

Thursday, May 4, 2023

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 18

**PRESENT**      Blair McDowell, Chief Subdivision Officer

**1.      ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 4, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2.      ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 27, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3.      OLD BUSINESS**

**4.      NEW BUSINESS**

1.      LDA22-0320  
435442642-001

Tentative plan of subdivision to create 67 single detached residential lots, 32 semi-detached residential lots and portion of roadway to be closed, from the SW 21-51-25-W4M located north of 28 Avenue SW and west of 182 Street SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.      LDA22-0436  
438325912-001

Tentative plan of subdivision to create three (3) mixed-use strata lots from Lot 36, Block 166, Plan 192 1997 located north of 86 Avenue NW and east of 112 Street NW; **GARNEAU**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA23-0025 461198227-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 1, Block 2, Plan 1525329 located north of Stony Plain Road NW and west of 184 Street NW; <b>SUNWAPTA INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA23-0073 467047672-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block B, Plan 1488HW, located west of 89 Street NW and south of 94 Avenue NW; <b>STRATHEARN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA23-0074 467145019-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 17, Plan 5229 AD, located north of 98 Avenue NW and east of 155 Street NW; <b>WEST JASPER PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA23-0075 467041667-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7 and part of Lot 8, Block 30, Plan 5036 S, located north of 83 Avenue NW and east of 87 Street NW; <b>BONNIE DOON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA23-0077 466279489-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 34, Plan RN94, located south of 123 Avenue NW and east of 90 Street NW; <b>DELTON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA23-0080 467205505-001	Tentative plan of subdivision to create two (2) Other lots, from, Lot 1, Block B, Plan 222 1011, and the SW 13-51-25-W4M located north of 41 Avenue SW and west of Heritage Valley Trail SW; <b>CHAPPELLE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

5.

**ADJOURNMENT**

The meeting adjourned at 10:10 a.m.



Subdivision Authority

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

May 4, 2023

File No. LDA22-0320

WSP  
1200 - 10909 Jasper Ave NW  
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 67 single detached residential lots, 32 semi-detached residential lots and portion of roadway to be closed, from the SW 21-51-25-W4M located north of 28 Avenue SW and west of 182 Street SW; **KESWICK**

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**I The Subdivision by Plan is APPROVED on May 4, 2023, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$758,573.43 representing 1.137 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 dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for 28 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that LDA22-0474 shall be approved prior to the endorsement of the plan of survey;
7. that Phase 2 of LDA20-0237 to close 184 Street SW shall be approved prior to the endorsement of Phase 4 of the plan of survey;
8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner provides cash in lieu, with Phase 4, for 50% of the cost of the ultimate greenway development adjacent to Phase 4, including construction of a 3 m hard-surface shared use path, lighting and landscaping, south of Keswick Drive SW. The developer must provide a cost estimate for the greenway development with the submission of engineering drawings to be reviewed by Subdivision and Development Coordination;
8. that the owner remove the road structure of the existing 184 Street SW roadway and remediate the road closure area with Phase 4. The west half of 184 Street SW will be retained by the City. All costs associated with closure of the roadway to public access, including the removal of the road structure, re-grading of the land, landscaping and any utility relocation/modification deemed necessary as a result of the closure, will be the responsibility of the owner;
9. that the owner reconstruct the existing access(es) to the private residential properties on 184 Street SW that are impacted by the construction of this development, to the satisfaction of Subdivision and Development Coordination. Details and construction limits relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process;
10. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the proposed restricted residential lots until such time that the Temporary Public Access Easement is no longer required and the temporary paved roadway has been removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct temporary barricades on Keswick Drive SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;

12. that the owner construct a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
13. that the owner construct a temporary 6 m paved road connection, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will provide continued access to the existing residential properties along the existing 184 Street SW road right of way. This temporary connection must be open and operational at all times;
14. that the owner construct Keswick Drive SW as an enhanced local roadway, to an approved Complete Streets design and cross section including a parking ban on one side and construction of a 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The Complete Streets design and cross-section details for Keswick Drive SW will be reviewed and finalized through the engineering drawing review and approval process;
15. that the owner construct the roadways to an approved Complete Streets design and cross-section, to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross-section details will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
16. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the engineering drawings include grading plans, with Phase 4, for 184 Street SW to the satisfaction of Development Engineering and Drawing Review;
18. that the owner pay for the installation of "no parking" signage on one side of Keswick Drive SW to the satisfaction of Subdivision and Development Coordination and Development Engineering and Drawing Review, as shown on the "Conditions of Approval" map, Enclosure I;
19. 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
20. that the owner is responsible for the landscape design and construction within the road right 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.

MR for the SW 21-51-25-W4M in the amount of \$758,573.43, representing 1.137 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey. The amount includes the area from the 184 Street SW road closure created via LDA20-0237.

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/mb/Posse #435442642-001

Enclosure









Subdivision Authority

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

May 4, 2023

File No. LDA22-0436

IBI Group  
300 - 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Evan Thompson

RE: Tentative plan of subdivision to create three (3) mixed-use strata lots from Lot 36, Block 166, Plan 192 1997 located north of 86 Avenue NW and east of 112 Street NW; **GARNEAU**

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**I The Subdivision by Strata is APPROVED on May 4, 2023, subject to the following conditions:**

1. that the owner shall provide an Easement, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer and power, to the satisfaction of EPCOR Water Services Inc. and the City of Edmonton Law Branch;
2. that the owner register an access easement, and the City of Edmonton shall be a party to the easement, so that all units have a legal means of access to the east/west alley and 86 Avenue NW;
3. that the owner register an access easement, and the City of Edmonton shall be a party to the easement, for the north/south private alley, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate additional road rights of way to accommodate a standard 6 m alley right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

The Municipal Reserve (MR) requirement for Lot 36, Block 166, Plan 192 1997 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 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,

