

Thursday, May 02, 2024
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 18

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 02, 2024 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 25, 2024 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA23-0374 492161005-001	Tentative plan of subdivision to create 111 residential lots from Lot B, Block 1, Plan 232 1598, located west of 182 Street SW and south of Keswick Way SW; KESWICK
2.	LDA22-0200 420845819-001	REVISION of conditionally approved tentative plan of subdivision to create 71 single detached residential lots and 12 row housing lots, from a closed portion of roadway and Lot B, Block 1, Plan 232 1598 located south of Keswick Boulevard SW and west of Knox Court SW; KESWICK
3.	LDA24-0098 502482019-001	Tentative plan of subdivision to create one (1) multi housing unit and one (1) remnant unit from Lot 5, Block 4, Plan 182 2441, located east of Blatchford Road and north of Airport Road NW; BLATCHFORD
4.	LDA24-0126 504591719-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 22, Block 46, Plan 4380 MC, located north of 90 Avenue NW and east of Ottewell Road NW; OTTEWELL
5.	LDA24-0122 504417663-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 46, Block 12, Plan 1760 KS, located north of 87 Avenue NW and east of 145 Street NW; PARKVIEW
6.	LDA24-0124 499678649-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 26, Block 2, Plan 5615 MC, located south of 48 Avenue NW and east of 105B Street NW; EMPIRE PARK

7.	LDA24-0134 505059386-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 4, Plan 8099ET, located north of 98 Avenue NW and west of 155 Street NW; WEST JASPER PLACE
5.	OTHER BUSINESS	



Subdivision Authority

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

May 2, 2024

File No. LDA23-0374

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

ATTENTION: Michael Reyes

RE: Tentative plan of subdivision to create 111 residential lots from Lot B, Block 1, Plan 232 1598, located west of 182 Street SW and south of Keswick Way SW; **KESWICK**

I The Subdivision by Plan is APPROVED on May 2, 2024, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 1.328 ha by a Deferred Reserve Caveat registered against the SE ¼-20-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner 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 approved subdivision LDA22-0200 (Phase 3) be registered prior to or concurrent with this application to provide logical roadway connections, or alternatively, that an easement be registered for a temporary roadway connection; 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 (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 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;
8. that the owner construct the local road that terminates at the Permanent Emergency Access Alley to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, and address emergency access, safety, as well as operational and maintenance considerations, to the satisfaction of Subdivision and Development Coordination. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles and waste management vehicles for all roadways and alleys. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
9. that the owner construct a 1.8 m sidewalk with bollards and lighting within the walkway; with a connection to the adjacent sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
11. 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
12. that the owner is responsible for the landscape design and construction within the road rights of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot B, Block 1, Plan 232 1598 in the amount of 1.328 ha will be transferred to SE ¼-20-51-25-W4M by DRC. The DRC amount represents the current DRC balance of 1.28 ha (from LDA21-0414) plus an additional 0.0478 ha from the closure of 184 Street SW.

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.

