

Thursday, August 15, 2024

10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 33

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the August 15, 2024 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the August 08, 2024 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA23-0317 452586625-001	Tentative plan of subdivision to create 59 residential lots, one (1) Environmental Reserve lot, and one (1) Public Utility Lot from SE-24-53-26-4, located west of Winterburn Road NW and north of Hawk's Ridge Boulevard NW; <b>HAWKS RIDGE</b>
2.	LDA23-0015 458814822-001	REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial lots from Lot 4, Block 2, Plan 232 0807 located south of 144 Avenue NW and west of Manning Drive NW; <b>CLAREVIEW TOWN CENTRE</b>
3.	LDA23-0156 463815011-001	REVISION of conditionally approved tentative plan of subdivision to create 52 residential lots, two (2) Environmental Reserve lots (in four parts), one (1) non-credit Municipal Reserve lot, and three (3) Public Utility lots, from Lot F, Block 1, Plan 142 2586, and Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW, and west of 141 Street SW; <b>HAYS RIDGE</b>
4.	LDA24-0230 515126586-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 10, Block 15A, Plan 2109 HW, located south of 110a Avenue NW and east of 116 Street NW; <b>QUEEN MARY PARK</b>
5.	LDA24-0242 516760697-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 5, Block 27, Plan RN76, located north of 121 Avenue NW and east of 83 Street NW; <b>EASTWOOD</b>
6.	LDA24-0243 516762023-001	Tentative plan of subdivision to create one (1) additional residential lot, separate titles for a semi-detached dwelling on Lot 10, Block 10, Plan 4830 Q, located north of 128 Avenue NW and east of 88 Street NW; <b>KILLARNEY</b>

7.	LDA24-0250 518251724-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 11, Block 12, Plan 3642 AJ, located south of 113 Avenue NW and west of 61 Street NW; <b>HIGHLANDS</b>
8.	LDA24-0252 517964234-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 1, Block 6, Plan 5347 HW, located north of 122 Avenue NW and east of 41 Street NW; <b>BERGMAN</b>
9.	LDA24-0251 517966415-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 11, Block 8, Plan 4710 HW, located south of 121 Avenue NW and east of 41 Street NW; <b>BEACON HEIGHTS</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

August 15, 2024

File No. LDA23-0317

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 59 residential lots, one (1) Environmental Reserve lot, and one (1) Public Utility Lot from SE-24-53-26-4, located west of Winterburn Road NW and north of Hawk's Ridge Boulevard NW; **HAWKS RIDGE**

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**I The Subdivision by Plan is APPROVED on August 15, 2024, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 1.97 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate additional road right-of-way for the proposed roadway bend to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of detailed engineering drawings, as shown on Enclosure I;
5. 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 Thurber Engineering Ltd. geotechnical report (File No. 29664), as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
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 that Complete Streets design and cross-section details for roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner provides grading plans for 215 Street NW (Winterburn Road NW) with the submission of engineering drawings;
9. that the owner construct a 3 m shared use path in the ultimate alignment of 215 Street NW (Winterburn Road NW) from Trumpeter Way NW to the future greenway, including "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard-surface shared use path, within the west half of the existing 215 Street NW (Winterburn Road NW) road right of way adjacent to the site, including "Shared Use" signage, lighting, bollards, and landscaping, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area including "Shared Use" signage and landscaping, with a connection to the adjacent sidewalk along the north side of Peregrine Terrace NW, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m shared use path with bollards and lighting within the north/south walkway, with a connection to the Top of Bank shared use path, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct a 3 m concrete sidewalk with T bollards and lighting within the east/west emergency access walkway, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner remove the road structure of the existing private access road within the existing 215 Street NW road right of way, east of the subject site. The owner must reconstruct the private access within the east half of the existing road right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 1.8 m noise attenuation fence within residential property lines for all lots backing onto 215 Street NW (Winterburn Road NW), as shown on the "Conditions of Approval" map, Enclosure I;
18. 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
19. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Environmental Reserve lot, road rights of way, and walkways, 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 Pt. of SE ¼ 24-53-26-4 were previously addressed with LDA10-0343, LDA12-0312 and LDA14-0320, resulting in an over-dedication of 0.962 ha due to subsequent Environmental Reserve dedication. This will be credited towards LDA22-0508 (SW 19-53-25-W4M), and the remainder will reduce the existing DRC for Lot 2, Block 1, Plan 212 1635.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority














BM/tv/Posse #452586625-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

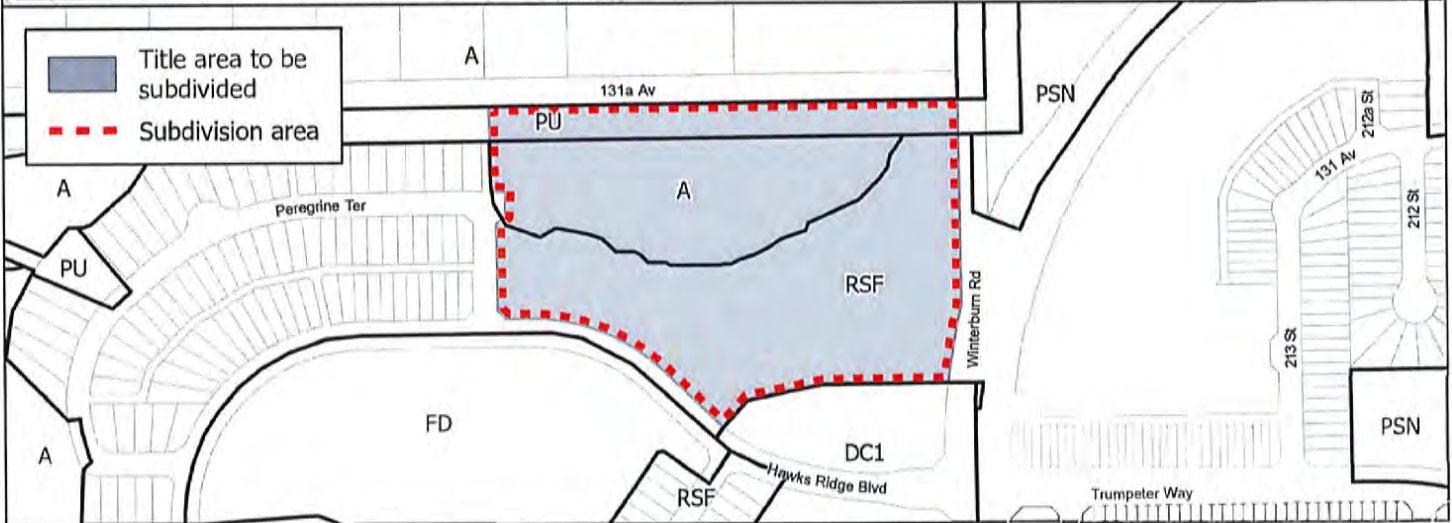
August 15, 2024

LDA23-0317

-  Limit of Proposed Subdivision
-  1.2m Uniform Fence
-  1.8m Uniform Screen Fence as per Zoning Bylaw
-  Construct a 1.8m Noise Attenuation Fence
-  Construct 3m Shared Use Path
-  Bollards
-  Reconstruct Private Vehicular Access
-  Construct 3m Permanent
-  Secondary Emergency Access Walkway
-  Offsite Watermain
-  Restrictive Covenant re: Disturbed soil
-  Restrictive Covenant re: Top of Bank
-  Dedicate Additional Road Right of Way (if necessary)



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





Subdivision Authority

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

August 15, 2024

File No. LDA23-0015

Scheffer Andrew Ltd.  
310 - 4803 87 St NW  
Edmonton AB T6E 0V3

ATTENTION: Kyle Miller

RE: REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial lots from Lot 4, Block 2, Plan 232 0807 located south of 144 Avenue NW and west of Manning Drive NW; **CLAREVIEW TOWN CENTRE**

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The subdivision was initially approved on March 9, 2023, and created (1) Multi-unit Housing lot (MHL) and one (1) Commercial lot. This Change Request revises the proposed lot line and creates mixed use lots, anticipating primarily commercial uses.

**I The Subdivision by Plan is APPROVED on August 15, 2024, subject to the following conditions:**

1. 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;
2. that LDA24-0225 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserves (MR) for Lot 4, Block 2, Plan 232 0807 were addressed with previous subdivisions.

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/kr/Posse #458814822-001

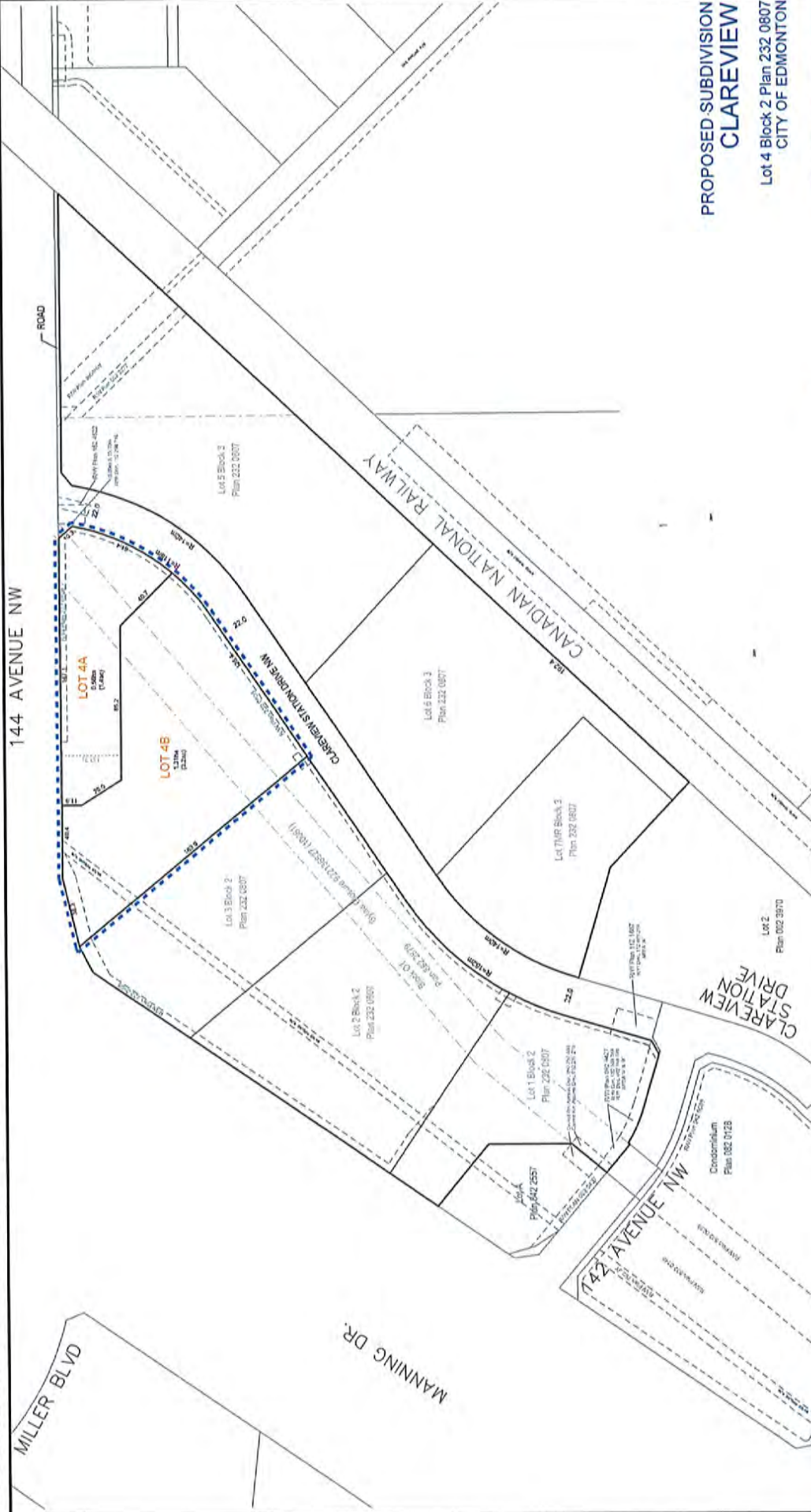
Enclosure

ENCLOSURE I

LDA23-0015

August 15, 2024

SUBDIVISION CONDITIONS OF APPROVAL MAP



PROPOSED SUBDIVISION  
CLAREVIEW

Lot 4 Block 2 Plan 232 0807  
CITY OF EDMONTON

SUBDIVISION BOUNDARY CONTAINING  
APPROX. 1.2ha AND 2 MU 145 FT of LOTS  
1:2000  
May 14, 2024  
www.scheffer.com



