

Thursday, June 20, 2024

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 25

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 20, 2024 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 13, 2024 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA24-0109  
434650293-001

Tentative plan of subdivision to create 62 residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Public Utility Lot from Lot 1, Block 1, Plan 162 2688, located east of Meridian Street and south of 161 Avenue NE; **QUARRY RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA24-0128  
502325777-001

Tentative plan of subdivision to create 111 residential lots from Lot 2, Block 1, Plan 182 2720 located south of Edgemont Boulevard and east of Winterburn Road NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3. LDA24-0164  
489854081-001

Tentative plan of subdivision to create 47 residential lots, and one (1) Municipal Reserve lot from Lot 200, Block A, Plan 2322155, located south of Maskekosihk Trail and west of 215 Street NW; **STILLWATER**

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA24-0147 505351541-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 21A, Block 4, Plan 012 4010, located north of 69 Avenue NW and east of 95 Street NW; <b>HAZELDEAN</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA24-0169 508152392-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 425, Block 8, Plan 7540 AH, located north of 108 Avenue NW and west of 108 Street NW; <b>CENTRAL MCDOUGALL</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA24-0171 508160349-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 31, Block 1, Plan 1275 HW, located south of 76 Avenue NW and west of 116 Street NW; <b>BELGRAVIA</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA24-0187 509592405-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 54, Plan 4439 HW, located north of 109A Avenue NW and east of 122 Street NW; <b>WESTMOUNT</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA24-0192 509324122-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 30, Block 2, Plan 2947 HW, located north of 93 Avenue NW and east of 86 Street NW; <b>STRATHEARN</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
9.	LDA24-0196 507577916-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 26, Block 21, Plan 2609 HW, located north of 62 Avenue NW and west of 109a Street NW; <b>PARKALLEN</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

10.	LDA24-0203 510557756-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 48, Plan 4549 AQ, located south of 95 Avenue NW and east of 152 Street NW; <b>SHERWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
11.	LDA24-0204 509326902-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 32, Block 8, Plan 4014 HW, located south of 88 Avenue NW and west of 76 Street NW; <b>IDYLWYLDE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
12.	LDA24-0206 513364031-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot J, Block 17A, Plan 8370 ET, located south of 81 Avenue NW and west of 89 Street NW; <b>KING EDWARD PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
13.	LDA24-0208 513345146-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 20, Block 18, Plan RN64, located north of 120 Avenue NW and east of 127 Street NW; <b>PRINCE CHARLES</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:25 a.m.	



Subdivision Authority

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

June 20, 2024

File No. LDA24-0109

Invistec Consulting Ltd.  
1700, 10130 - 103 Street NW  
Edmonton, AB T5J 3N9

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create 62 residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Public Utility Lot from Lot 1, Block 1, Plan 162 2688, located east of Meridian Street and south of 161 Avenue NE; **QUARRY RIDGE**

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**I The Subdivision by Plan is APPROVED on June 20, 2024, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 1.551 ha lot pursuant to Section 664(1.1)(b) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.405 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner register an Access Easement for legal roadway access to the future remnant parcel within Lot 1, Block 1 Plan 162 2688 north of the future ER, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the owner register an easement in favour of EPCOR Drainage to facilitate connection of the public storm sewer system to the downstream private infrastructure on the Quarry Golf Course lands;
7. that the approved subdivisions LDA24-0103 be registered prior to or concurrent with this application to facilitate logical roadway and utility connections;
8. that Charter Bylaw 20846 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

9. that the owner dedicate additional Environmental Reserve to accommodate the 3 m Top of Bank pathway, if deemed necessary through the engineering drawing review and approval process, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Hoggan Engineering & Testing geotechnical report (File No. 6909-2), as shown on the "Conditions of Approval" map, Enclosure I;
12. 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(s)/Street, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;

9. that the owner construct the first two east lanes of Meridian Street NW to an arterial roadway standard, from 161 Avenue NW to 167 Avenue NW, intersections including the 167 Avenue NW and Meridian Street NW intersection, channelization, accesses, 3 m shared use path on the east side, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for the installation of traffic signals that may include additional infrastructure modifications to support the installation at the intersection of Meridian Street NW and 167 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner construct a 3 m hard-surface shared use path, within the walkways, including "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard-surface shared use path including lighting and bollards, within the Storm Water Management Facility (SWMF) and the Municipal Reserve, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, and bollards, along the south ravine top of bank and east subdivision boundary top of bank, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner is responsible to provide naturalized landscaping within the environmental reserve (ER) lot to the satisfaction of Subdivision and Development Coordination. Ecological considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact [ecologyecircs@edmonton.ca](mailto:ecologyecircs@edmonton.ca) for more information);
16. that the owner construct a temporary pedestrian connection between the SWMF and the south terminus of the top-of-bank trail, as shown on the Conditions of Approval map, Enclosure I;
17. that the owner constructs offsite sanitary and storm sewers to service the proposed subdivision, to the satisfaction of Subdivision and Development Coordination;
18. that the owner construct all fences wholly on privately-owned land and within the Municipal Reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Block 1, Plan 1622688 was previously addressed with LDA15-0294 by registering a Deferred Reserve Caveat (DRC 162 193 060) on title. The DRC will be reduced with this subdivision to account for Municipal Reserve and Environmental Reserve dedication. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/tv/Posse #434650293-001