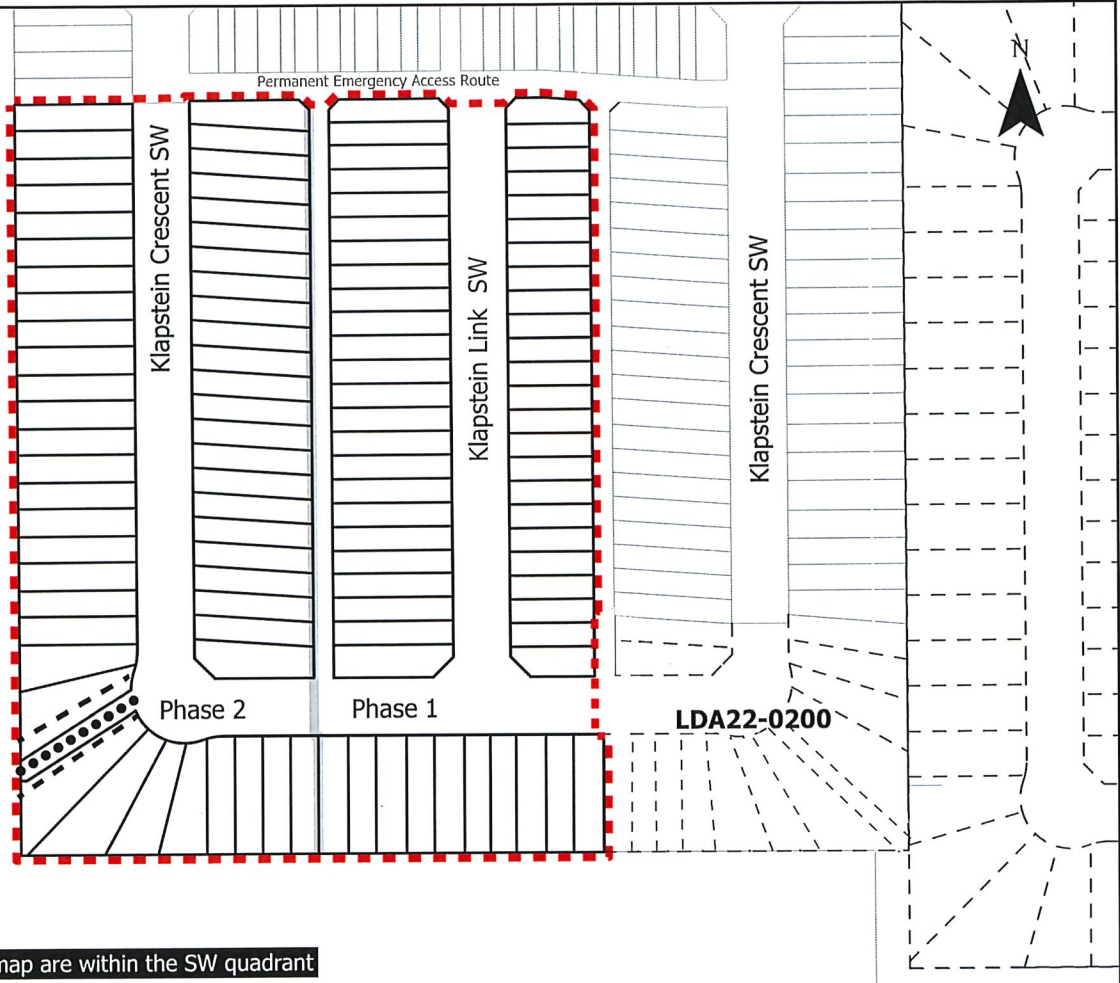
Regards,

Blair McDowell
Subdivision Authority

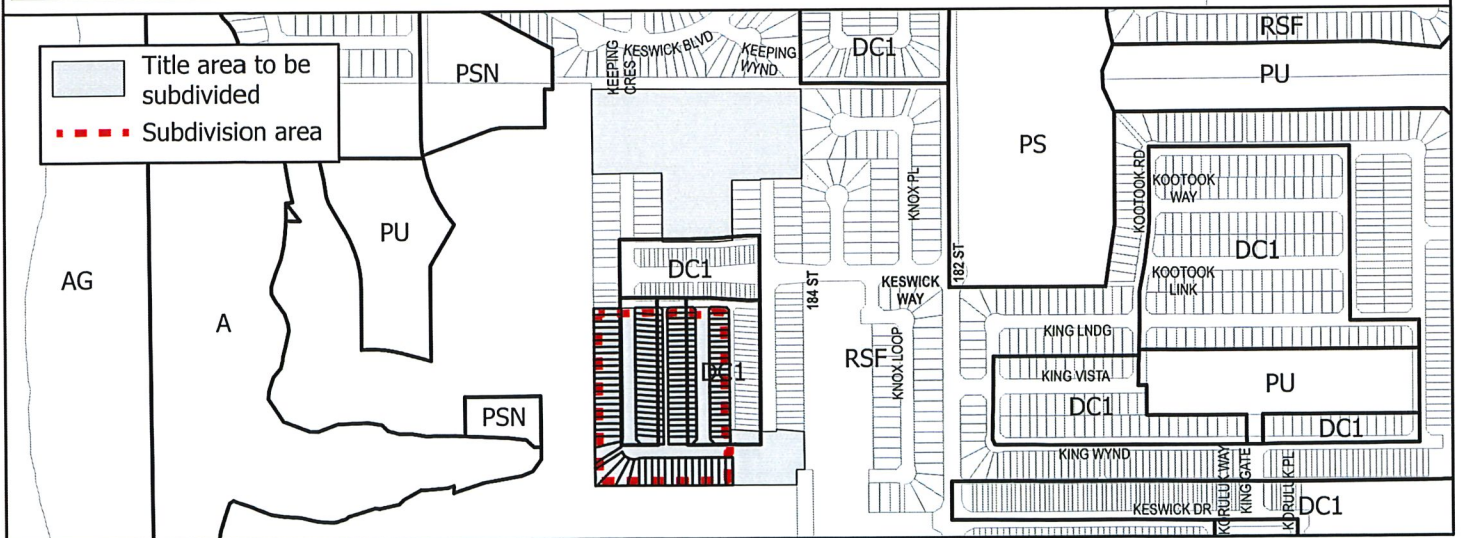
BM/tv/Posse #492161005-001

Enclosures

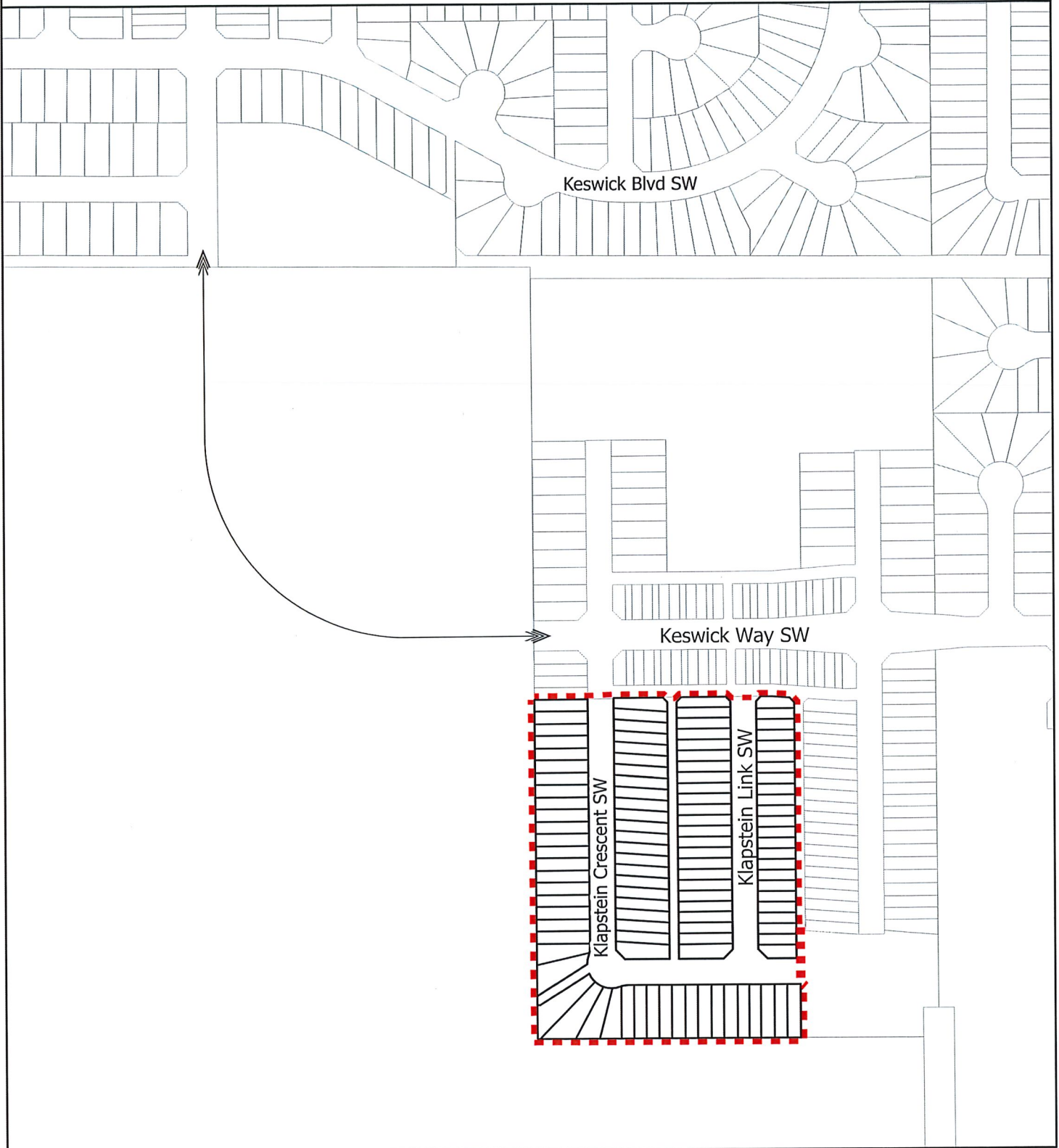
- ■ ■ ■ Limit of proposed subdivision
- - - - Construct 1.8 m uniform fence as per Zoning Bylaw
- ● ● ● Construct 1.8 m concrete sidewalk
- Phasing line