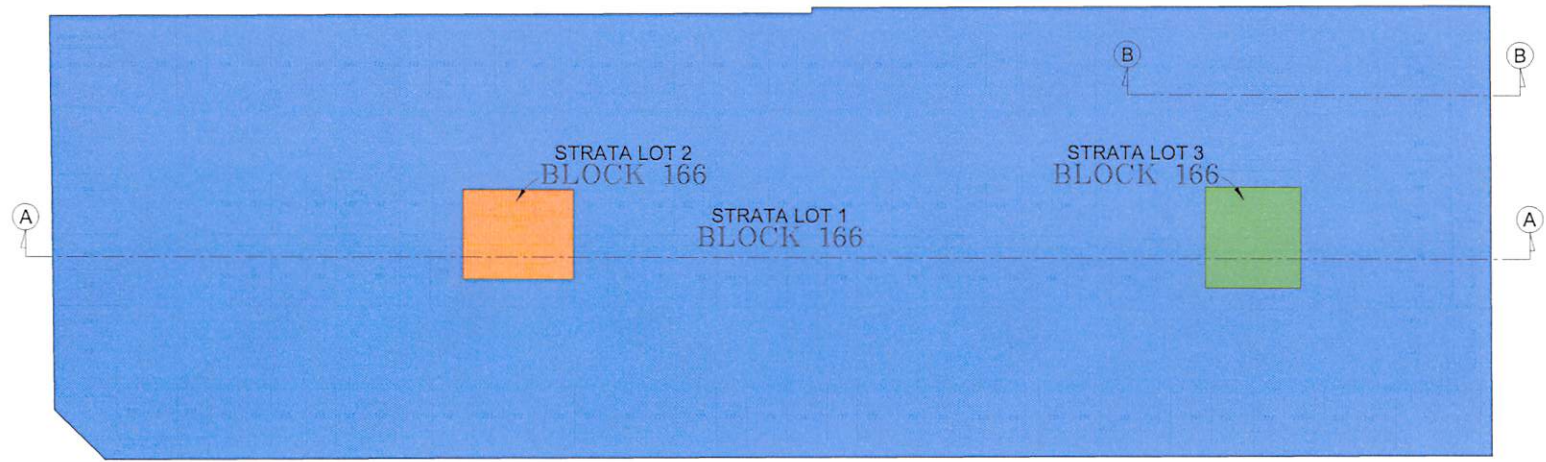
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Blair McDowell  
Subdivision Authority

BM/mb/Posse #438325912-001

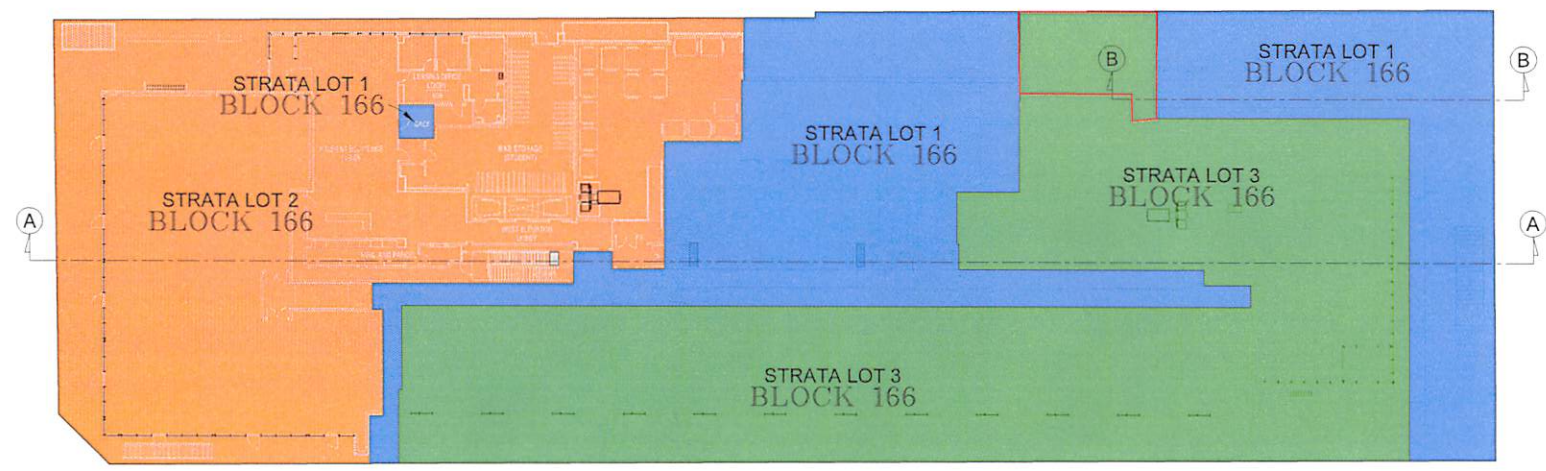
Enclosure





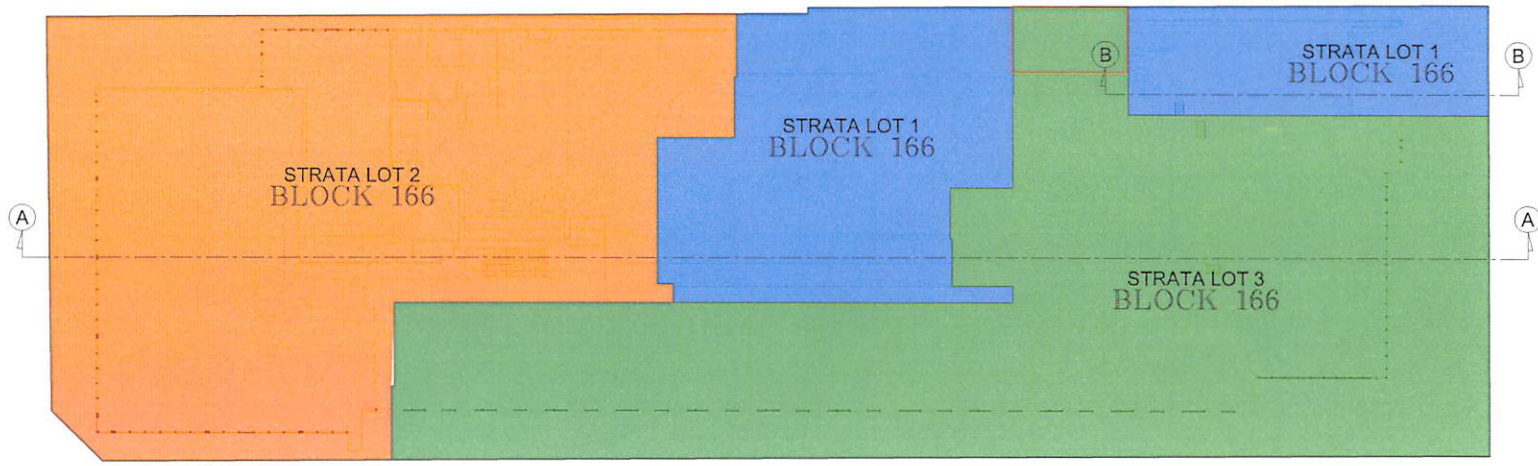
UNDER GROUND PARKADE P1 AND P2  
SCALE 1:200