Enclosures

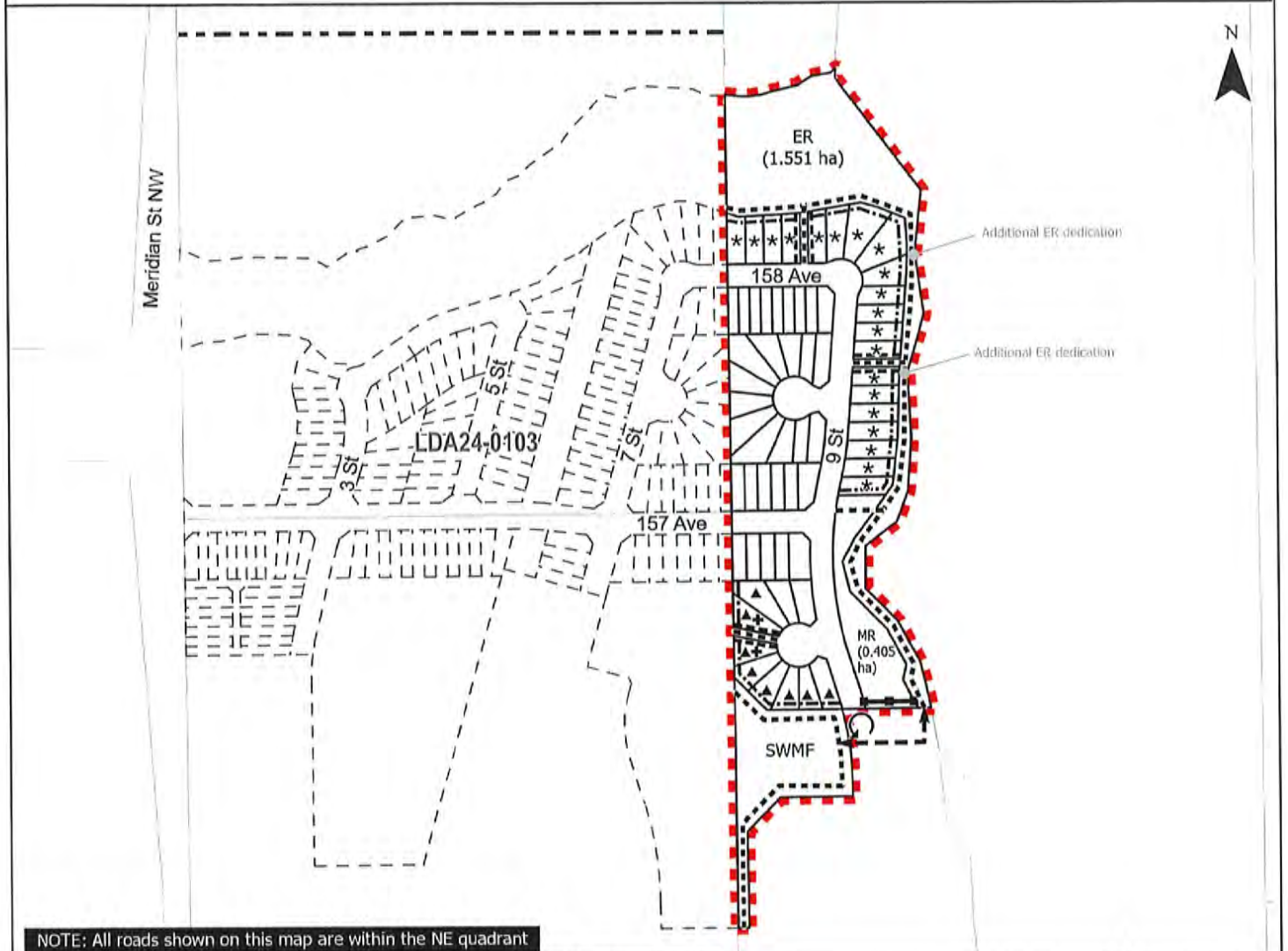


SUBDIVISION CONDITIONS OF APPROVAL MAP

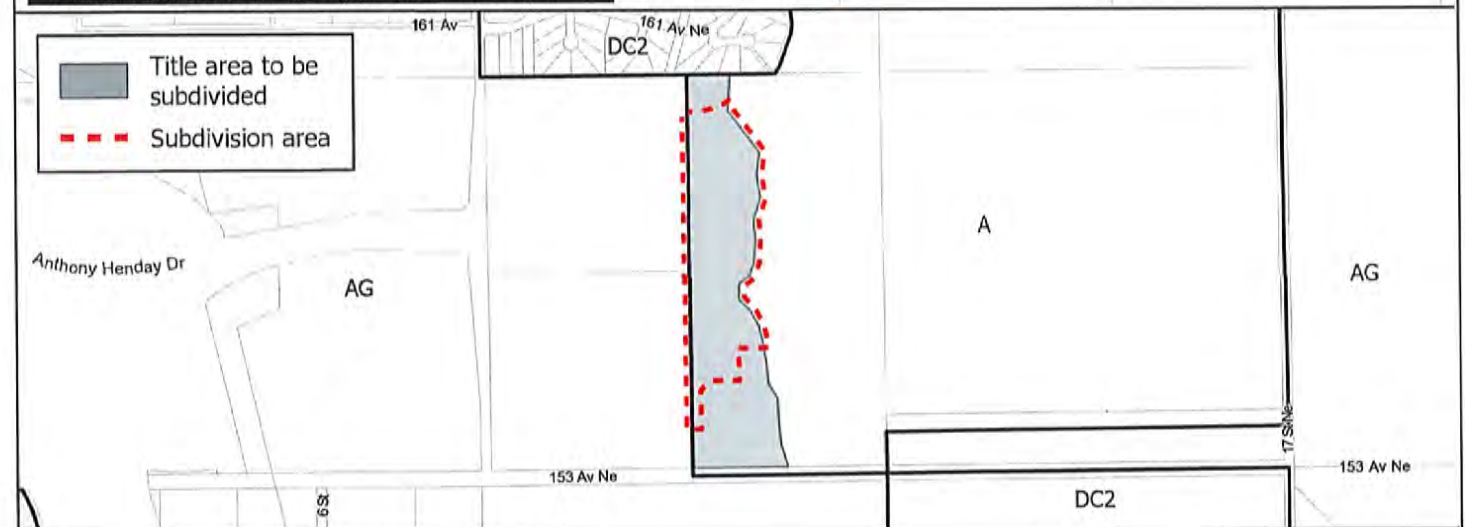
June 20, 2024

LDA24-0109

- Limit of Proposed Subdivision
- Construct 1.2m Uniform Fence
- Construct 1.8m Screen Fence as per Zoning Bylaw
- ▬ Post and Rail Fence
- ⋯ Construct 3m Shared Use Path
- ↔ Construct Temporary Pedestrian Connection
- - Register Access Easement
- + Restrictive Covenant re: Disturbed soil
- ▲ Restrictive Covenant re: Freeboard
- \* Restrictive Covenant re: Top of Bank
- ↻ Construct 12m Temporary Turnaround

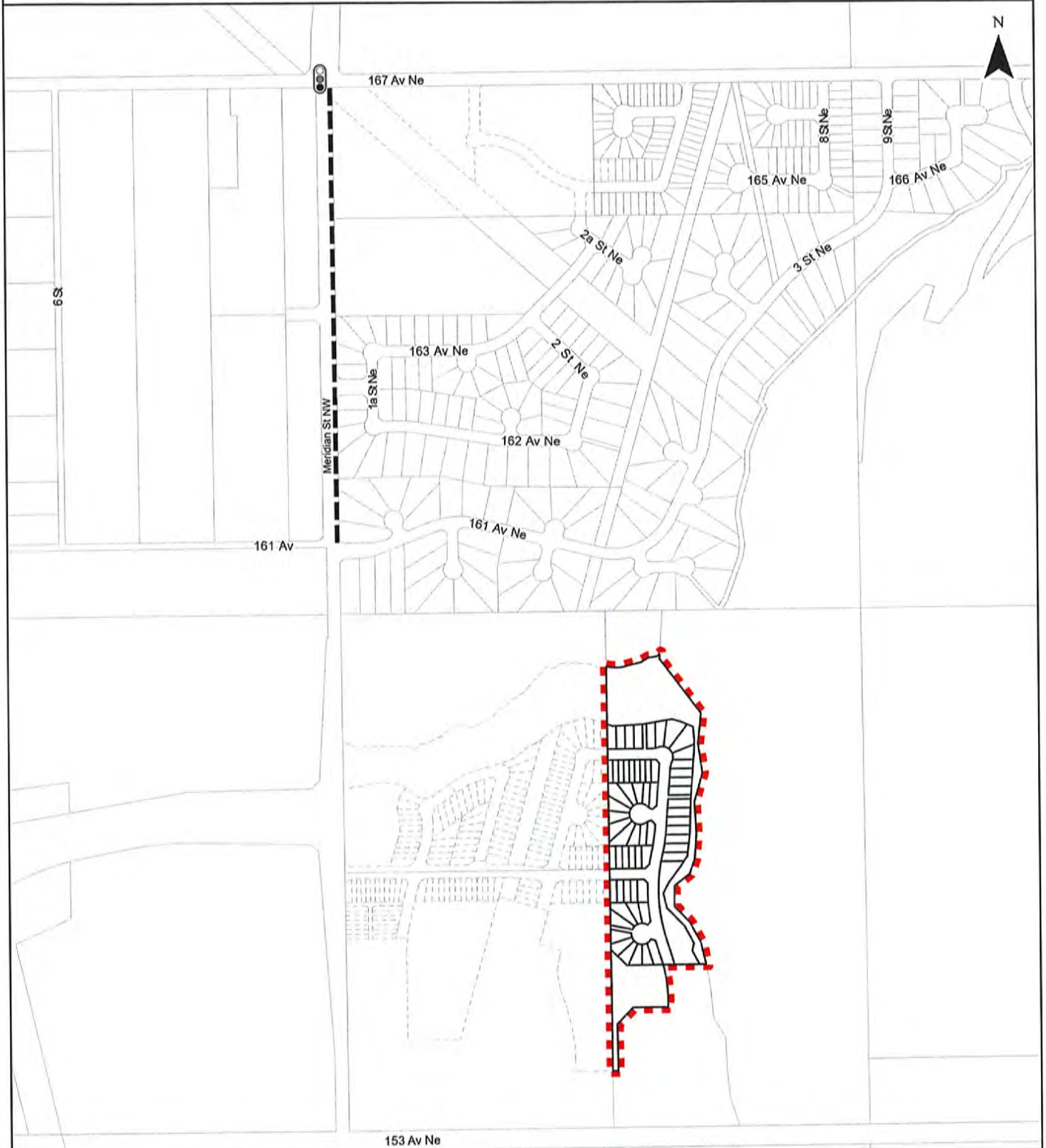


NOTE: All roads shown on this map are within the NE quadrant





- ■ ■ Limit of Proposed Subdivision
- Construct First Two Lanes of Meridian Street to an Arterial Standard Including 3m Shared Use Path Along the East Side
- 🚦 Pay for Traffic Signal Installation





Subdivision Authority

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

June 20, 2024

File No. LDA24-0128

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 111 residential lots from Lot 2, Block 1, Plan 182 2720 located south of Edgemont Boulevard and east of Winterburn Road NW; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on June 20, 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 modify the property lines to slightly realign the walkway to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate road right-of-way for portions of Edgemont Drive NW and Eaton Wynd that were constructed to support development of LA18-0552 to the east, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA19-0444 be registered prior to or concurrent with this application, to provide the logical roadway extension;
7. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 215 Street, 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 (1) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct a temporary emergency access, to an approved cross-section based on Section 3.6.11 of Complete Streets Design and Construction Standards, as conceptually shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1 m berm centred on the property line, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2000), and a 1.8 m noise attenuation fence wholly within private property lines, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205) for all lots backing onto 215 Street NW to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that at the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway;



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 road rights of way, and the walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 2, Block 1, Plan 1822720 were previously addressed with LDA18-0555 by registering a 0.379 ha Deferred Reserve Caveat (DRC). The DRC will carry forward on title.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/mc/Posse #502325777-001