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



- ■ ■ ■ Limit of proposed subdivision
- ↔ Construct Offsite Watermain





Subdivision Authority

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

May 2, 2024

File No. LDA22-0200

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

ATTENTION: Michael Reyes

RE: REVISION of conditionally approved tentative plan of subdivision to create 71 single detached residential lots and 12 row housing lots, from a closed portion of roadway and Lot B, Block 1, Plan 232 1598 located south of Keswick Boulevard SW and west of Knox Court SW; **KESWICK**

This Change Request revises the location of the southeast walkway and decreases the subdivision area of Phase 3. The subdivision was originally approved on October 6, 2022. Phases 2 and 3 are registered.

I The Subdivision by Plan is APPROVED on May 2, 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 dedicate additional road right-of-way for the roadways and alleys within the subdivision boundary, to accommodate the complete streets design and cross sections to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA23-0374 be registered prior to or concurrent with this application to allow for logical extensions for underground utilities, or alternatively, that the direction of stormwater flow be modified at the detailed design drawing review stage; 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 construct the north/south alley to sufficiently accommodate the load bearing capacity of EFRS's Ladder Apparatus, as well as provide sufficient space for the execution of required turning maneuvers as the proposed alley will serve as a temporary secondary emergency access route, should LDA23-0374 not be registered prior to or concurrent with this subdivision. A swept path analysis will be required with engineering drawings to verify the required turning movements in accordance with Fire Rescue Services Guidelines, additional road width may be required to accommodate the turning maneuvers. Kael Griswold (kael.griswold@edmonton.ca) of Fire Rescue Services Engineering Group shall be consulted through the engineering drawing review process to confirm emergency access requirements;
8. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the southeast walkway, with connections to adjacent sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay for the installation of "no parking" signage on the collector and local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services;
10. that the owner designs and constructs the interim Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination;
11. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
12. that the owner construct underground utilities including sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;

13. 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
14. that the owner is responsible for the landscape design and construction within the walkway, and greenway to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot A, Block 1, Plan 222 0972 was addressed by DRC with LDA21-0414 and registered proportionally against the SE ¼-20-51-25-W4M and against Lot A, Block 1, Plan 222 0972 (now Lot B, Block 1, Plan 232 1598). Municipal Reserve for Lot B, Block 1, Plan 232 1598 will be transferred to SE ¼-20-51-25-W4M by DRC with the registration of LDA23-0374. This includes the Municipal Reserve owing for the closed portion of 184 Street SW.

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.