- COMMON USE STRATA (STRATA LOT 1)
- STUDENT RESIDENCE STRATA (STRATA LOT 2)
- EAST TOWER STRATA (STRATA LOT 3)



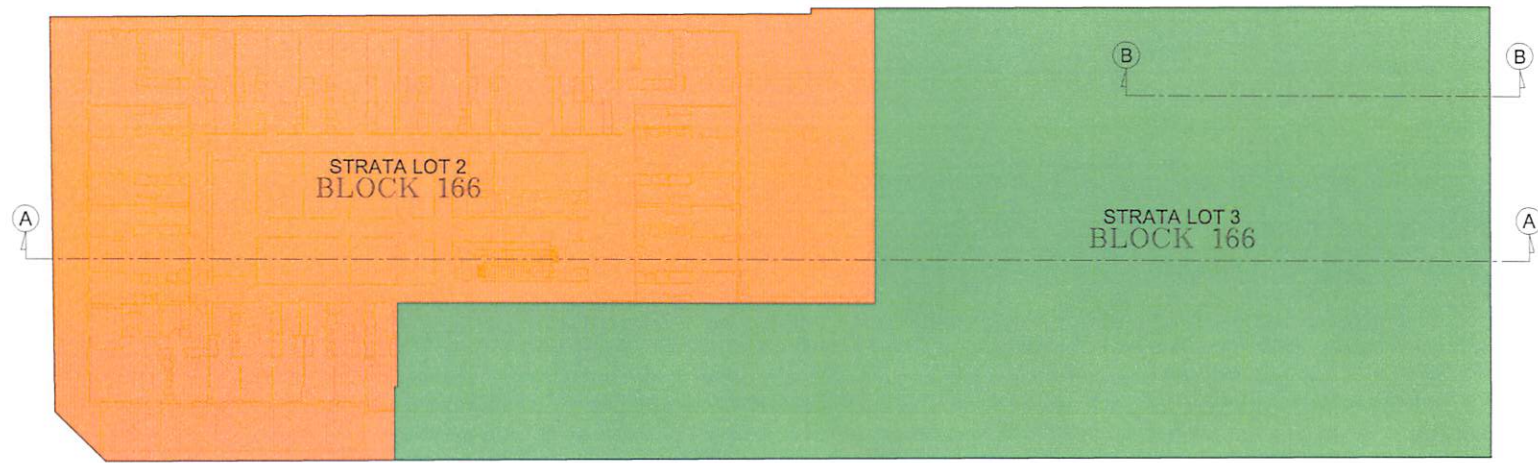
MAIN FLOOR  
SCALE 1:200





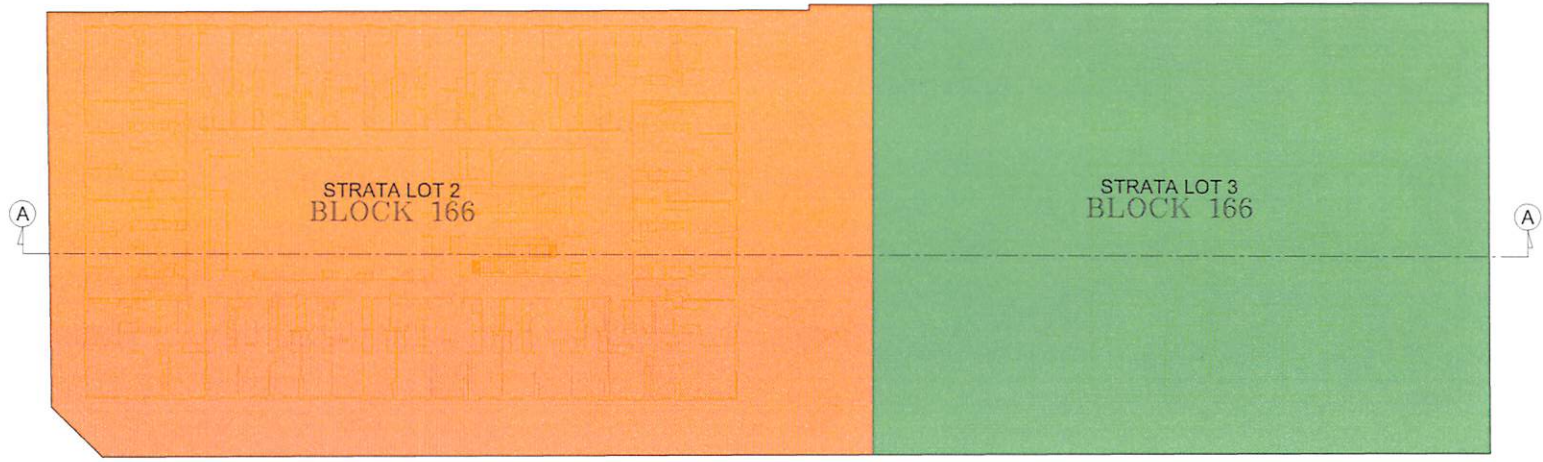
SECOND FLOOR  
 SCALE 1:200

- COMMON USE STRATA (STRATA LOT 1)
- STUDENT RESIDENCE STRATA (STRATA LOT 2)
- EAST TOWER STRATA (STRATA LOT 3)