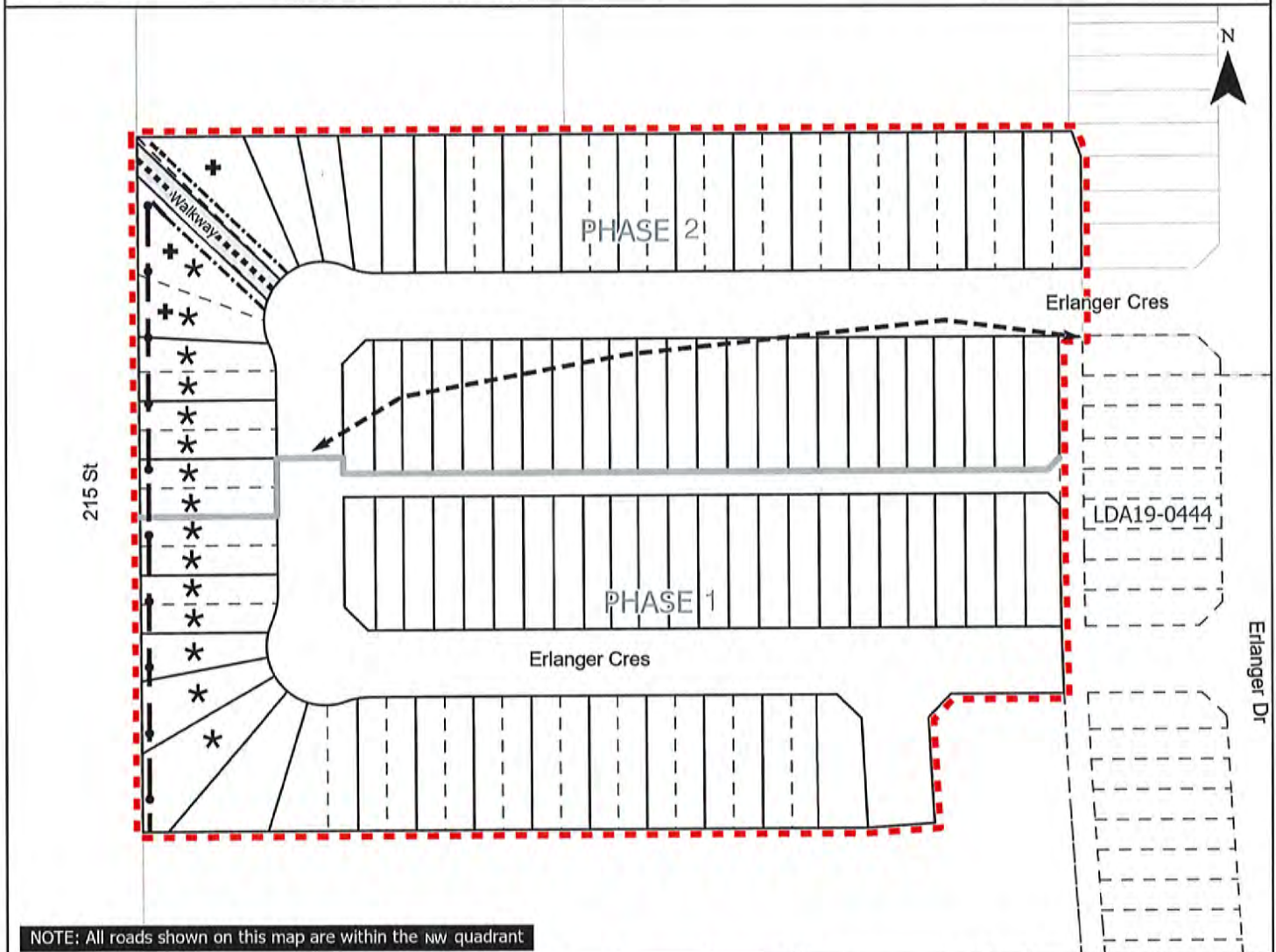
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

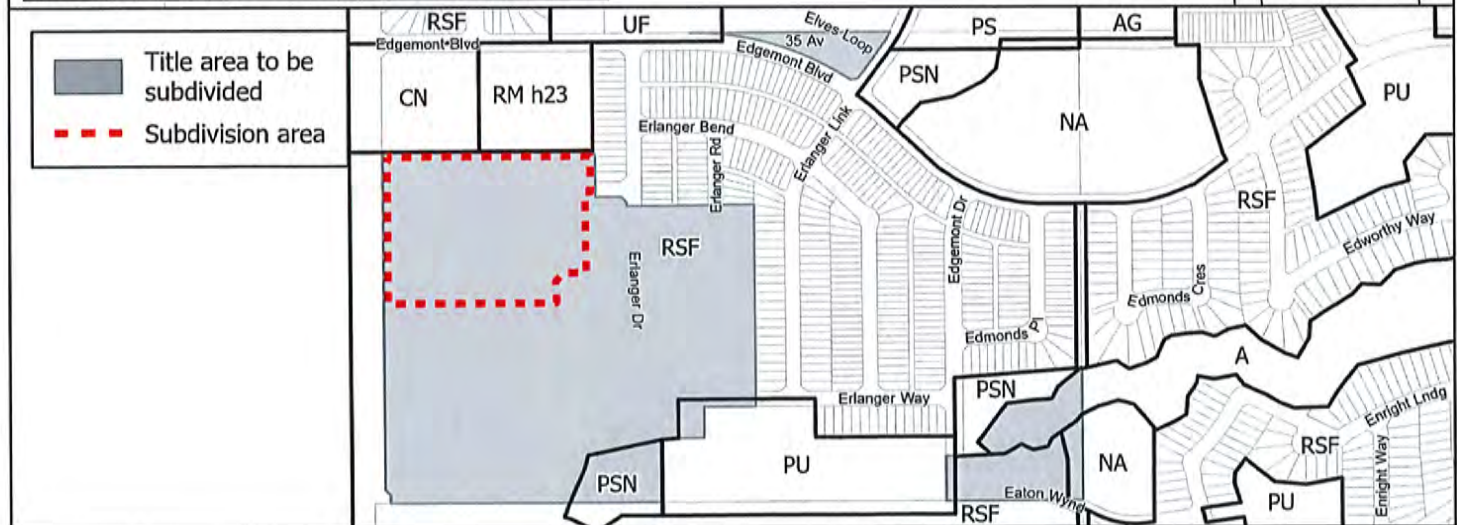
June 20, 2024

LDA24-0128

- +--- Limit of Proposed Subdivision
- Phasing Line
- 1.8 m uniform screen fence as per Zoning Bylaw
- Berm and noise attenuation fence
- ..... 1.8 m concrete sidewalk
- >--- Temporary 4 m emergency access
- \* Restrictive Covenant re: Berm and Fence
- + Restrictive Covenant re: Disturbed soil
- >--- Realign the Walkway

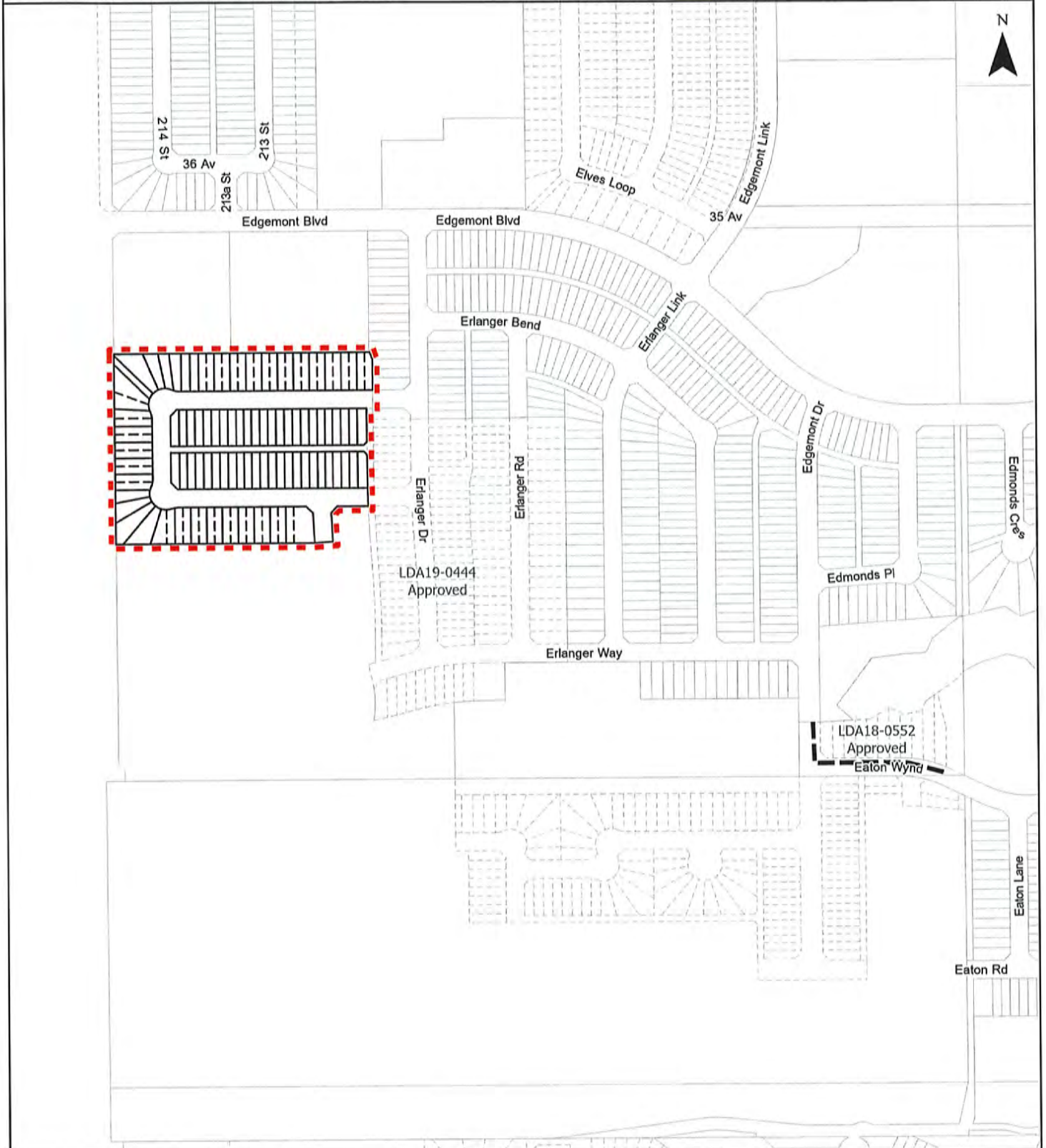


NOTE: All roads shown on this map are within the NW quadrant.