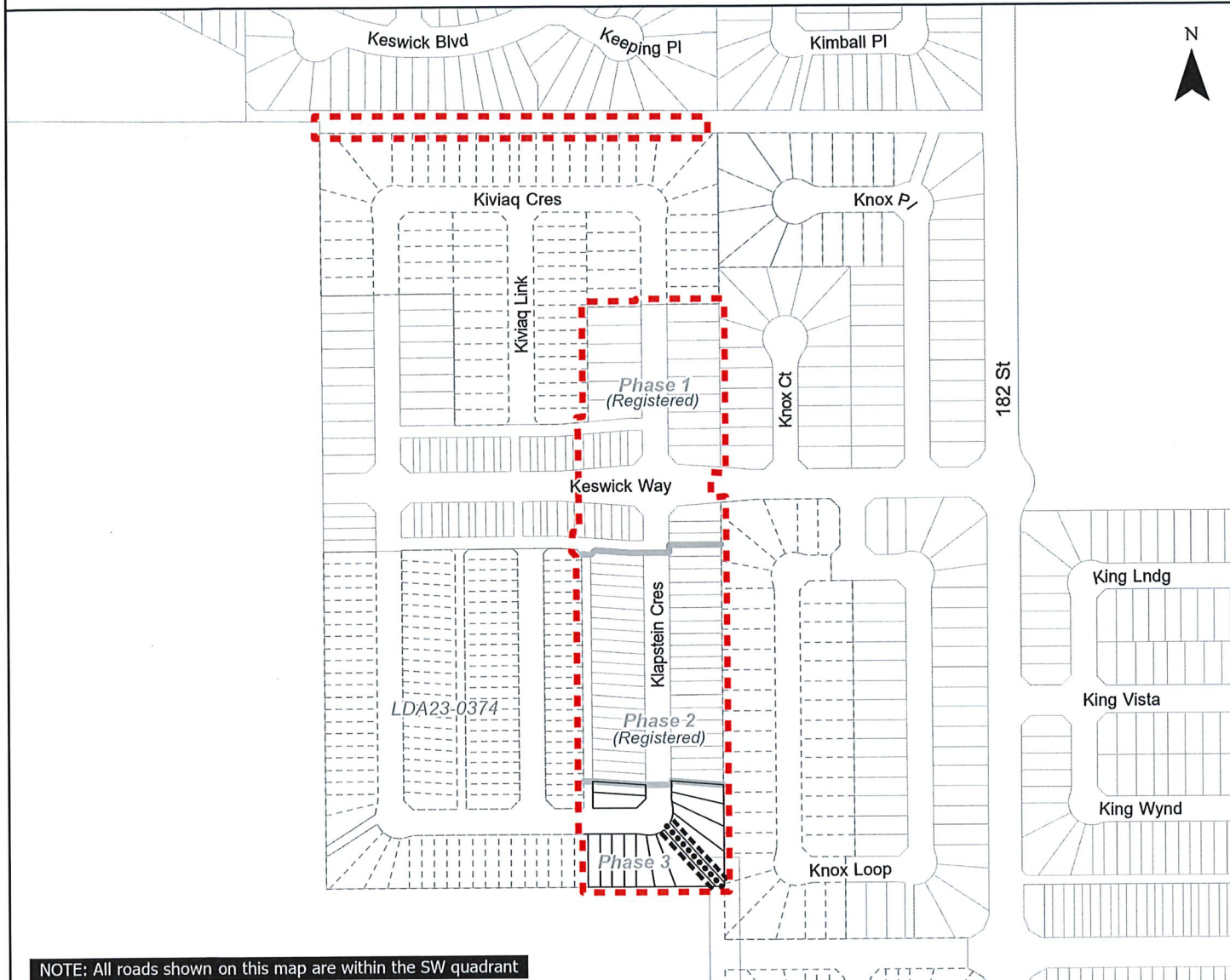
Regards,

Blair McDowell
Subdivision Authority

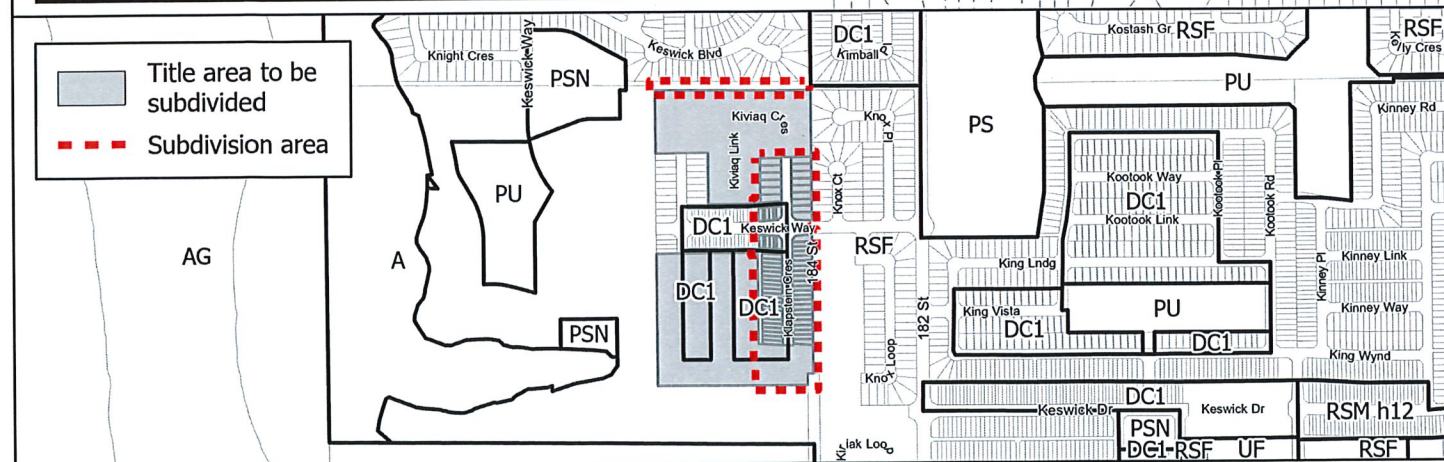
BM/tv/Posse #420845819-001

Enclosure

- Limit of proposed subdivision
- Phasing line
- 1.8 m uniform fence as per Zoning Bylaw
- 1.8 m concrete sidewalk



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

May 2, 2024

File No. LDA24-0098

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create one (1) multi housing unit and one (1) remnant unit from Lot 5, Block 4, Plan 182 2441, located east of Blatchford Road and north of Airport Road NW;
BLATCHFORD

The Subdivision by Plan is APPROVED on May 2, 2024, subject to the following condition:

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

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

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

Please be advised that 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.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #502482019-001

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

- Accesses to the proposed lot have been reviewed and approved with the development permit. Any modifications to the existing access(s) must be reviewed through the engineering drawing review and approval process.