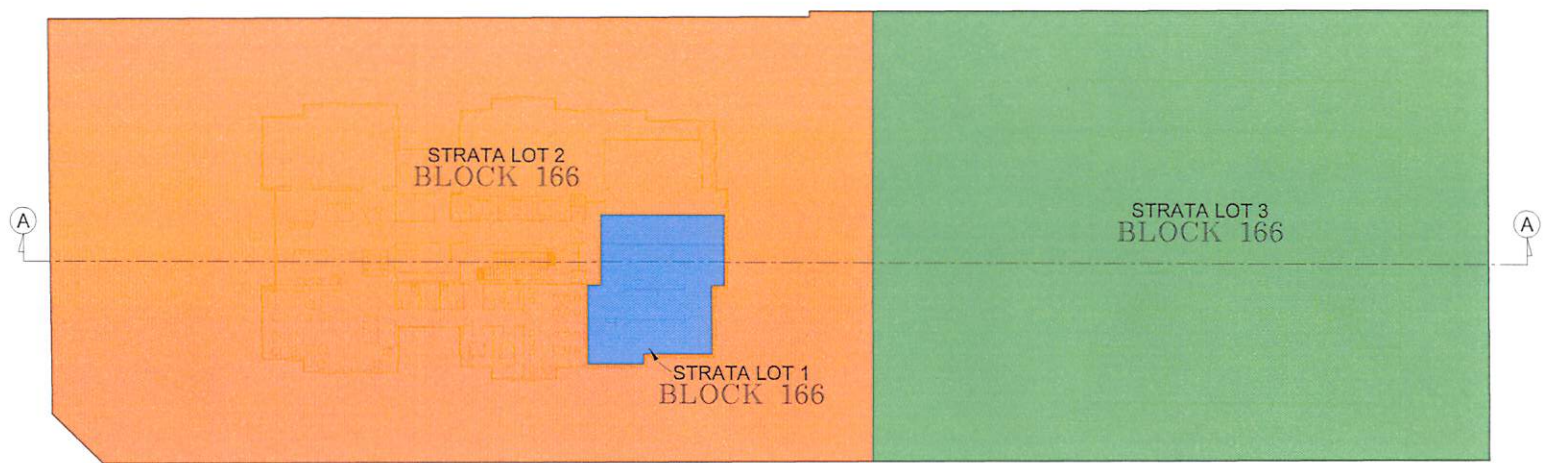
THIRD FLOOR  
 SCALE 1:200



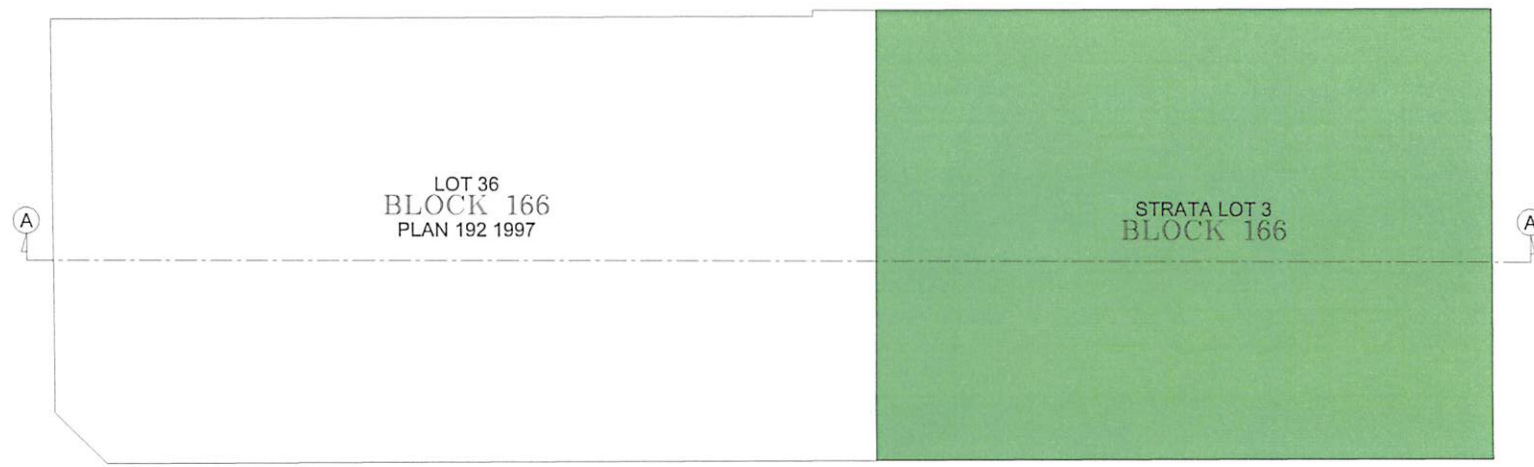


FOURTH FLOOR TO MECHANICAL PENTHOUSE OF STUDENT RESIDENCE  
SCALE 1:200

- COMMON USE STRATA (STRATA LOT 1)
- STUDENT RESIDENCE STRATA (STRATA LOT 2)
- EAST TOWER STRATA (STRATA LOT 3)