- - - Limit of Proposed Subdivision
- — Dedicate as road right of way







Subdivision Authority

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

June 20, 2024

File No. LDA24-0164

Davis Consulting Group  
197 Wisteria Lane  
Fort Saskatchewan, AB T8L 0H1

ATTENTION: Chris Davis

RE: Tentative plan of subdivision to create 47 residential lots, and one (1) Municipal Reserve lot from Lot 200, Block A, Plan 2322155, located south of Maskekosiik Trail and west of 215 Street NW;  
**STILLWATER**

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**I The Subdivision by Plan is APPROVED on June 20, 2024, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 3.739 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner 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 approved subdivisions LDA22-0555 be registered prior to or concurrent with this application;
5. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc., against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register Temporary Public Access Easements for the 6 m temporary roadway connection to Stillwater Boulevard and the 3 m shared use path within the future SWMF PUL; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct the collector roadway (210 Street NW) to an approved Complete Streets design and cross-section, including a 3 m shared use path, as shown on the "Conditions of Approval" map, Enclosures I;
10. that the owner provides cash in lieu for the construction of the north-south 3m shared use path including lighting and bollards within the Municipal Reserve lot, and a zebra-marked crosswalk with pedestrian signage at the shared use path crossing on 19 Avenue NW, in accordance with the Stillwater School Fit Study, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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;
12. that the owner remove the existing temporary barricades and signage on Sunwapta Way NW, to allow Fire Rescue Services (FRS) vehicles access to the temporary emergency access, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct appropriate traffic calming measures at the shared use path crossing on the 210 Street NW collector roadway, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on Enclosure I;

14. that the owner construct a 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF) adjacent to the collector roadway, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m shared use path with bollards and lighting within the walkway; with a connection(s) to the adjacent shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the engineering drawings include a wildlife crossing on 210 Street NW in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve (MR) lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within the Reserve lot, 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.

Municipal Reserve for Lot 200, Block A, Plan 232 2155 was addressed by a DRC with LDA22-0555. The DRC will be reduced for the dedication of the west portion of the school site with this subdivision and the future arterial roadway dedication through LDA22-0555 (Stage 6B). The DRC will carry forward on the title.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/mc/Posse #489854081-001

Enclosure

File No. LDA24-0164

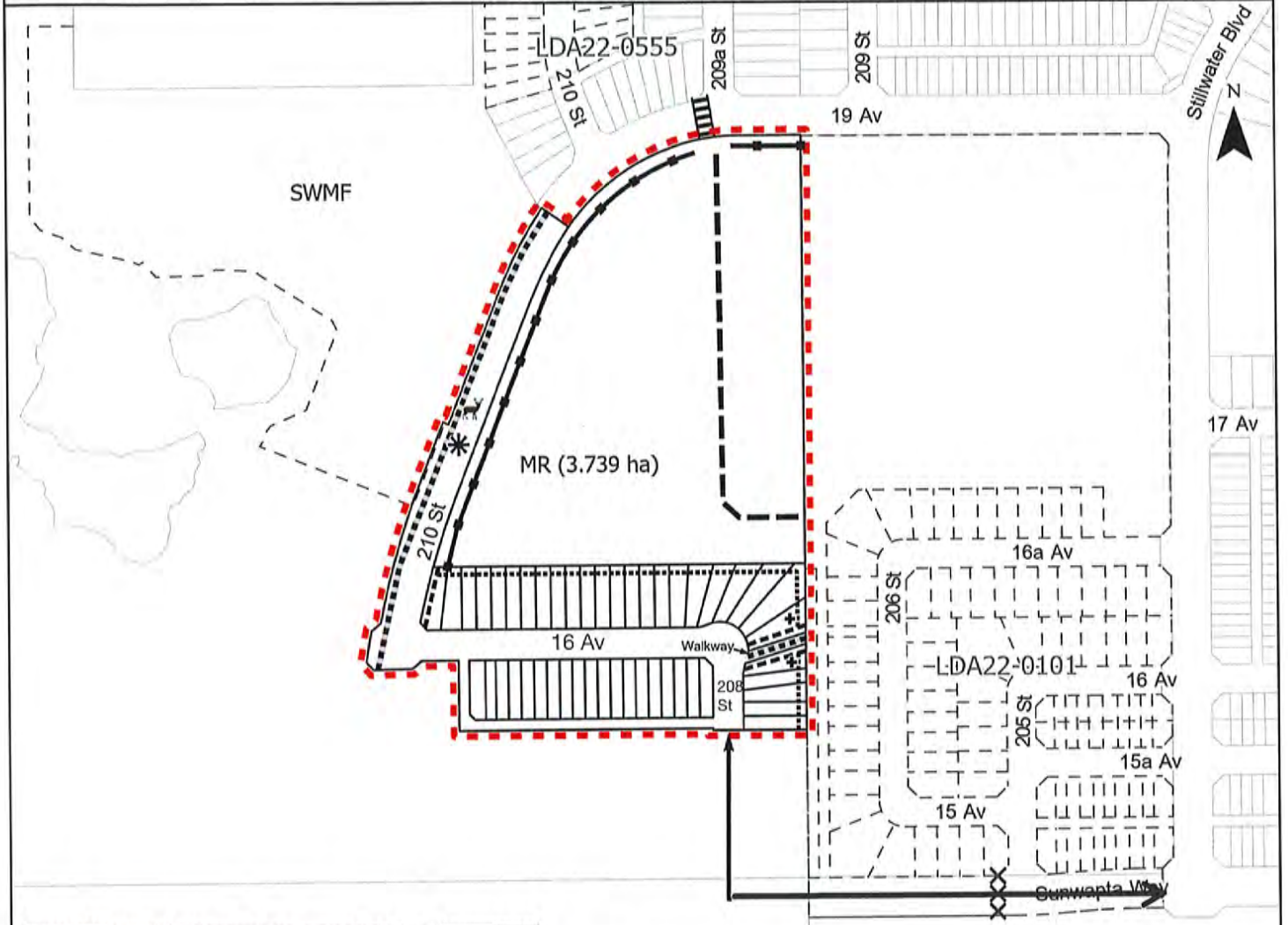


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 20, 2024

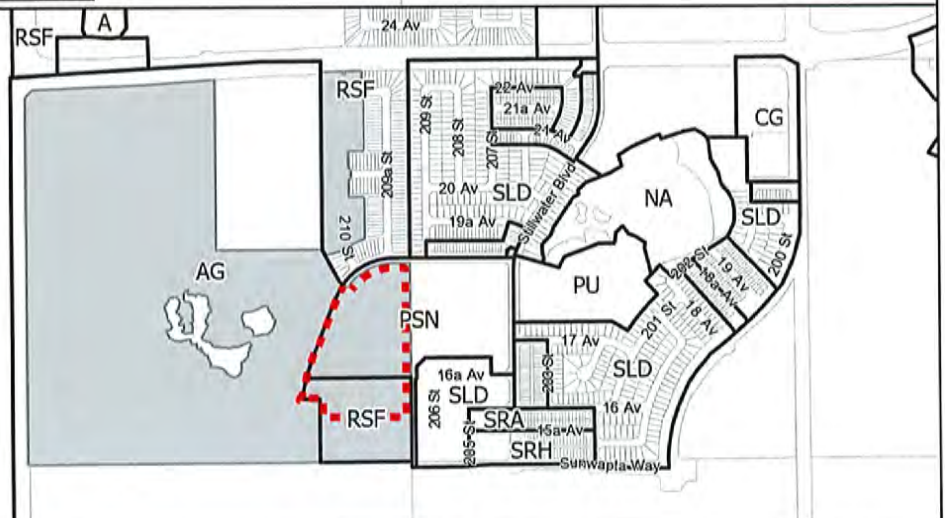
LDA24-0164

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>■ ■ ■ Limit of Proposed Subdivision</li> <li>..... 1.8m Uniform Fence</li> <li>----- 1.8m Uniform Screen Fence as per Zoning Bylaw</li> <li>—+— Post and Rail Fence</li> </ul> | <ul style="list-style-type: none"> <li>..... 3m Shared Use Path</li> <li>—+— Pay Cash in Lieu for 3m Shared Use Path</li> <li>← 6m Temporary Roadway</li> <li>+ Restrictive Covenant re: Disturbed soil</li> </ul> | <ul style="list-style-type: none"> <li>     Pay Cash in Lieu for Zebra Marked Crosswalk</li> <li>XX Remove Existing Temporary Barricades and Signage</li> <li>* Construct Traffic Calming Measures</li> <li>🐾 Wildlife Crossing</li> </ul> |
|---|--|--|



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

- |  |                             |
|--|-----------------------------|
|  | Title area to be subdivided |
|  | Subdivision area            |





Subdivision Authority

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

June 20, 2024

File No. LDA24-0147

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

ATTENTION: Chen Zheng

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 21A, Block 4, Plan 012 4010, located north of 69 Avenue NW and east of 95 Street NW; **HAZELDEAN**

---

**The Subdivision by Plan is APPROVED on June 20, 2024, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/mc/Posse #505351541-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- The existing sign that encroaches into the 69 Avenue NW road right of way must be removed, or the owner must enter into an Encroachment Agreement with the City of Edmonton. Please contact [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information (adequate sightlines must be maintained at the corner of 95 Street and 69 Avenue. It ensures clear sightlines distances as per the City's Complete Streets Design and Construction Standards and facilitates the safe movement of all road users).

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 47.5 m east of the east property line of the 95 Street NW lot line off the lane and 30.4 m east of the east property line of the 95 Street NW lot line off the lane. The existing storm service exists on 95 Street NW at 0.3m south of the north property line of existing Lot 21A. 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).

