Drive N.W.  
Edmonton, Alberta



— denotes Property Line  
 ..... denotes Proposed Property Line

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**Arc Surveys Ltd.**

Ph.: 780-800-1260 info@arcsurveys.ca  
 www.edmonton.arcsurveys.ca

File No.: 240339

Scale: 1:250

Drawn: LC

Date: Feb 9th, 2024.

Thursday, March 28, 2024  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 13

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the March 28, 2024 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the March 21, 2024 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA23-0336  
483739427-001 Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) Municipal Reserve lot 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 as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA24-0024  
498479307-001 Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 9, Plan RN64, located south of 120 Avenue NW and east of 125 Street NW; **PRINCE CHARLES**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3. LDA24-0073  
501254691-001 Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28, Block 43, Plan 1738 HW, located south of 79 Avenue NW and west of 79 Street NW; **KING EDWARD PARK**



MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA24-0083 501977897-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 9, Block 4, Plan 3775 HW, located south of 70 Avenue NW and west of 93 Street NW; <b>HAZELDEAN</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA24-0085 500332626-001	Tentative plan of subdivision to reconfigure three (3) lots into two (2) lots from Lots 11-13, Block 1, Plan 1307P, located south of 119 Avenue NW and east of 70 Street NW; <b>MONTROSE</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	LDA24-0090 502323920-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 10, Block 115, Plan 2803 AF, located north of 102 Avenue NW and east of 133 Street NW; <b>GLENORA</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 10:10 a.m.		