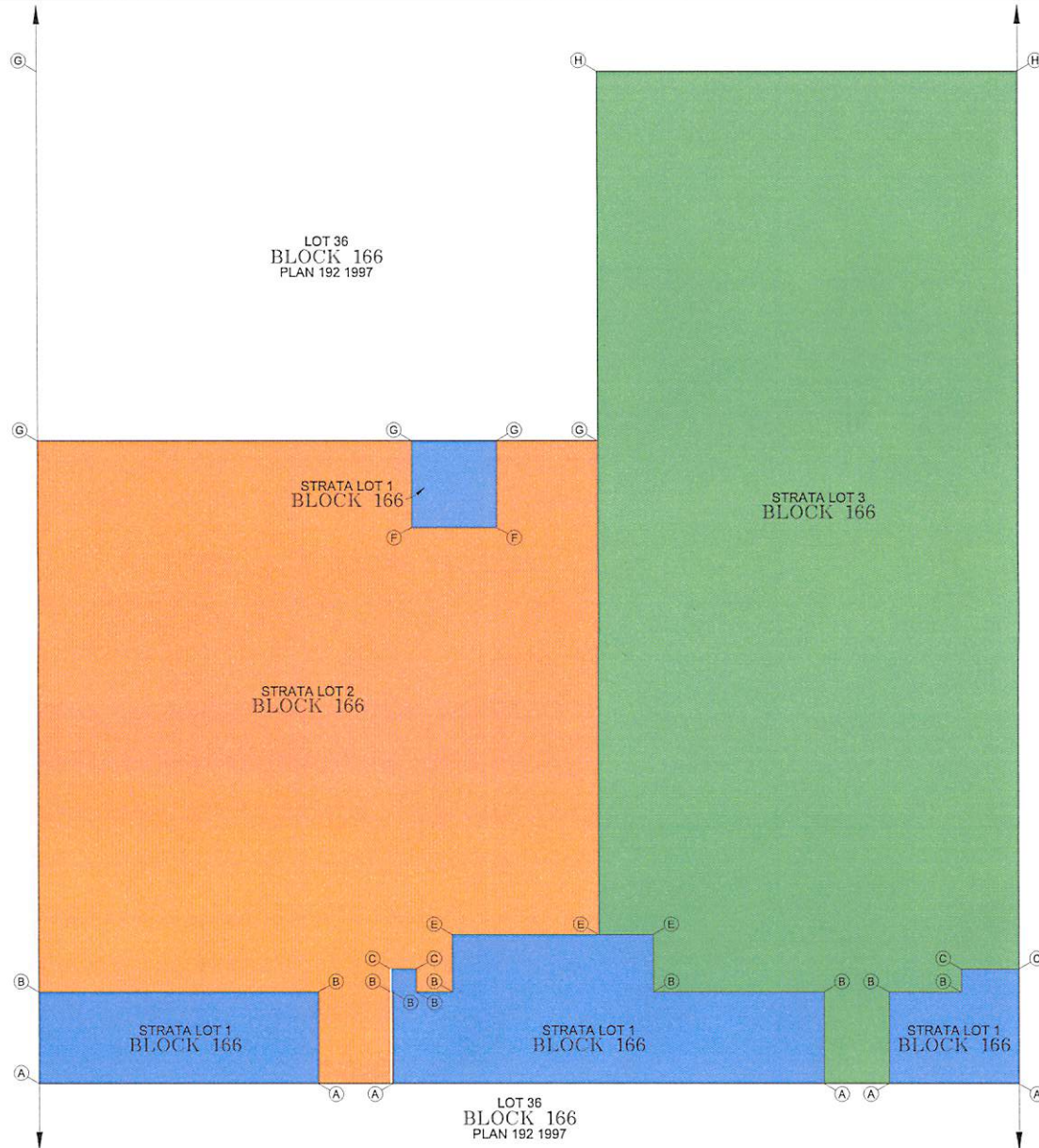
MECHANICAL PENTHOUSE OF STUDENT RESIDENCE TO ROOF OF STUDENT RESIDENCE  
SCALE 1:200



ROOF OF STUDENT RESIDENCE TO ROOF OF EAST TOWER  
SCALE 1:200



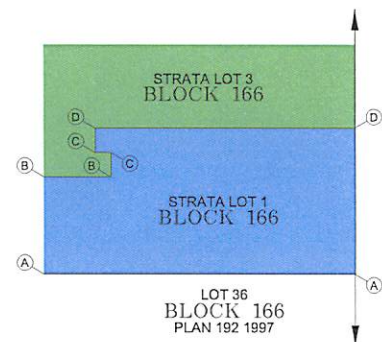




CROSS SECTION 'A-A'  
NOT TO SCALE

	Elevation:
A	663.25 (BOTTOM OF PARKADE)
B	675.25 (MAIN FLOOR)
C	678.25 (SECOND FLOOR EAST TOWER)
D	681.25 (THIRD FLOOR EAST TOWER)
E	682.38 (THIRD FLOOR STUDENT RESIDENCE)
F	736.10 (STUDENT RESIDENCE MECHANICAL PENTHOUSE)
G	747.47 (ROOF OF STUDENT RESIDENCE)
H	778.20 (ROOF OF EAST TOWER)
ELEVATIONS ARE SUBJECT TO FIELD SURVEY	

- PARKADE STRATA (STRATA LOT 1)
- STUDENT RESIDENCE STRATA (STRATA LOT 2)
- EAST TOWER STRATA (STRATA LOT 3)



CROSS SECTION 'B-B'  
NOT TO SCALE



Subdivision Authority

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

May 4, 2023

File No. LDA23-0025

Select Engineering Consultants Ltd.  
100-17413 107 Avenue NW  
Edmonton, AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 1, Block 2, Plan 1525329 located north of Stony Plain Road NW and west of 184 Street NW; **SUNWAPTA INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on May 4, 2023, 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 drainage assessments and arterial roadway assessments, pursuant to Section 655 of the Municipal Government Act (contact [developmentcoordination@edmonton.ca](mailto:developmentcoordination@edmonton.ca));
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 cross lot access easement in favour of the City of Edmonton, for the purpose of providing vehicular and pedestrian access between 186 Street NW and the remnant parcel west of the proposed lot, as shown on Enclosure I;
4. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA22-0387 be registered prior to or concurrent with this application for the logical extensions of underground utilities; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lot 1, Block 2, Plan 1525329 was addressed by money in place with LDA19-0031.