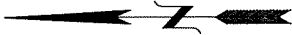
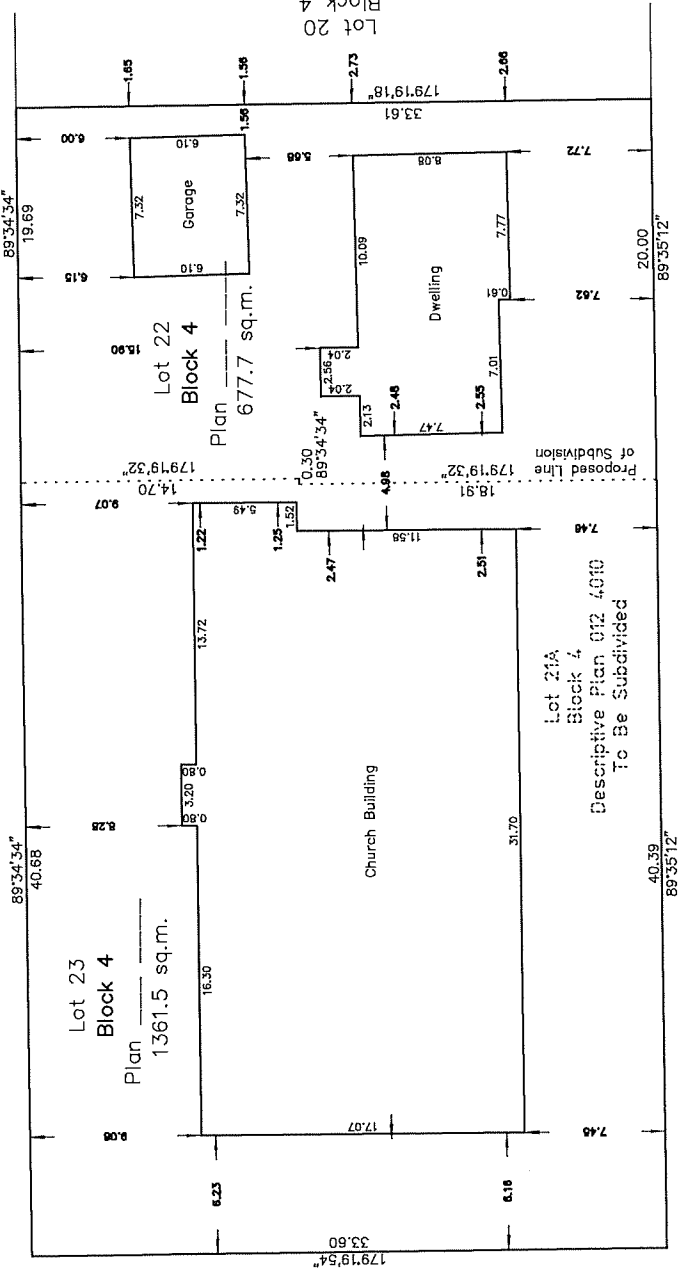
# TENTATIVE PLAN - Rev2

**LEGAL DESCRIPTION:** Lot 21A  
Block 4  
Descriptive Plan 012 4010

**MUNICIPAL ADDRESS:** 9336 69 Avenue N.W.  
Edmonton, Alberta

Lot 23  
Block 4  
Plan  
1361.5 sq.m.

Lane



© Copyright Arc Surveys Ltd. 2024  
**Arc Surveys Ltd.**  
 Ph: 780-800-1260 info@arcsurveys.ca  
 www.edmonton.arcsurveys.ca

File No.: 240639 Scale: 1:250 Drawn: CZ Date: April 8th, 2024

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



Subdivision Authority

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

June 20, 2024

File No. LDA24-0169

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 425, Block 8, Plan 7540 AH, located north of 108 Avenue NW and west of 108 Street NW; **CENTRAL MCDUGALL**

---

**The Subdivision by Plan is APPROVED on June 20, 2024, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/tn/Posse #508152392-001

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.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1.0 m from the closet edge of the power pole to the closest edge of the proposed driveway.

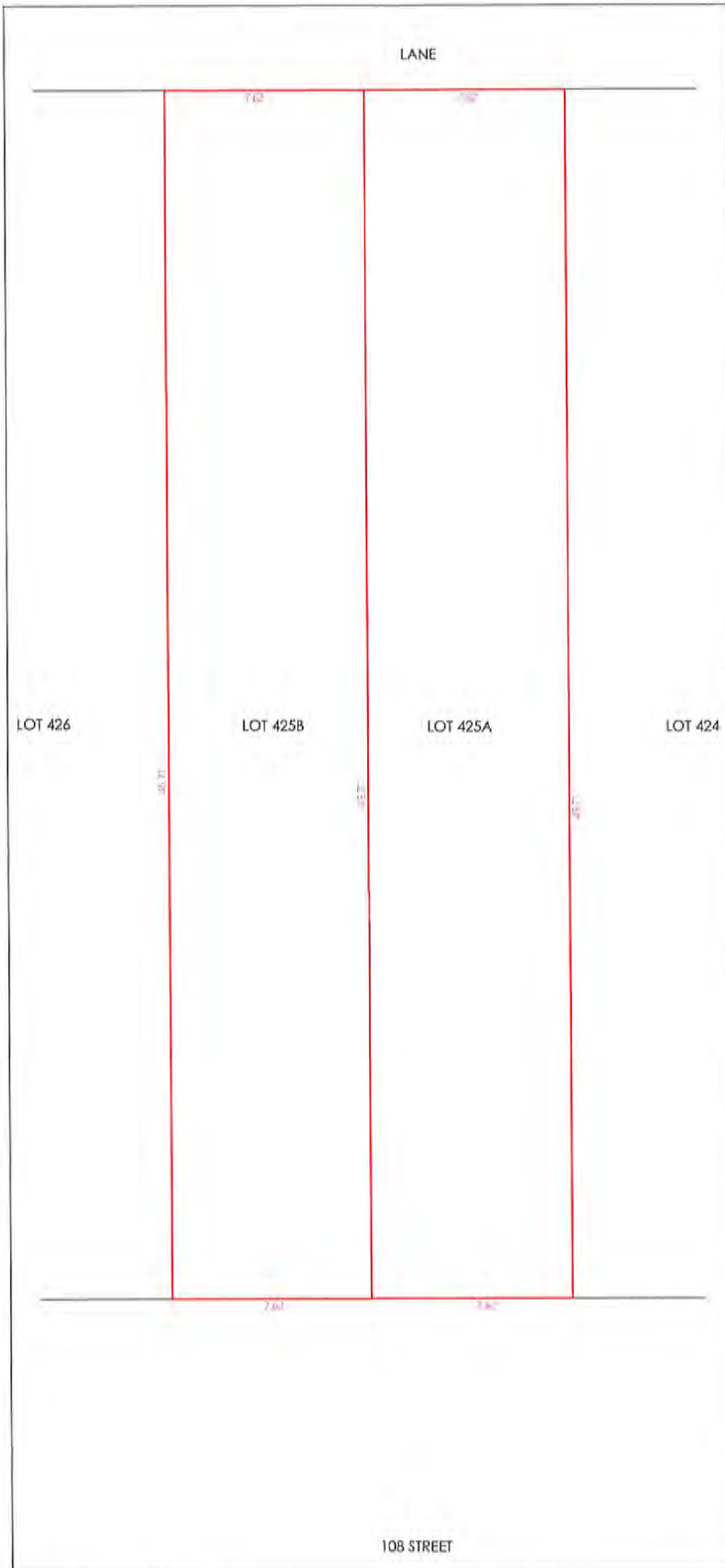
Building / Site

- 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 off of the lane approximately 0.32 m south of the north property line of Lot 425. 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).





**Legal Description:** LOT: 425 BLOCK: 8 PLAN: 7540AH  
CENTRAL McDOUGALL

**Municipal Address:** 10818 108 STREET NW, EDMONTON, AB

**Owner (s) / Builder:** LANDRIDGE HOMES

TENTATIVE PLAN

Zone: RS      Scale 1:200      Job # SA24-1650



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



Subdivision Authority

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

June 20, 2024

File No. LDA24-0171

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 31, Block 1, Plan 1275 HW, located south of 76 Avenue NW and west of 116 Street NW; **BELGRAVIA**

---

**The Subdivision by Plan is APPROVED on June 20, 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](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.

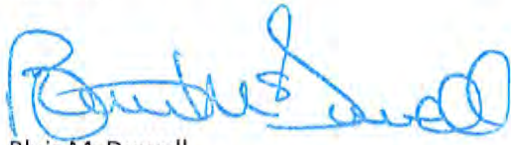
Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/tn/Posse #508160349-001

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.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1.0 m from the closet edge of the power pole to the closest edge of the proposed driveway.

Building / Site

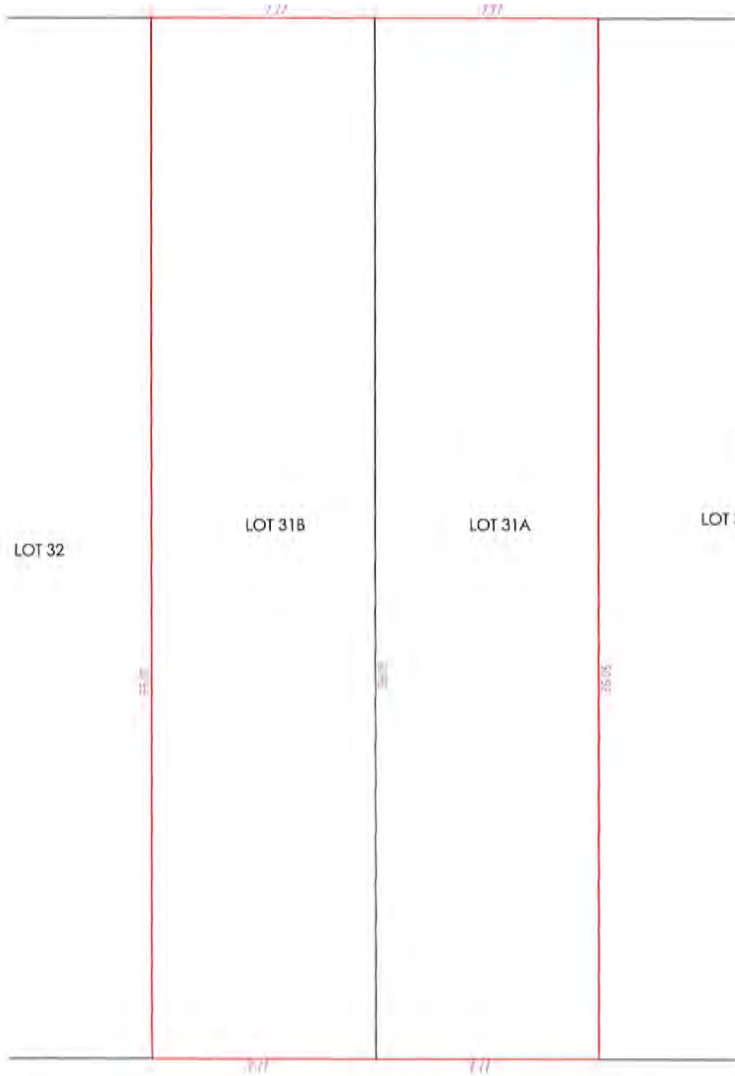
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 off of the lane approximately 6.3 m east of the west property line of Lot 31. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.