Subdivision Authority

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

August 15, 2024

File No. LDA23-0156

Arcadis  
300 - 10120 103 Ave NW  
Edmonton AB T5J 3R6

ATTENTION: Connor Pope

RE: REVISION of conditionally approved tentative plan of subdivision to create 52 residential lots, two (2) Environmental Reserve lots (in four parts), one (1) non-credit Municipal Reserve lot, and three (3) Public Utility lots, from Lot F, Block 1, Plan 142 2586, and Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW, and west of 141 Street SW; **HAYS RIDGE**

This Change Request seeks to revise the phasing boundary to expand the Phase 1 area. This is the second Change Request for this file. The first Change Request was approved by the Subdivision Authority on January 11, 2024 and increased the residential lot count by 4. The subdivision was originally approved by the Subdivision Authority on September 14, 2023.

**I The Subdivision by Plan is APPROVED on August 15, 2024, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) in the amount of 0.08 ha, pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Non-Credit Municipal Reserve (MR) as a 0.11 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 phasing boundary be amended to include the Public Utility Lots with the registration of Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;

6. 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;
7. that the owner register a public access easement or dedicate road right of way within Lot F, Block 1, Plan 1422586 to facilitate construction of a 3 m shared use path within the golf course area, as shown on the "Conditions of Approval" map, Enclosure I, to provide connection from the Public Utility corridor to the future golf cart path and LDA17-0129 shared use path and zebra crosswalk. The City of Edmonton will be a party to this easement, and the easement must stipulate that the owners may not discharge the easement without the express written consent of the City of Edmonton. The City's Law Branch will prepare the easement document(s). The owner must contact Matthew Bennett of the Law Branch (matthew.bennett2@edmonton.ca) to obtain a fillable form of the draft easement document;
8. 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 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 (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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;

8. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the 5 restricted lots until such time that the Temporary Public Access Easement for the Temporary Roadway and Transit Turnaround is no longer required and has been removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the collector roadway, Hays Ridge Boulevard SW, to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
10. that the owner construct a 3 m asphalt shared use path, within Hays Ridge Boulevard SW, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path, within the public utility corridor, including "Shared Use" signage, lighting, bollards and landscaping, and with connections to the curb ramps and zebra crosswalk conditioned with LDA17-0129, as shown on the "Conditions of Approval" maps, Enclosures I and II. Details of the connection will be reviewed and finalized through the engineering drawings review and approval process;
12. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area including "Shared Use" signage and landscaping, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct 1.8 m concrete sidewalks with lighting and bollards within the walkways, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. the owner shall pay for the installation of a Rectangular Rapid Flashing Beacon (RRFB) at the intersection of 28 Avenue SW and Altalink Corridor, as shown on the "Conditions of Approval" map, Enclosure II, to provide a safe pedestrian network through the arterial roadway 28 Avenue SW. The City of Edmonton shall complete the signal design, and one of the City's electrical services contractors must install the traffic control device as per the agreement between the City of Edmonton and the electrical services contractors. The timing of the traffic control device installation will be at the direction of City Operations.
15. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination), and will also serve as a temporary emergency access roadway;

16. that the owner construct a temporary offset 17 m radius transit turnaround including temporary lighting (when required by ETS), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
17. that the owner construct all fences wholly on privately-owned land and the non-credit Municipal Reserve 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 Public Utility lots, the Reserve lots, road right 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.

MR for Lot A, Block 1, Plan 132 2811 was addressed by Deferred Reserve Caveat (DRC) with LDA13-0509. The Deferred Reserve Caveat (DRC) will be adjusted to account for the 0.005 ha and 0.007 ha ER dedication. The remainder of the DRC will carry forward on the title.

MR for Lot F, Block 1, Plan 142 2586 was addressed by Deferred Reserve Dedication Agreement (132 197 377) with LDA12-0143. The 0.055 ha and 0.011 ha ER lots are lands contemplated in the agreement.