Building / Site

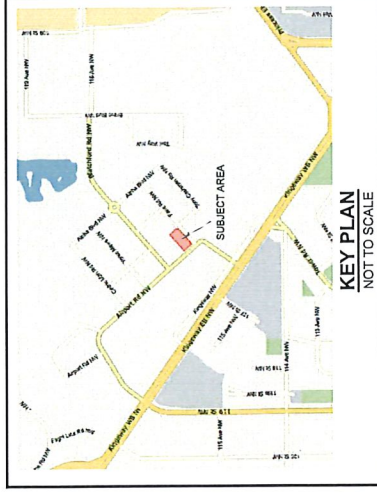
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 enter the proposed subdivision as follows:
 - The existing water service enters the proposed subdivision approximately 8.0 m east of the west property line of Lot 5 off Fane Mews.
 - The existing sanitary service enters the proposed subdivision approximately 67.58 m east of the west property line of Lot 5 off Fane Mews.
 - The existing storm service enters the proposed subdivision approximately 64.72 m east of the west property line of Lot 5 off Fane Mews.
- 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).

STREETSIDE DEVELOPMENTS

NOTES:
 - ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - 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 BRH.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS:
 AND CONTAINS: 0.254 ha.



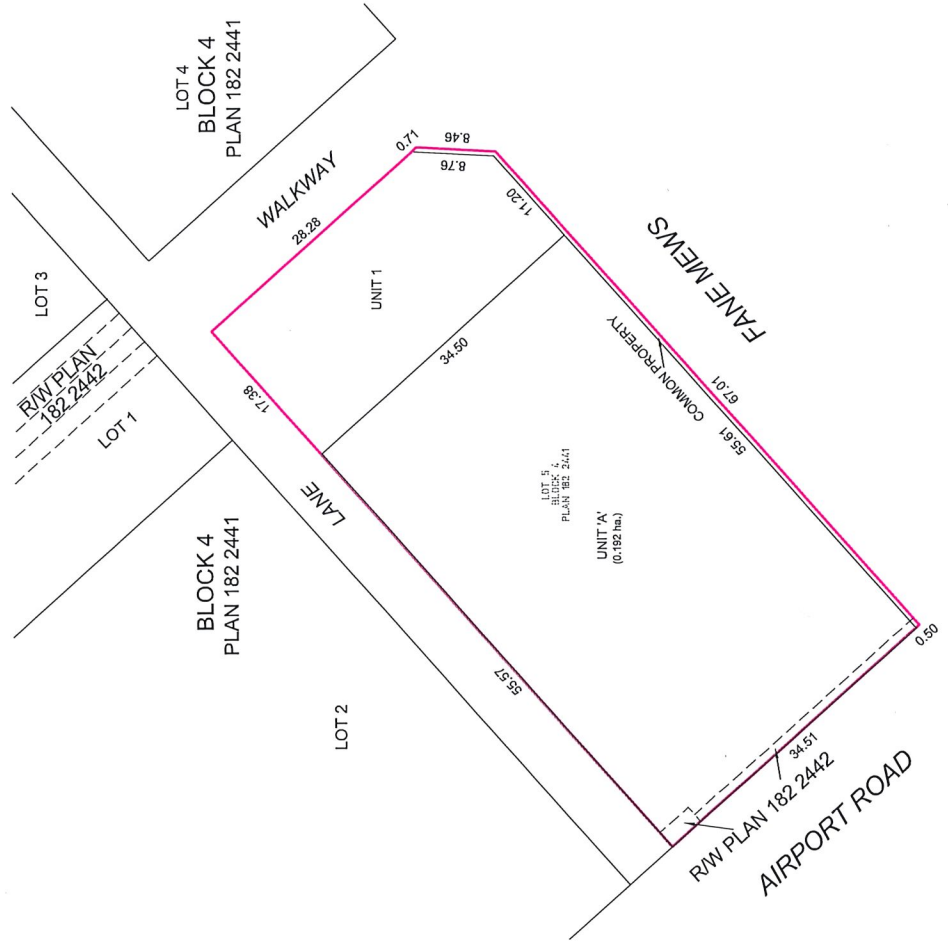
REV. NO.	DATE	ITEM	BY
0	FEB. 14/24	ORIGINAL PLAN COMPLETED	JF

BLATCHFORD
 TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT
 OF

LOT 5, BLOCK 4, PLAN 182 2441
 WITHIN THE
 HUDSON'S BAY RESERVE, EDMONTON SETTLEMENT
 (THEO. N.E. 1/4 SEC. 7-TWP. 53-RGE. 24-W. 4th MER.)
EDMONTON - ALBERTA



Pals Geomatics
 Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: colman@palsgeomatics.com
 1094-17th Street NW, Edmonton, Alberta T5S 1G7
 FILE NO. 1240153007 DRAFTED BY: JF CHECKED BY: JM





Subdivision Authority

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

May 2, 2024

File No. LDA24-0126

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 22, Block 46, Plan 4380 MC, located north of 90 Avenue NW and east of Ottewell Road NW; **OTTEWELL**

The Subdivision by Plan is APPROVED on May 2, 2024, subject to the following condition:

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

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

The Municipal Reserve (MR) requirement for Lot 22, Block 46, Plan 4380 MC is not applicable as the subject Lot is less than 0.8 hectares in area. As the subject parcel has not addressed MR with this application, should the proposed lot be part of a future subdivision greater than 0.8 ha in area, MR will be owing.