LANE



LOT 32

LOT 31B

LOT 31A

LOT 30

76 AVENUE

**Legal Description:** LOT: 31 BLOCK: 1 PLAN: 1275 HW  
BELGRAVIA

**Municipal Address:** 11611 76 AVENUE NW, EDMONTON, AB (TO BE DETERMINED)

**Owner (s) / Builder:** LANDRIDGE HOMES

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SA24-1651



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





Subdivision Authority

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

June 20, 2024

File No. LDA24-0187

Marker Geomatics Inc.  
11721 170 Street NW  
Edmonton AB T5M 3W7

ATTENTION: Cody Moser

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 54, Plan 4439 HW, located north of 109A Avenue NW and east of 122 Street NW;  
**WESTMOUNT**

---

**The Subdivision by Plan is APPROVED on June 20, 2024, subject to the following conditions:**

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

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. 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 and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.



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

Regards,



Blair McDowell  
Subdivision Authority

BM/tn/Posse #509592405-001

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

- That the owner discharge the existing encroachment agreement (Instrument 962 061 828). A request to discharge the encroachment agreement must be submitted to the City of Edmonton Law Branch. The applicant can contact the Law Branch at [legalserviceinquiries.ca](mailto:legalserviceinquiries.ca)
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 6.9 m north of the south property line of Lot 10 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole and guy wire that may interfere with access to the proposed Lot 10A. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed

driveway. Contact EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto:ces@epcor.com) or 780-412-3128).

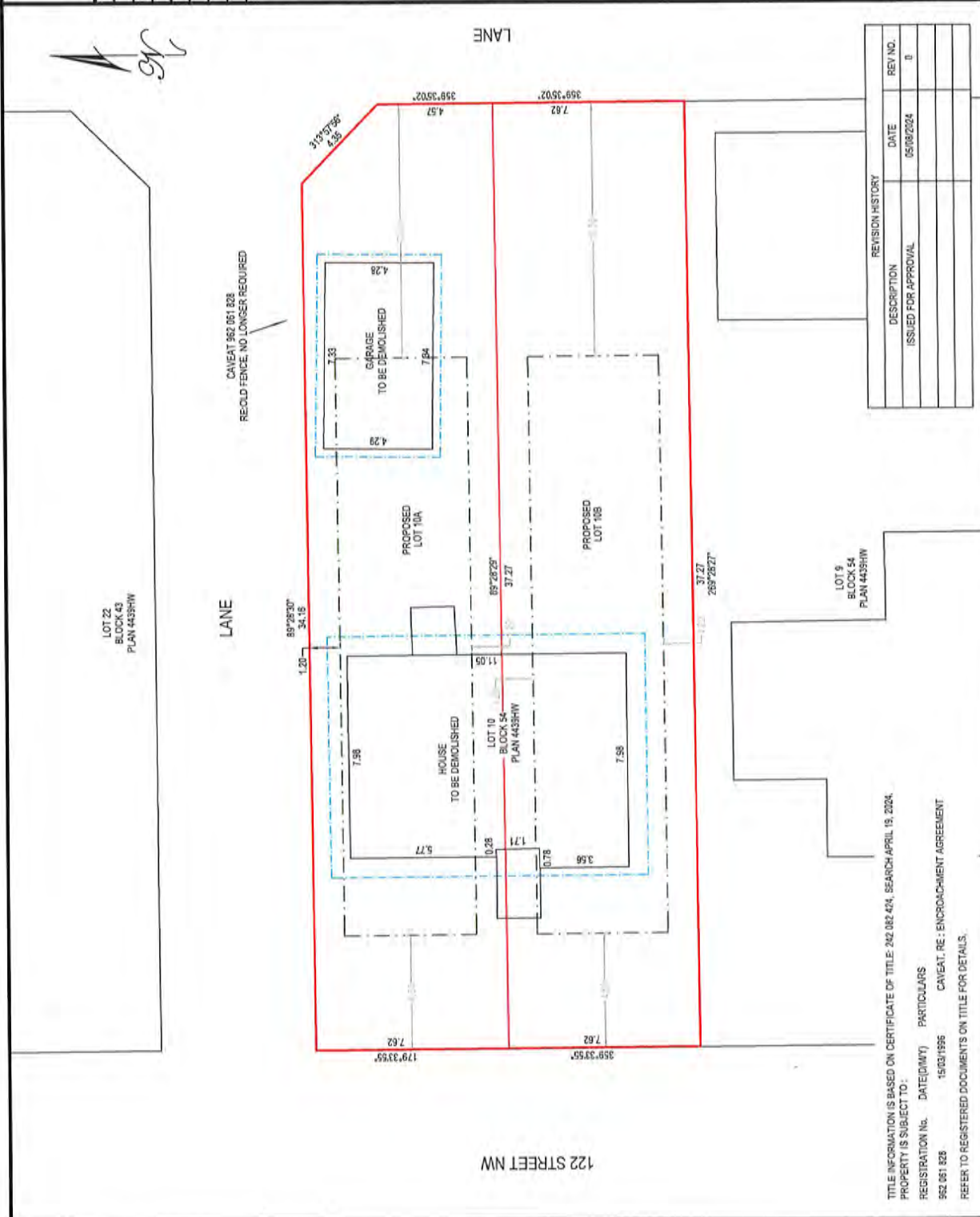
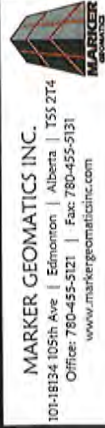
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings.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

ALBERTA LAND SURVEYORS  
TENTATIVE PLAN

SCALE: 1 TO 150  
 LOT: 10 BLOCK: 54 PLAN: 4435HW  
 MUNICIPAL ADDRESS: 10993 122 STREET, NW EDMONTON  
 NEIGHBOURHOOD: WESTMOUNT, ZONE: SMALL SCALE RESIDENTIAL (RS)  
 PREPARED FOR: ASHRAF MONIR KAMEL SHUAIBY  
 TITLE NO: 242 082 424  
 PROJECT NO: 24078  
 DRAWING NO: 24078-TEN-042504

LEGEND  
 AREA AFFECTED BY THIS PLAN SHOWN THUS   
 AND CONTAINS 0.058%   
 PRINCIPAL HOUSE SET BACK LINES SHOWN THUS 

NOTES  
 Dimensions are shown in meters and decimals thereof.  
 All distances along curved boundaries are arc lengths.  
 Refer to registered documents on file for details.  
 Builder/Owner is liable for any errors on this plan should construction begin  
 before approval by the approval by the local approving authority.



REVISION HISTORY	DESCRIPTION	DATE	REV NO.
ISSUED FOR APPROVAL		05/08/2024	0

TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE: 242 082 424, SEARCH APRIL 15, 2024.  
 PROPERTY IS SUBJECT TO:  
 REGISTRATION No. DATE(D/M/Y) PARTICULARS  
 562 061 828 15/03/1996 CAVEAT, RE: ENCROACHMENT AGREEMENT  
 REFER TO REGISTERED DOCUMENTS ON FILE FOR DETAILS.



Subdivision Authority

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

June 20, 2024

File No. LDA24-0192

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 30, Block 2, Plan 2947 HW, located north of 93 Avenue NW and east of 86 Street NW; **STRATHEARN**

---

**The Subdivision by Plan is APPROVED on June 20, 2024, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed south lot;
2. 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);
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/tn/Posse #509324122-001

Enclosures



Please be advised of the following:

#### Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- The Strathearn neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal sometime between 2024-2025. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.
- There are existing concrete stairs that encroach onto the 86 Street road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.