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

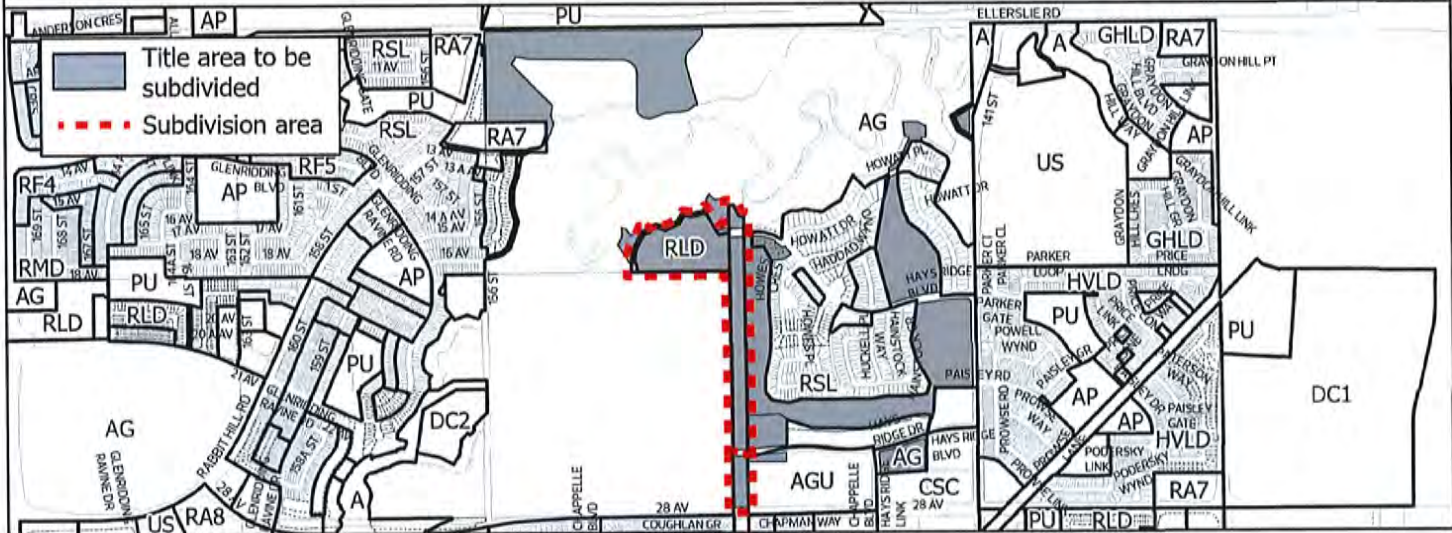
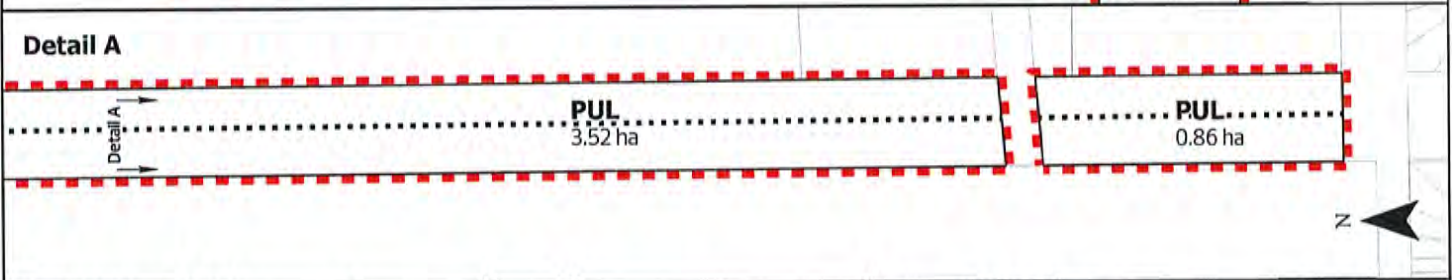
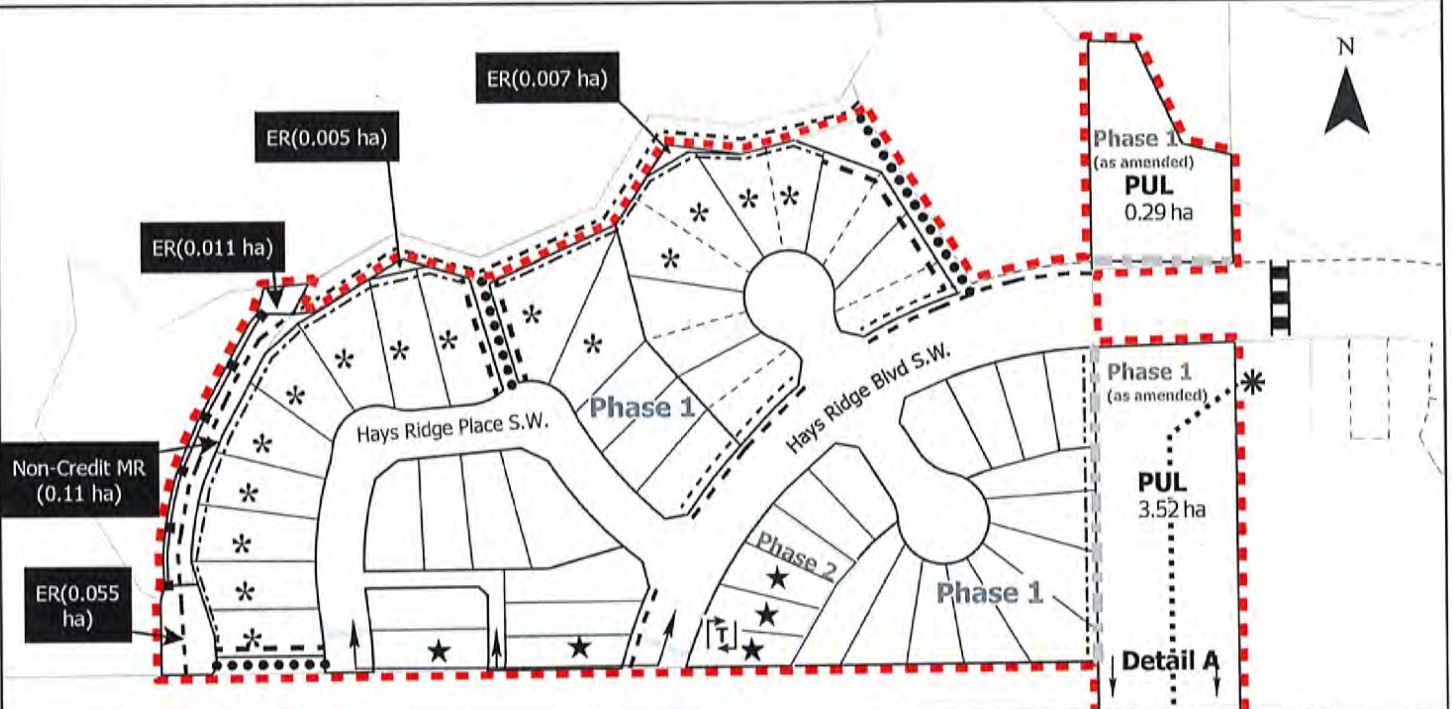
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Enclosures