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

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

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

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/mc/Posse #504591719-001

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. 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 Medium Scale Residential Zone (RM) of the Zoning Bylaw 20001.
- The Ottewell neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2024. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

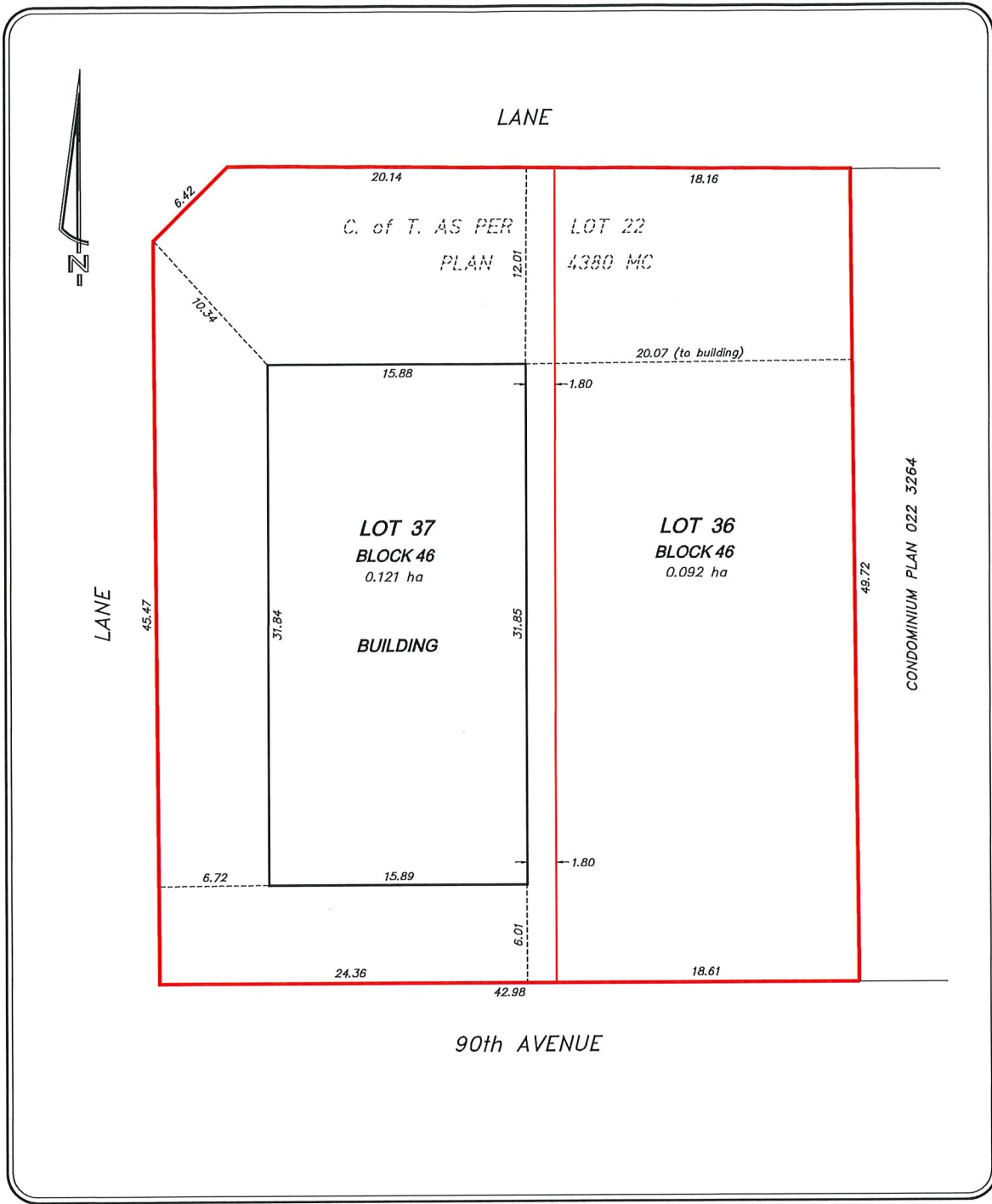
Building / Site

- 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.
- The drawings propose 1.8m from the east wall face to the new property line with quite a number of windows and balconies on the elevation. An architect will need to confirm if the existing construction will comply. If not, they will require a Building Permit to do the required upgrades, or move the property line further east so the existing construction can comply.

Servicing

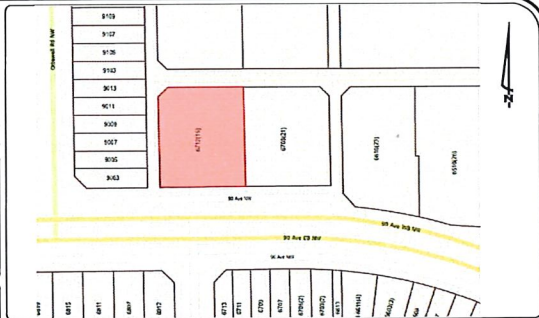
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 14.1 m east of the west property line of Lot 37 off 90 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).



TENTATIVE PLAN

LOT: 22 (PART) BLOCK: 46 PLAN: 4380 MC	
BUILDER/OWNER: PAM GILL	SUB.: OTTEWELL
ADDRESS: 6712-90 AVENUE NW	ZONING: RM h16
CONTACT: info@albertageo.com	EDMONTON
CERTIFICATE OF TITLE AREA	0.213 ha
AREA IN PARCEL(S) BEING CREATED	0.213 ha
NUMBER OF PARCEL CREATED	2
NOTES: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.	



Alberta Geomatics Inc.

6908 ROPER ROAD NW
 EDMONTON ALBERTA T6B 3H9
 email: abgeo@telus.net
 or: info@albertageo.com
 website: www.albertageo.com
 PH: (780) 437-8033
 FAX: (780) 437-8024



Subdivision Authority

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

May 2, 2024

File No. LDA24-0122

Hagen Surveys (1982) Ltd.
2107 – 87 Avenue
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 46, Block 12, Plan 1760 KS, located north of 87 Avenue NW and east of 145 Street NW; **PARKVIEW**

The Subdivision by Plan is APPROVED on May 2, 2024, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/mc/Posse #504417663-001

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. 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.