#### Building / Site

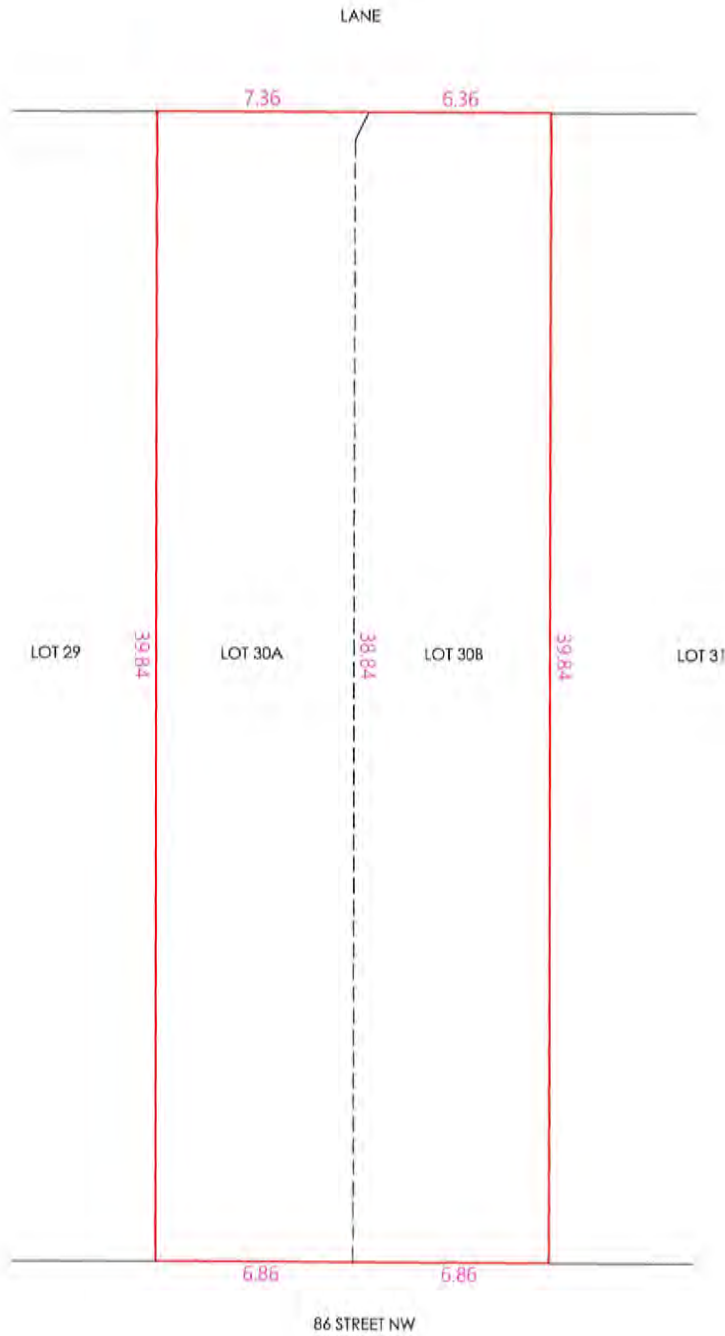
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).



- The existing services (water and sanitary) enter the proposed subdivision approximately 6.72 m south of the north property line of Lot 30 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.



REV01 - LOT LINE DEFLECTION DUE TO UTILITY AT REAR LANE

**Legal Description:** LOT: 30 BLOCK: 2 PLAN: 2947HW  
STRATHEARN

**Municipal Address:** 9311 86 STREET NW, EDMONTON, AB (TO BE DETERMINED)

**Owner (s) / Builder:** LANDRIDGE HOMES LTD.

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SA24-1645

 **Satt Associates Inc.**  
Always Striving For Excellence

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



Subdivision Authority

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

June 20, 2024

File No. LDA24-0196

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

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 26, Block 21, Plan 2609 HW, located north of 62 Avenue NW and west of 109a Street NW;  
**PARKALLEN**

---

**The Subdivision by Plan is APPROVED on June 20, 2024, subject to the following conditions:**

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

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. 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 and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/tn/Posse #507577916-001

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 6.94 m west of the east property line of Lot 26 off 62 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.
- 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](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").





LANE

LOT 27

LOT 26B

LOT 26A

LOT 25

62 AVENUE NW

**Legal Description:** LOT: 26 BLOCK: 21 PLAN: 2609HW  
PARK ALLEN

**Municipal Address:** 10946 62 AVENUE NW, EDMONTON, AB (TO BE DETERMINED)

**Owner (s) / Builder:** 2587631 AB LTD.

Zone: RS

Scale 1:200

Job # SA24-1637

TENTATIVE PLAN

 **Satt Associates Inc.**  
*Always Striving For Excellence*

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



Subdivision Authority

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

June 20, 2024

File No. LDA24-0203

LN Land Development Technologies Inc.  
100 - 18520 Stony Plain Road NW  
Edmonton, AB T5S 1A8

ATTENTION: Geoff Scott

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 48, Plan 4549 AQ, located south of 95 Avenue NW and east of 152 Street NW; **SHERWOOD**

---

**The Subdivision by Plan is APPROVED on June 20, 2024, subject to the following conditions:**

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

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. 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 and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/tn/Posse #510557756-001

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.

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.







Subdivision Authority

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

June 20, 2024

File No. LDA24-0204

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 32, Block 8, Plan 4014 HW, located south of 88 Avenue NW and west of 76 Street NW; **IDYLWYLDE**

---

**The Subdivision by Plan is APPROVED on June 20, 2024, subject to the following conditions:**

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

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

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

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/tn/Posse #509326902-001

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

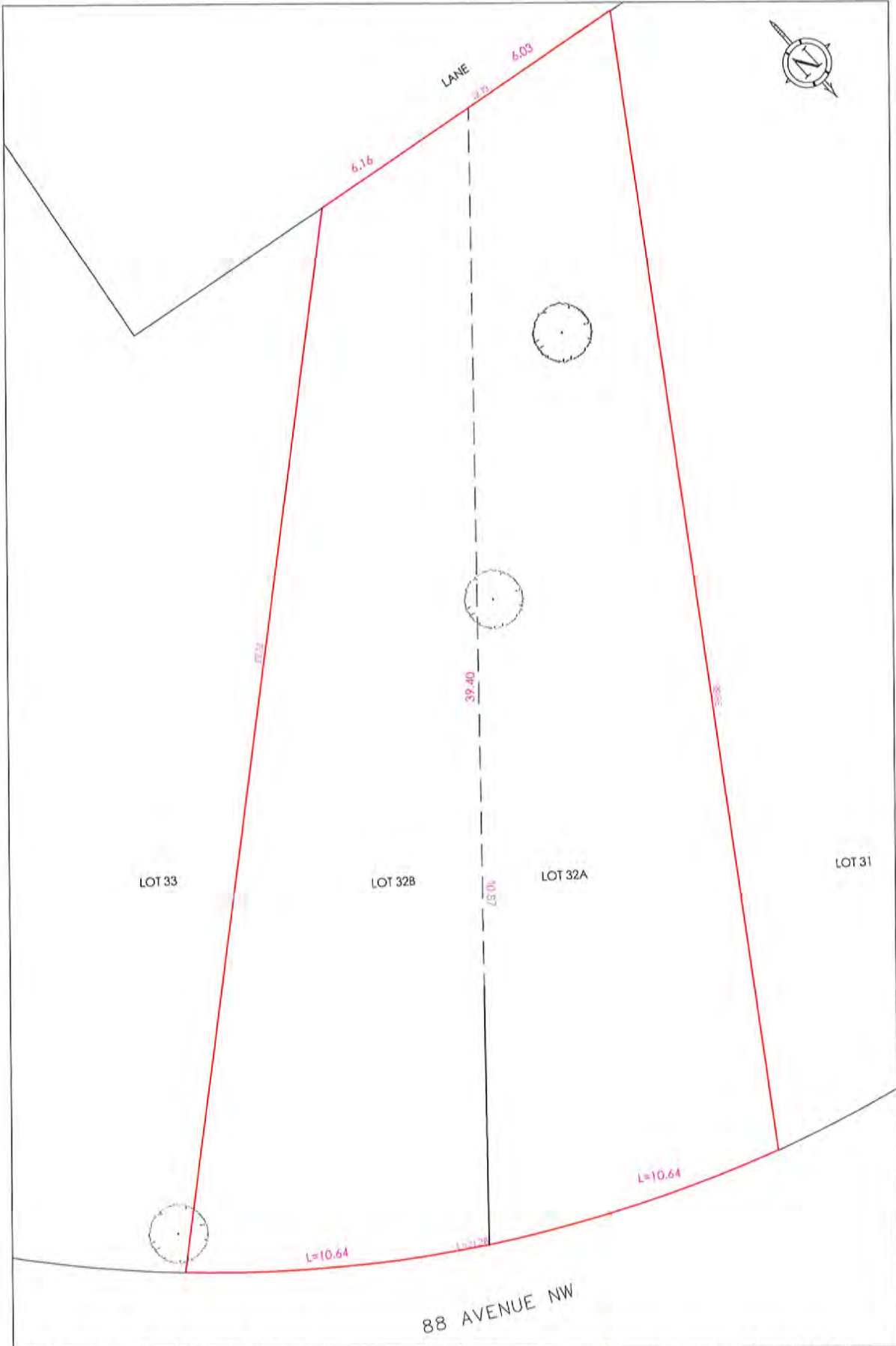
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

#### 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) are adjacent to Lot 32 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole that may interfere with access to the proposed Lot 32B. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com or 780-412-3128).