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

August 15, 2024 LDA23-0156

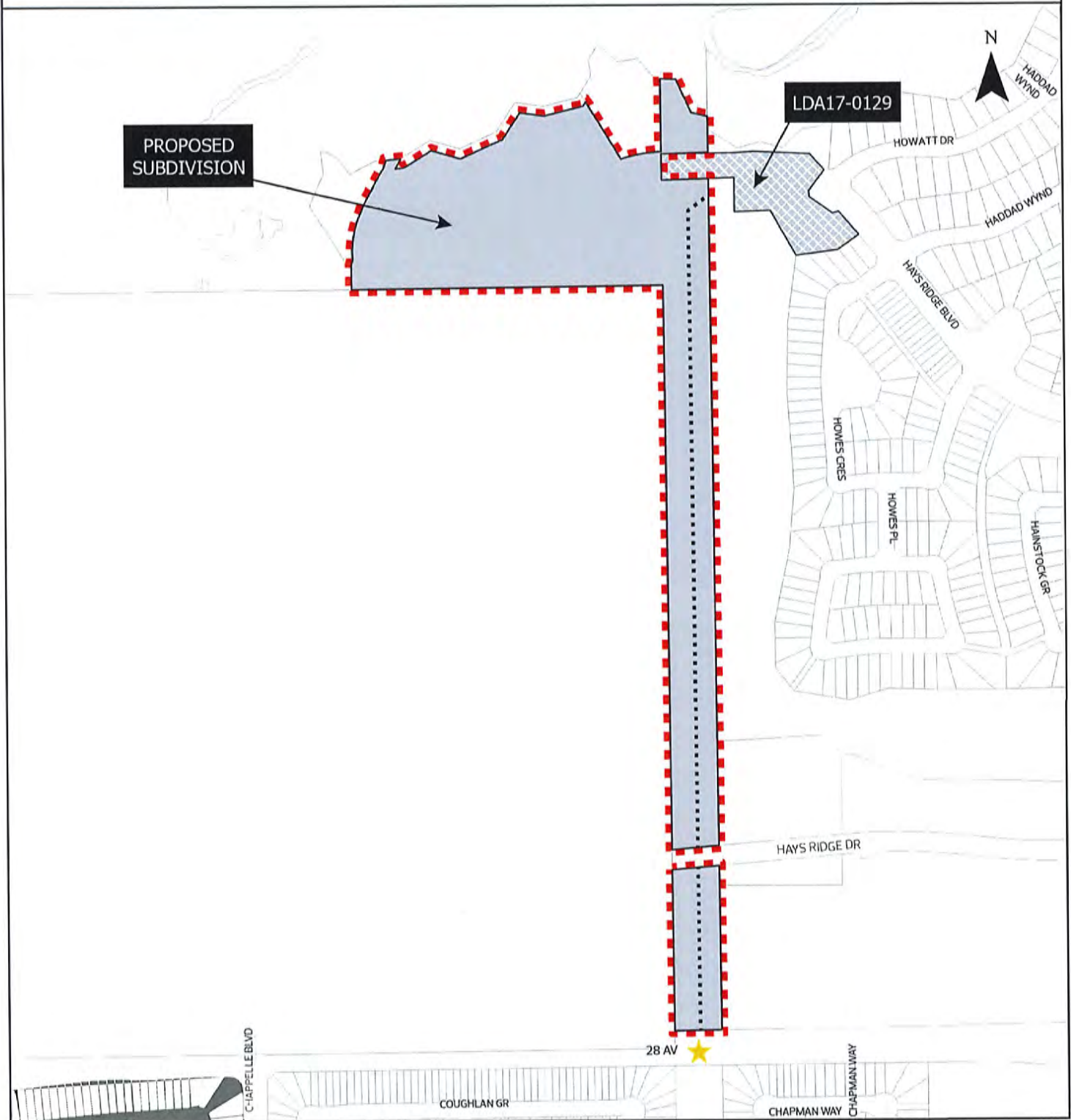
- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>--- Limit of proposed subdivision</li> <li>●●●● 1.8m Concrete Sidewalk</li> <li>..... 3m hard surface shared use path</li> <li>----- 3m asphalt shared use path</li> <li>➔ Temporary 6m roadway</li> <li>▤ Zebra Marked Crosswalk</li> </ul> | <ul style="list-style-type: none"> <li>—●— Post and rail fence</li> <li>----- 1.2 m Uniform fence</li> <li>----- 1.8m Uniform fence</li> <li>- - - 1.8m Uniform screen fence as per Zoning Bylaw</li> <li>⤵ 17 m radius transit turnaround</li> </ul> | <ul style="list-style-type: none"> <li>* Top of Bank Restrictive Covenant</li> <li>★ Restricted lot</li> <li>3m Shared use path connection; Register easement or dedicate as road right of way</li> <li>* Amend (remove) phasing line</li> </ul> |
|---|---|--|



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 15, 2024 LDA23-0156

- Limit of proposed subdivision
- ..... 3m hard surface shared use path
- ★ Rapid flashing Beacon







Subdivision Authority

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

August 15, 2024

File No. LDA24-0230

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 10, Block 15A, Plan 2109 HW, located south of 110a Avenue NW and east of 116 Street NW; **QUEEN MARY PARK**

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**The Subdivision by Plan is APPROVED on August 15, 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);
1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #515126586-001

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 9.3 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 a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

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

MARIUS LY

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS R1S.
- PLAN TO BE RECORDED SHOWN OUTLINED THIS DATE AND CONTAINS 0.033/16



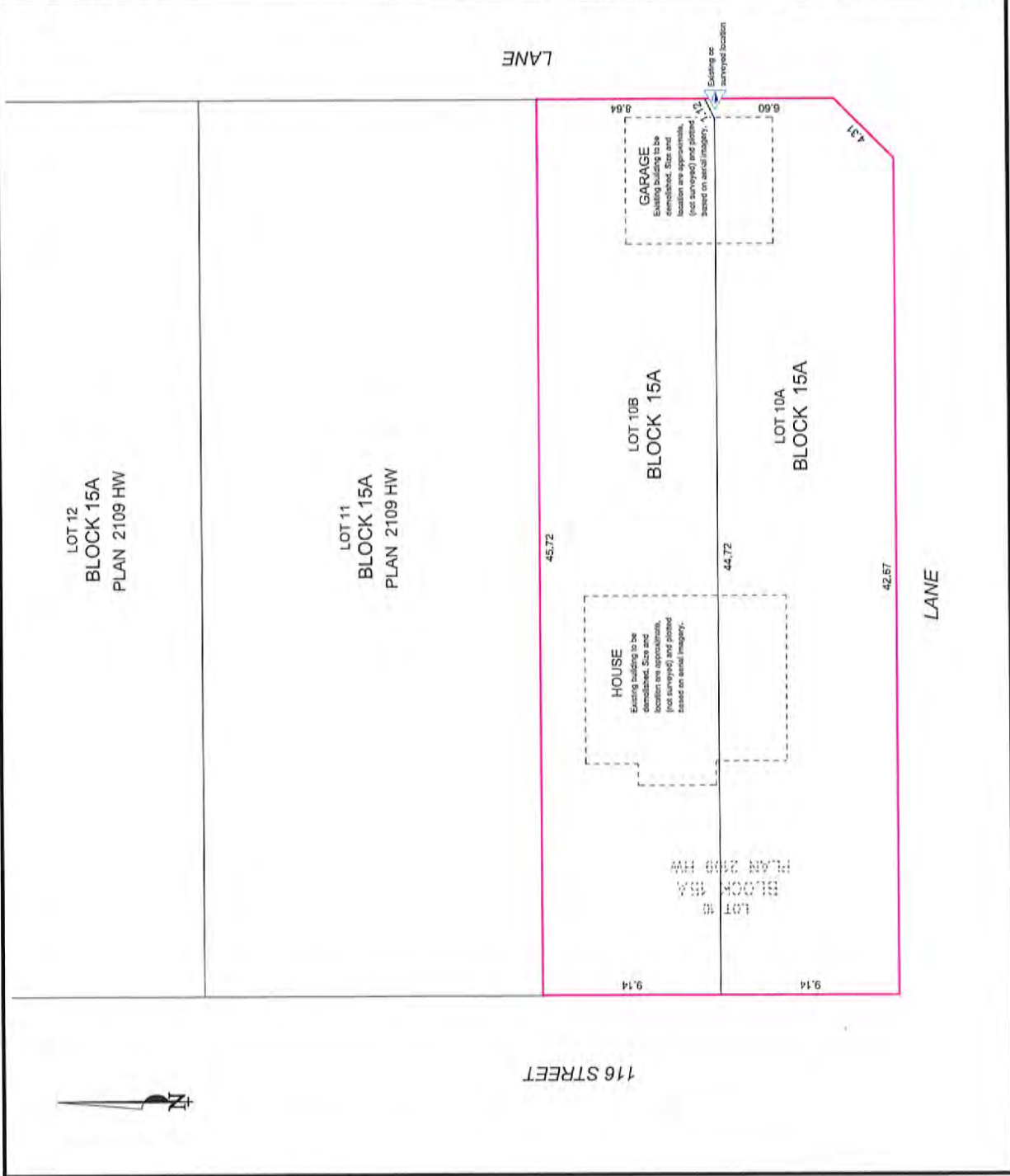
REV. NO.	DATE	ITEM	BY
2	AUG 5/24	CC LOCATION	DN
1	MAY 21/24	ORIGINAL PLAN COMPLETED	DN