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,






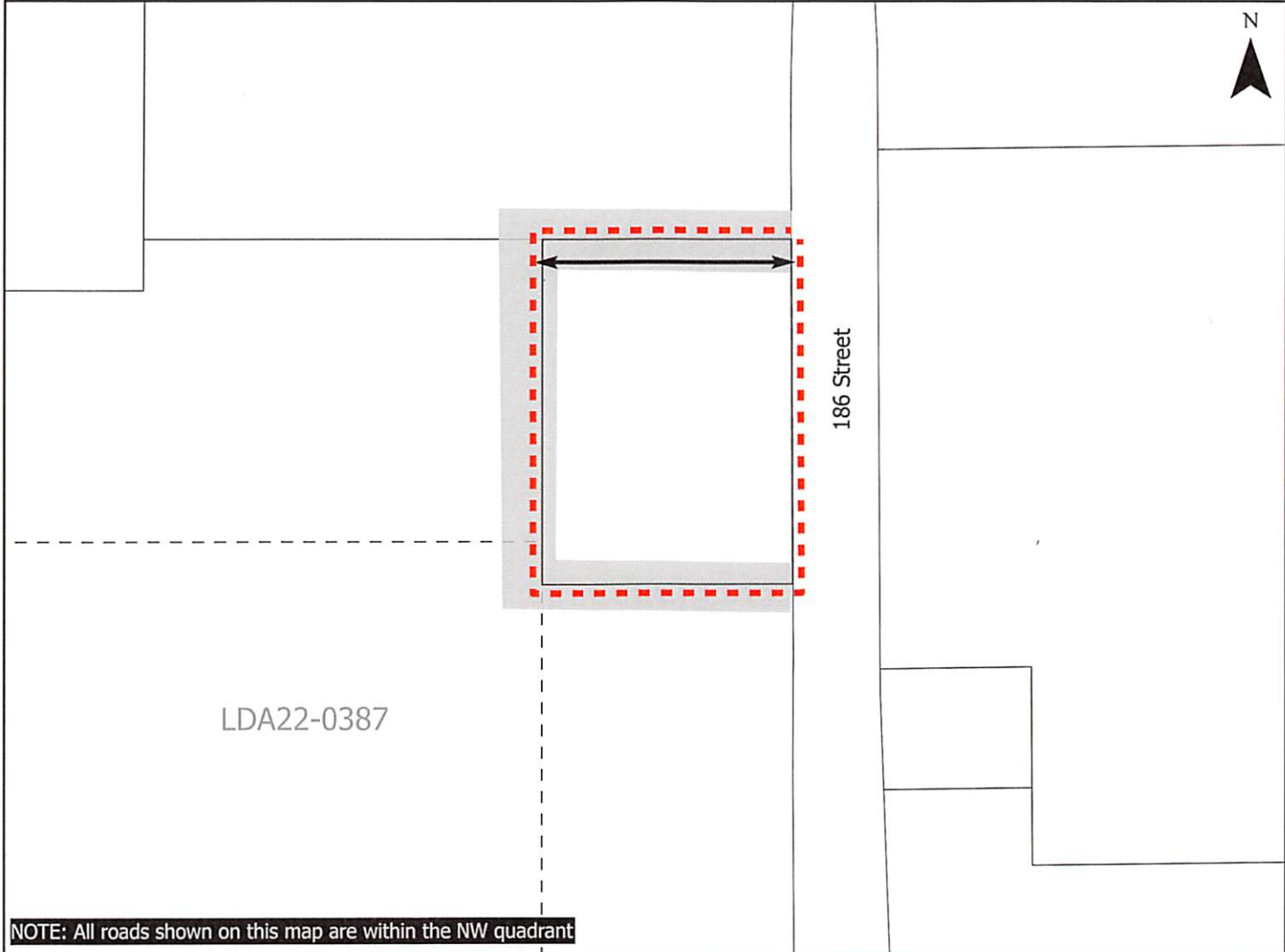
Blair McDowell  
Subdivision Authority

BM/kc/Posse #461198227-001

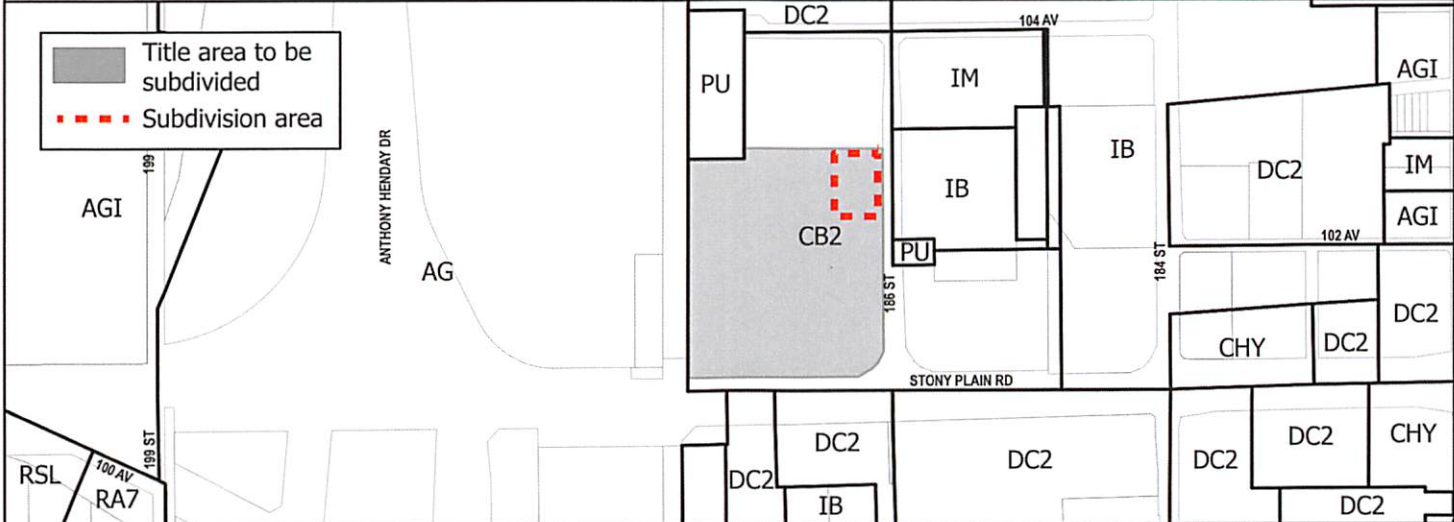
Enclosure



-  Proposed Subdivision Boundary
-  Register Cross Lot Access Easement (Vehicular and Pedestrian)
-  Register a Mutual Access Easement for Shared Use of the Access and Internal Drive Aisles



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





Subdivision Authority

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

May 4, 2023

File No. LDA23-0073

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

ATTENTION: Samuel McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block B, Plan 1488HW, located west of 89 Street NW and south of 94 Avenue NW; **STRATHEARN**

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**The Subdivision by Plan is APPROVED on May 4, 2023, 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 southern lot;
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell  
Subdivision Authority

BM/jm/Posse #467047672-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 89 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- The Strathearn neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal sometime between 2023-2025. 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 6.79m south of the north 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).





LANE

LOT 12A  
BLOCK B  
PLAN 212 2334

LOT 12B  
BLOCK B  
PLAN 212 2334

37.27

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

LOT 13A  
BLOCK B

7.32

37.27

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

LOT 13B  
BLOCK B

7.32

37.27

LOT 14  
BLOCK B  
PLAN 1488 HW

89 STREET

# GA ENGINEERING & CONSULTANTS LTD.

### NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS ..... AND CONTAINS: 0.054 ha



REV. NO.	DATE	ITEM	BY
1	MAR, 2023	ORIGINAL PLAN COMPLETED	CN

### REVISIONS

## STRATHEARN

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

OF

LOT 13, BLOCK B, PLAN 1488 HW

WITHIN THE

RIVER LOT 23, EDMONTON SETTLEMENT

(THEO. S.W. 1/4 SEC. 34 - TWP. 52 - RGE. 24 - W. 4TH MER.)