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 6.0 m east of the west property line of proposed Lot 46B off the lane. The existing storm service enters the proposed subdivision approximately 7.89 m north of the south property line of proposed Lot 46B off 87 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.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more

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

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

TENTATIVE PLAN

SHOWING SUBDIVISION OF

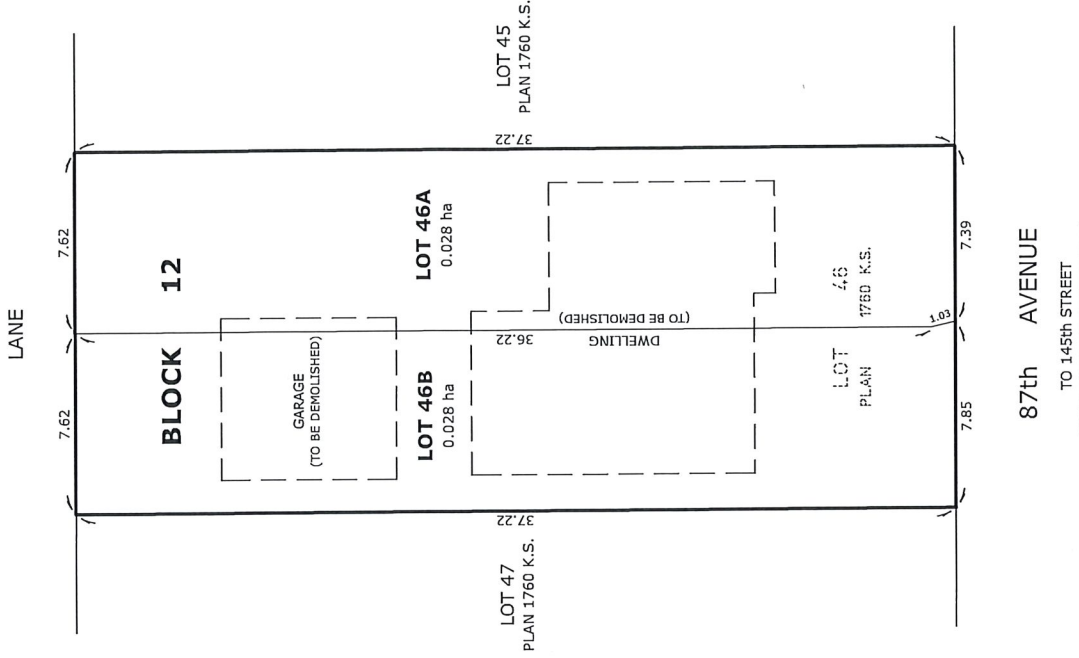
LOT 46, BLK.12, PLAN 1760 K.S.

IN THE

N.E.1/4 SEC.26, TWP.52, RGE.25, W.4 M.

EDMONTON, ALBERTA

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



NOTES:

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



HAGEN SURVEYS

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T: 780.464.5506 | F: 780.464.4450 | hagensurveys.ca
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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	MARCH 6, 2024	REVISED:	APRIL 24, 2024
DRAWING	240167T	FILE NO.	240167



Subdivision Authority

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

May 2, 2024

File No. LDA24-0124

Hagen Surveys (1982) Ltd.
2107 – 87 Avenue
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 26, Block 2, Plan 5615 MC, located south of 48 Avenue NW and east of 105B Street NW; **EMPIRE PARK**

The Subdivision by Plan is APPROVED on May 2, 2024, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/mc/Posse #499678649-001

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. 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.

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 3.98 m south of the north property line of Lot 26 off the lane. The existing storm service enters the proposed subdivision approximately 7.62 m south of the north property line of Lot 26 off 105B 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).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

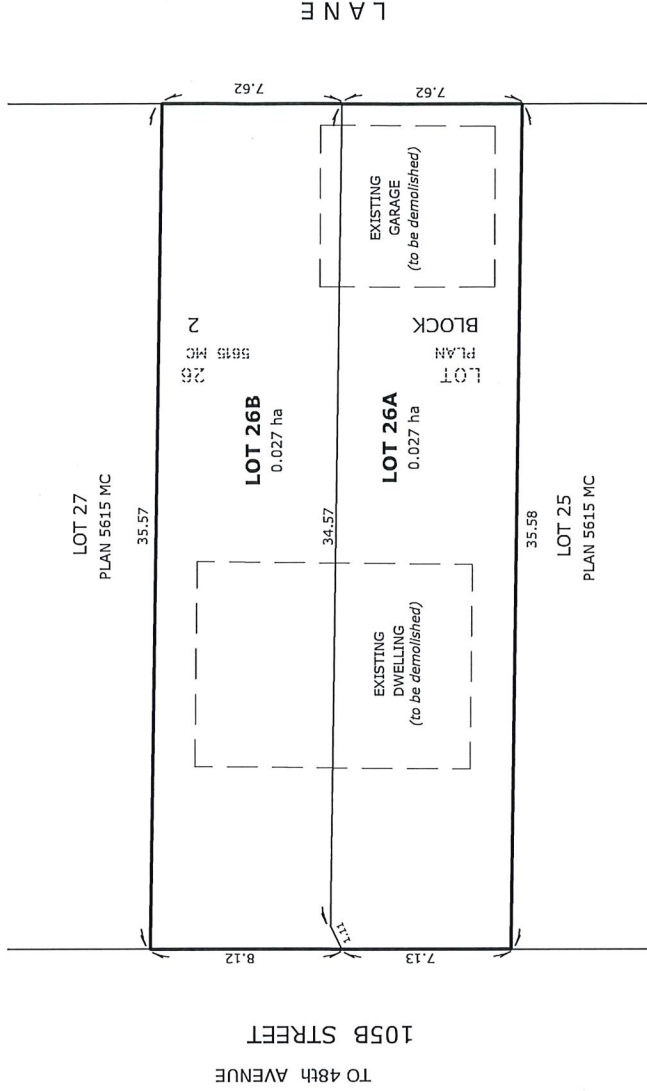
LOT 26, BLK.2, PLAN 5615 MC

IN THE

S.1/2 SEC.17R, TWP.52, RGE.24, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2024 R.W. SIMPSON, 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:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	JANUARY 31, 2024	REVISED:	APRIL 24, 2024
DRAWING	240065T	FILE NO.	240065



Subdivision Authority

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

May 2, 2024

File No. LDA24-0134

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

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 4, Plan 8099ET, located north of 98 Avenue NW and west of 155 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on May 2, 2024, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at 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.