**QUEEN MARY PARK**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 10, BLOCK 15A, PLAN 2109 HW  
WITHIN THE  
HUSON BAY RESERVE  
(THEO. S.E. 1/4 SEC. 7 - TWP. 53 - RGE. 24 - W. 4TH MER.)  
**EDMONTON - ALBERTA**



**J Pals Geomatics**  
Phone: (780) 451-3177 Fax: (780) 451-3047  
Email: edmonton@palsgeomatics.com  
10794-179 Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 202415585T DRAFTED BY: DN CHECKED BY: CS





Subdivision Authority

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

August 15, 2024

File No. LDA24-0242

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 5, Block 27, Plan RN76, located north of 121 Avenue NW and east of 83 Street NW; **EASTWOOD**

---

**The Subdivision by Plan is APPROVED on August 15, 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 northern 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.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #516760697-001

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 concrete stairs encroach into the 83 Street NW road right-of-way and must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information.

Building / Site

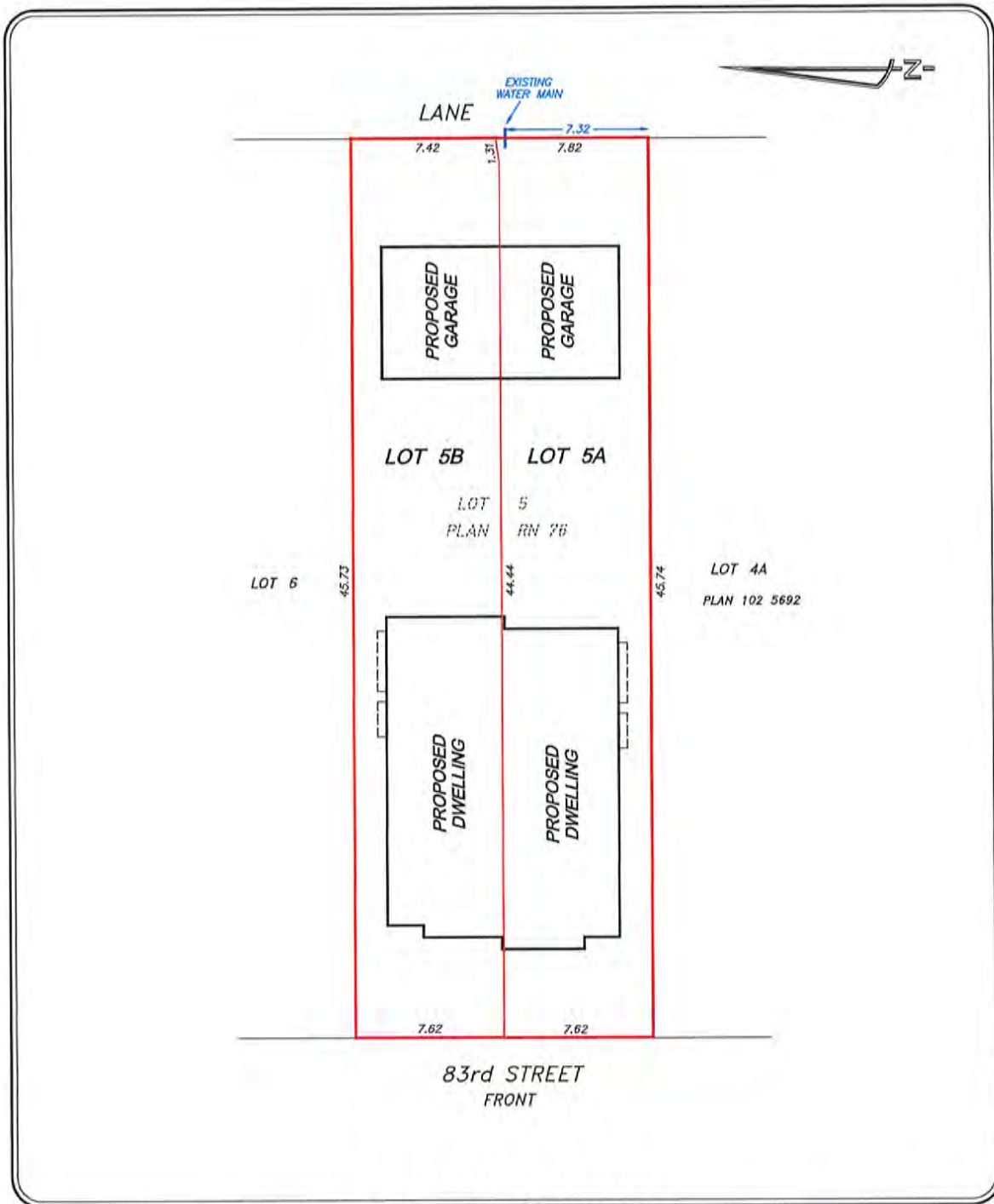
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.32 m north of the south property line of Lot 5 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).



- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").



## TENTATIVE PLAN

LOT: 5	BLOCK: 27	PLAN: RN 76
BUILDER/OWNER: TECH VIEW HOMES LTD.	SUB.: EASTWOOD	
ADDRESS: 12121-83 STREET NW	ZONING: RS	
CONTACT: info@albertageo.com	EDMONTON	
CERTIFICATE OF TITLE AREA	0.07	
AREA IN PARCEL(S) BEING CREATED	0.07	
NUMBER OF PARCEL CREATED	2	
<b>NOTES:</b> ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.		
		6908 ROPER ROAD NW EDMONTON ALBERTA T6B 3H9 email: abgeo@telus.net or: info@albertageo.com website: www.albertageo.com PH: (780) 437-8053 FAX: (780) 437-8024
FILE: E25359	SCALE 1:250	DRAWN BY: D.S.
CHECKED BY: P.S.	DATE: 2024-08-08	



Subdivision Authority

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

August 15, 2024

File No. LDA24-0243

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional residential lot, separate titles for a semi-detached dwelling on Lot 10, Block 10, Plan 4830 Q, located north of 128 Avenue NW and east of 88 Street NW; **KILLARNEY**

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**The Subdivision by Plan is APPROVED on August 15, 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, sewer, and storm) to the proposed south lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #516762023-001

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

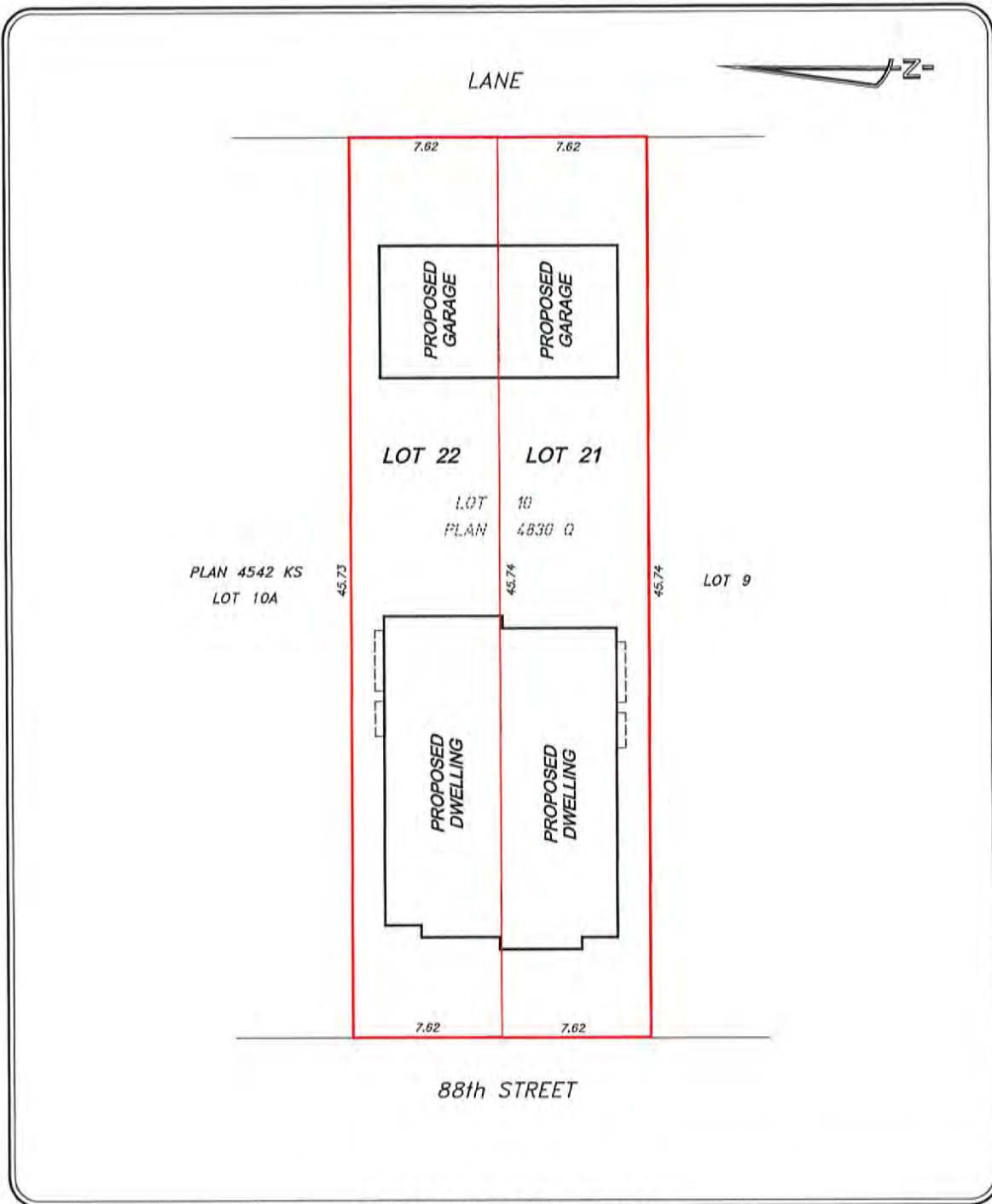
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 5.7 m south of the north property line of Lot 10 off the lane. The existing storm service enters the proposed subdivision approximately 3.2 m south of the north property line of Lot 10 off 88 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").