## EDMONTON - ALBERTA

2023

SCALE: 1:200

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

FILE NO.	62200325T	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

May 4, 2023

File No. LDA23-0074

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

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 17, Plan 5229 AD, located north of 98 Avenue NW and east of 155 Street NW; **WEST JASPER PLACE**

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The Subdivision by Plan is **APPROVED** on **May 4, 2023**, 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](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell  
Subdivision Authority

BM/ms/Posse #467145019-001

Enclosure(s)

Please be advised of the following:

#### Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site on 155 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

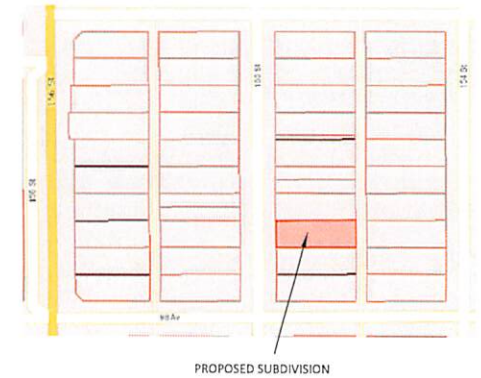
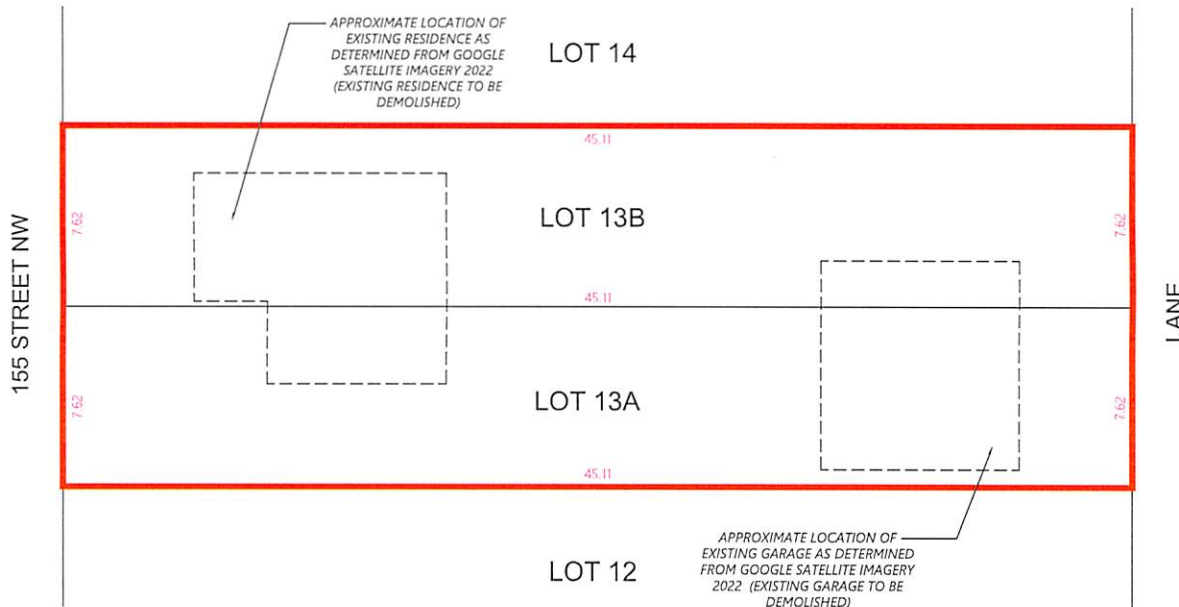
#### Building / Site

- 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 6.3 m south of the north property line of Lot 13 off 155 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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 PROPOSED SUBDIVISION OF  
 LOT 13 BLOCK 17, PLAN 5229 AD WITHIN  
 (N.W. 1/4 SEC.35, TWP.52, RGE. 25 - W. 4th MER.)  
 WEST JASPER PLACE  
 EDMONTON, ALBERTA  
 SCALE: 1:200



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.069 ha



**Satt Associates Inc.**  
*Always Striving For Excellence.*  
 #206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
 (587) 315 6887





Subdivision Authority

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

May 4, 2023

File No. LDA23-0075

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

ATTENTION: Samuel A. McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7 and part of Lot 8, Block 30, Plan 5036 S, located north of 83 Avenue NW and east of 87 Street NW; **BONNIE DOON**

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**The Subdivision by Plan is APPROVED on May 4, 2023, 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](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized with a large initial "B" and a long horizontal stroke at the end.

Blair McDowell  
Subdivision Authority

BM/ms/Posse #467041667-001

Enclosure(s)



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 83 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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

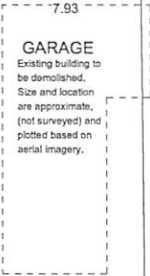
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 15.37 m east of the west property line of Lot 7 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE

LOT 5A  
BLOCK 30  
PLAN 752 0599

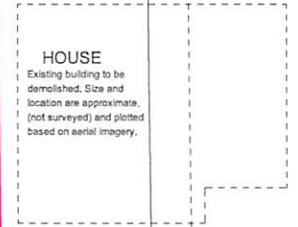
LOT 6A  
BLOCK 30  
PLAN 752 0599



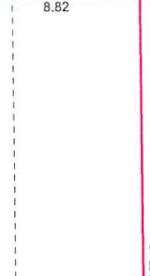
LOT 7  
BLOCK 30  
PLAN 5036 S

LOT 7A  
BLOCK 30

49.25



7.92



LOT 8  
BLOCK 30  
PLAN 5036 S

LOT 8A  
BLOCK 30

49.25

8.84

REMAINDER OF LOT 8  
BLOCK 30  
PLAN 5036 S

LOT 9  
BLOCK 30  
PLAN 5036 S

LOT 10  
BLOCK 30  
PLAN 5036 S

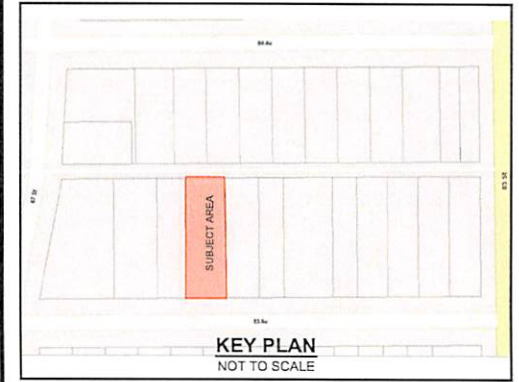
LOT 11A  
BLOCK 30  
PLAN 982 3489

83 AVENUE NW

### URBAN PIONEER INFILLS INC.

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. . . . . AND CONTAINS: 0.083 ha.