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

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/mc/Posse #505059386-001

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

- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- 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.

Building / Site

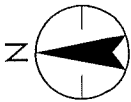
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- The existing services (water and sanitary) enter the proposed subdivision approximately 3.51 m south of the north property line of proposed Lot 21 off 155 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater 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).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more

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

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



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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. Stantec Geomatics Ltd. is not responsible for any errors or omissions. Stantec Geomatics Ltd. reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client

MECSD HOLDINGS LTD.

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION
 OF

LOT 8, BLOCK 4, PLAN 8099 E.T.
 WITHIN THE
 N.W. 1/4 SEC. 35, TWP. 52, RGE. 25, W.4 MER.

WEST JASPER PLACE

SCALE 1 : 500

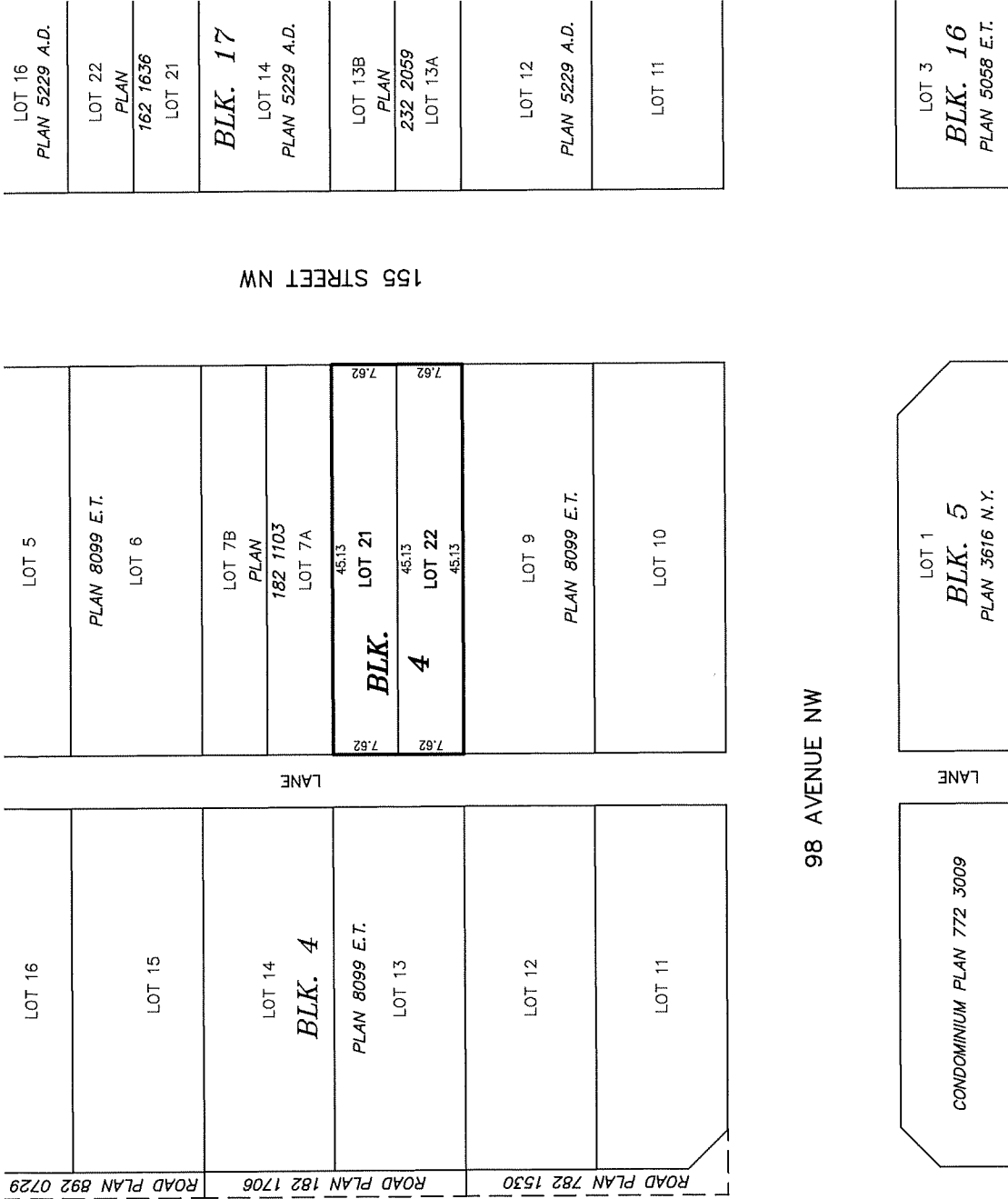
MARCH, 2024

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus _____ Containing 0.069 Hectares
- Aerial Photo Date: 2023

CONTEXT PLAN

SCALE 1:1000



Thursday, April 25, 2024

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

PRESENT

Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 25, 2024 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 18, 2024 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA23-0390
490049905-001

Tentative plan of subdivision to create 150 residential lots, one (1) commercial lot, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Public Utility lot, from Lot A, Plan 1446 TR located south of Ellerslie Road SW and east of 50 Street SW; **MELTWATER**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA22-0390
437079903-001

REVISION of conditionally approved tentative plan of subdivision to create 152 residential lots, 1 Municipal Reserve lot, and 1 Public Utility lot, from Lot A, Block 1, Plan 182 1095, and Lot 2, Block 2, Plan 062 5035 located south of Orchards Boulevard SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA24-0123 504414340-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 42, Plan 1738 HW, located north of 77 Avenue NW and east of 81 Street NW; KING EDWARD PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.		