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



**Legal Description:** LOT: 32 BLOCK: B PLAN: 4014 HW IDYLWYLDE

Zone: RS

Scale 1:150

Job # SA24-1599

**Municipal Address:** 7607 88 AVENUE NW, EDMONTON, AB  
**Owner (s) / Builder:** LANDRIDGE HOMES



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

T-PLAN



Subdivision Authority

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

June 20, 2024

File No. LDA24-0206

Joshua Vani  
8911 - 81 Avenue NW  
Edmonton, AB T6C 0W7

ATTENTION: Joshua Vani

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot J, Block 17A, Plan 8370 ET, located south of 81 Avenue NW and west of 89 Street NW; **KING EDWARD PARK**

---

**The Subdivision by Plan is APPROVED on June 20, 2024, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca)); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/tn/Posse #513364031-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

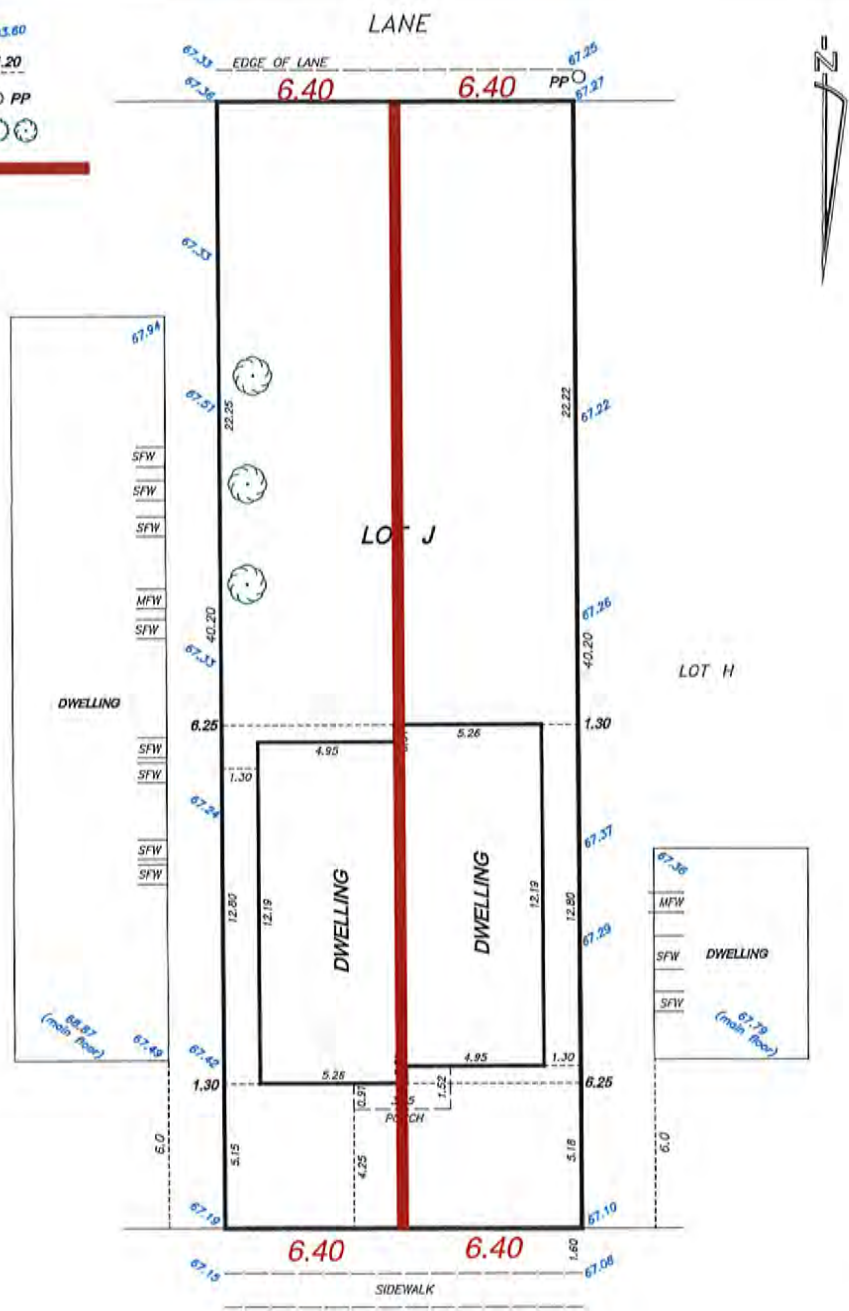
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

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



- LEGEND:**
- EXISTING ELEVATIONS 83.60
  - STAKEOUT SETBACKS 1.20
  - POWER POLE ○ PP
  - EXISTING TREES (tree symbols)
  - TENTATIVE SUBDIVISION (red line)



RF3 ZONING  
 DWELLING AREA = 124.7 sq.m  
 SITE COVERAGE = 24.2%  
 GARAGE AREA = N/A  
 GARAGE SITE COVERAGE = N/A  
 TOTAL BUILDING AREA = 124.7 sq.m  
 TOTAL SITE COVERAGE = 24.2%

81st AVENUE N.W.  
 FRONT

No.	DRAFTED BY	DATE	DESCRIPTION
3	DS	2022-10-31	Corrected dwelling dimensions
2	DS	2022-09-12	Raised bottom of footing
1	DS	2022-08-29	Original drafting date

## TENTATIVE PLAN OF SUBDIVISION

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



**NOTE:** ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF  
 ALL ELEVATIONS REFERRED TO GEODETIC DATUM ASCM No. 285478 (ELEV. 663.240)  
 ELEVATIONS SHOWN REDUCED BY 600m

FINISHED FLOOR	68.18	TOP OF CONCRETE BASEMENT WALL	67.86
BOTTOM OF FOOTING	65.21	GARAGE FLOOR	N/A
FINISHED GRADE AT HOUSE FRONT	67.47	FOOTING SIZE	0.20
FINISHED GRADE AT HOUSE BACK	67.66	BOTTOM OF BASEMENT WINDOWS WELL AS REO'S SEWER INVERT LEVEL DETERMINED PRIOR TO EXCAVATION	

LOT: **J**      BLOCK: **17A**      PLAN: **8370 ET**

BUILDER/OWNER: **J. VANI**

ADDRESSES: **8911, 8913 81 AVE NW**      SUB.: **KING EDWARD PARK**

CONTACT: **jdvani@ualberta.ca**      **EDMONTON**

FILE: **E23097**      LOT AREA: **514.7 sq.m**      SCALE: **1:200**      FIELD BY: **M.G.**      CHECKED BY: **P.S.**      2022-10-31

INFORMATION TO BE USED AS A GUIDELINE ONLY AND IS SUBJECT TO CHANGE.  
 FRONT SETBACK SUBJECT TO MATURE NEIGHBOURHOOD OVERLAY. MATURE NEIGHBOURHOOD  
 SIDEYARD REQUIREMENTS MUST BE CONFIRMED BY THE CITY OF EDMONTON.  
 BUILDER/OWNER IS RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.  
 BUILDER/OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN  
 THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED  
 BY THE LOCAL APPROVING AUTHORITY.  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS  
 OR OMISSIONS REPRESENTED BY THIS PLAN.



Subdivision Authority

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

June 20, 2024

File No. LDA24-0208

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 20, Block 18, Plan RN64, located north of 120 Avenue NW and east of 127 Street NW; **PRINCE CHARLES**

---

**The Subdivision by Plan is APPROVED on June 20, 2024, pursuant to Section 654 of the Municipal Government Act and subject to the following condition:**

1. that the owner dedicate road right of way for a 6 m x 6 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure II; and.
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/kr/Posse #513345146-001

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").
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- 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 proposed lots both have existing services (water and sanitary). They enter the proposed lots off of the lane approximately 19.5 m west of the east property line of Lot 20 and approximately 9.4 m north of the south property line of Lot 20. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

**LOT 20, BLK.18, PLAN RN64 (LXIV)**

IN THE

**S.W.1/4 SEC.18, TWP.53, RGE.24, W.4 M.**

**EDMONTON, ALBERTA**

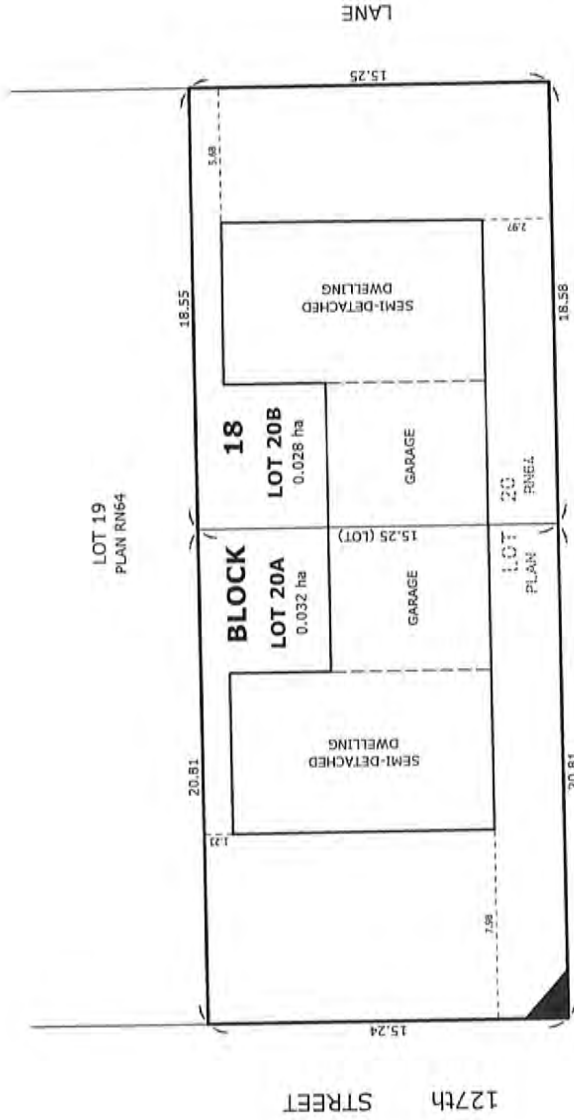
SCALE 1:200 0 2024 N.R. RONSKO, A.L.S.



## Legend



6 x 6 corner cut



### NOTES:

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



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CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	MAY 17, 2024	REVISED:	--
DRAWING	240473T	FILE NO.	240473