REV. NO.	DATE	ITEM	BY
1	FEB, 15/23	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

**BONNIE DOON**  
 TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
 OF  
 LOTS 7 & 8, BLOCK 30, PLAN 5036 S  
 WITHIN THE  
 S.W. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4TH MER.  
**EDMONTON - ALBERTA**



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

FILE NO.	623000181	DRAFTED BY:	CN	CHECKED BY:	**
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Subdivision Authority

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

May 4, 2023

File No. LDA23-0077

2470369 Alberta Ltd.  
P.O. Box 969  
Tofield, AB T0B 4J0

ATTENTION: Gurtaj Kalley

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 34, Plan RN94, located south of 123 Avenue NW and east of 90 Street NW; **DELTON**

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**The Subdivision by Plan is APPROVED on May 4, 2023, 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 an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a light blue horizontal line.

Blair McDowell  
Subdivision Authority

BM/ms/Posse #466279489-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 90 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 6.69 m south of the north property line of Lot 9 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

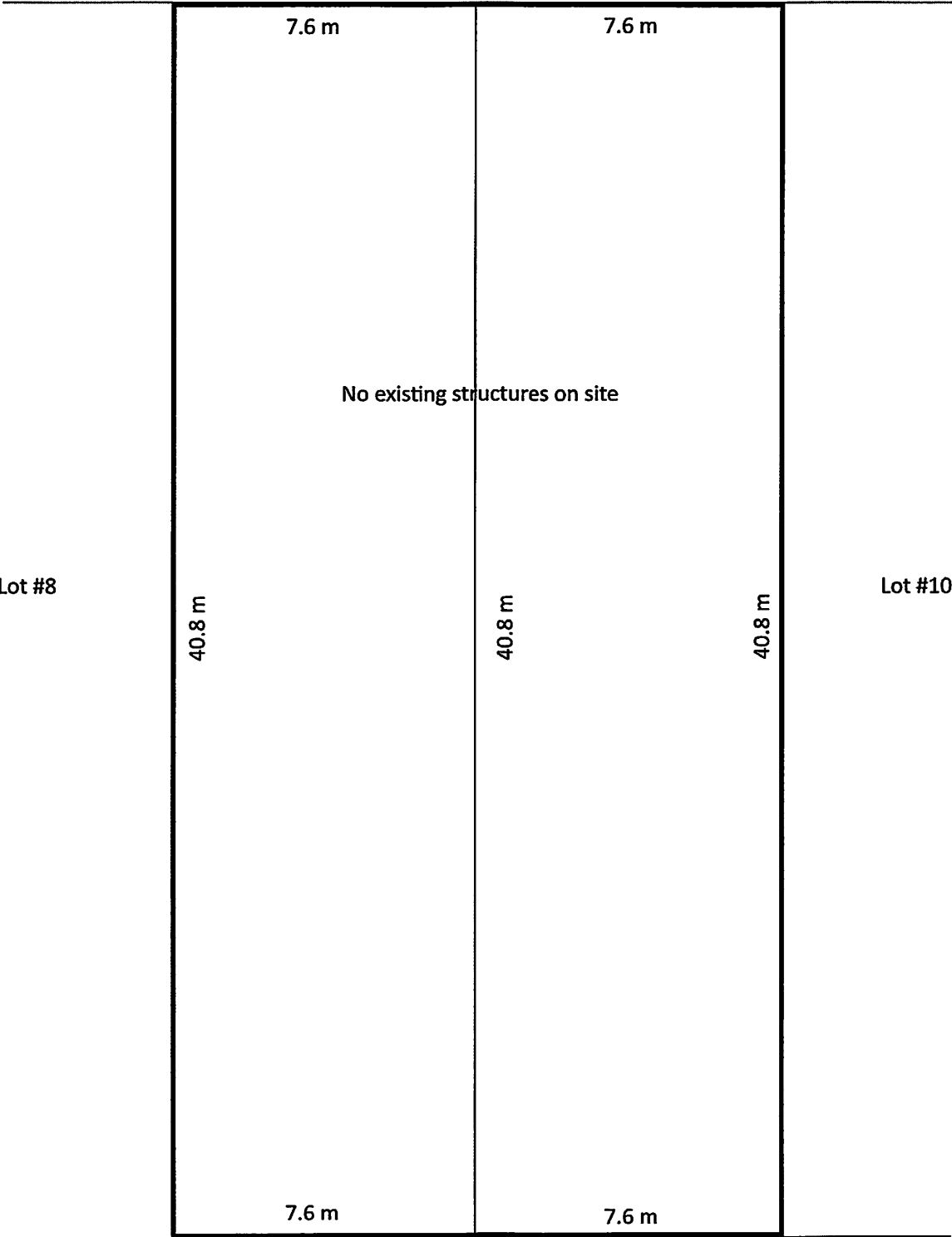
Date: March 20, 2023

12235 - 90 Street NW  
Lot 9;34;RN94



To 123 Avenue NW  
→

90 Street NW





Subdivision Authority

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

May 4, 2023

File No. LDA23-0080

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

ATTENTION: Ghazal Lotfi

RE: Tentative plan of subdivision to create two (2) Other lots, from, Lot 1, Block B, Plan 222 1011, and the SW 13-51-25-W4M located north of 41 Avenue SW and west of Heritage Valley Trail SW;  
**CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on May 4, 2023, 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 arterial roadway assessments, pursuant to Section 655 of the Municipal Government Act (contact [developmentcoordination@edmonton.ca](mailto:developmentcoordination@edmonton.ca));
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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lot 1, Block B, Plan 222 1011 was addressed by DRC with LDA13-0016. The DRC will carry forward on the remainder of the title.

Municipal Reserve (MR) for the SW-13-51-25-W4M was addressed by DRC with LDA16-0551 and dedication with LDA14-0581. 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent and the last name "McDowell" following in a similar style.

Blair McDowell  
Subdivision Authority

BM/mb/Posse #467205505-001

Enclosure