## TENTATIVE PLAN

LOT: 10		BLOCK: 10	PLAN: 4830 Q
BUILDER/OWNER: TECH VIEW HOMES LTD.		SUB: KILLARNEY	
ADDRESS: 12839-88 STREET		ZONING: RS	
CONTACT: info@albertageo.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.07		
AREA IN PARCEL(S) BEING CREATED	0.07		
NUMBER OF PARCEL CREATED	2		
<b>NOTES:</b>			
<small>ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF          ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES          ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY          THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY          ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS          OR OMISSIONS REPRESENTED BY THIS PLAN.</small>			
FILE: E25340		SCALE 1:250	

<p style="font-size: 1.2em; font-weight: bold;">Alberta Geomatics Inc.</p>	<p>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</p>
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DRAWN BY: D.S.	CHECKED BY: P.S.	DATE: 2024-06-19
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Subdivision Authority

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

August 15, 2024

File No. LDA24-0250

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 11, Block 12, Plan 3642 AJ, located south of 113 Avenue NW and west of 61 Street NW; **HIGHLANDS**

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**The Subdivision by Plan is APPROVED on August 15, 2024, subject to the following conditions:**

1. that the owner remove and replace the existing lead water service to proposed Lot 11B (contact EPCOR Water Services at 780-412-6858);
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); 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 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/ms/Posse #518251724-001

Enclosures



Please be advised of the following:

#### Next Steps for Subdivision Approval

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

#### Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 61 Street NW. Upon redevelopment of proposed Lot 11A, the existing residential access to 61 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

#### Building / Site

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

#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.3 m north of the south property line of Lot 11 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).

- Lots in this area will experience service pressures in excess of maximum water servicing pressure of 550 kPa based on City of Edmonton Design and Construction Standards Volume 4 (April 2021). Developers must be made aware of this service pressure situation to design servicing and buildings accordingly.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").

# PRECISION HOMES

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE APPROVED SHOWN OUTLINED THIS DATE.
- AND CONTACTS: 0.079718.



REV. NO.	DATE	ITEM	BY
1	JULY 2024	ORIGINAL PLAN COMPLETED	DN
REVISIONS			

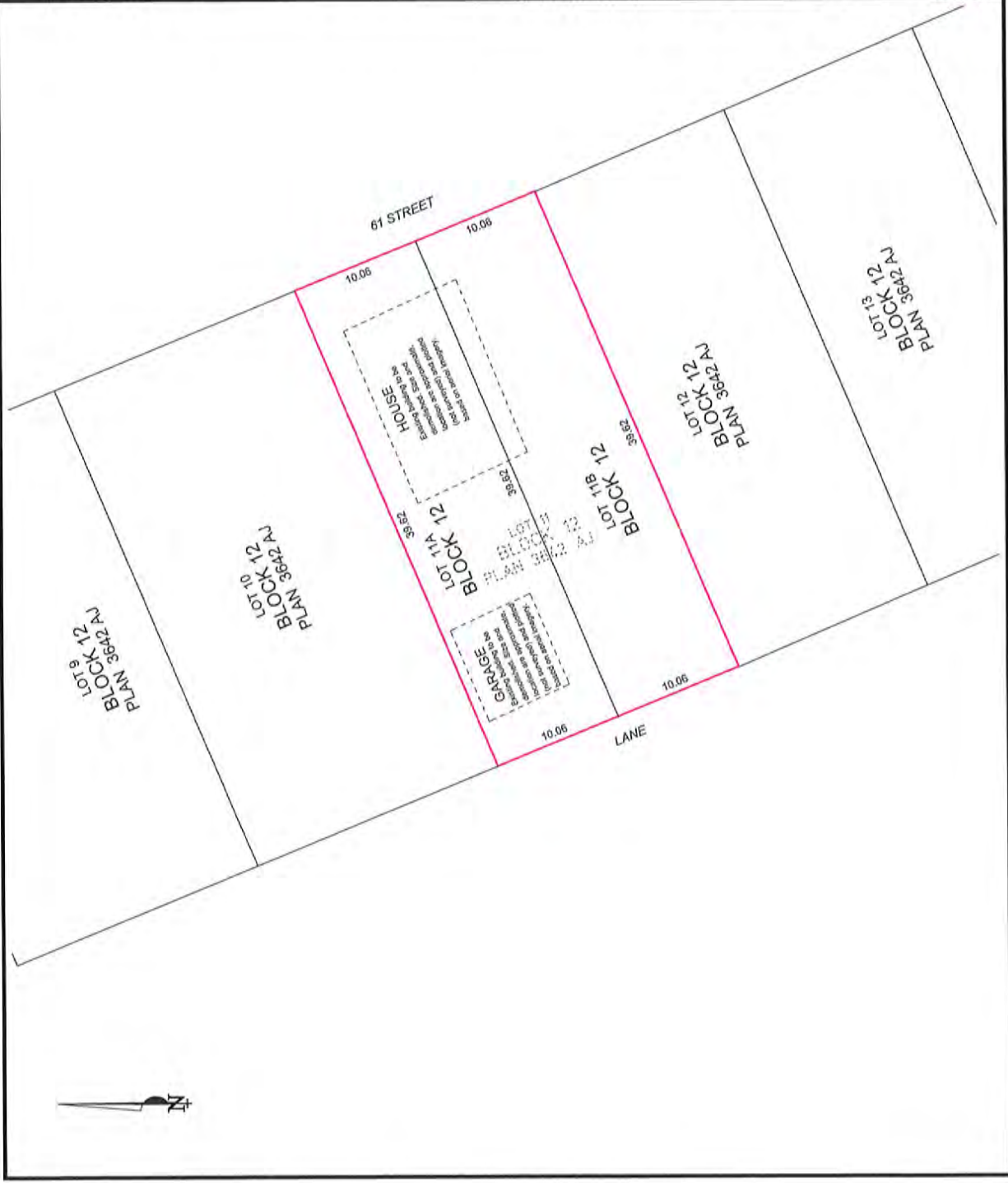
## HIGHLANDS TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF  
LOT 11, BLOCK 12, PLAN 3642 AJ  
WITHIN THE  
RIVER LOT 32, EDMONTON SETTLEMENT  
(THEO. N.W. 1/4 SEC. 11- TWP. 53 - RGE. 24 - W. 4TH MER.)  
**EDMONTON - ALBERTA**  
2024



**Pals Geomatics**  
 Phone: (780) 455-3177 Fax: (780) 451-2047  
 Email: edmonton@palsgeomatics.com  
 10704-17th Street NW, Edmonton, Alberta T5S 1D7

FILE NO. 250716087 DRAFTED BY: DN CHECKED BY: DN





Subdivision Authority

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

August 15, 2024

File No. LDA24-0252

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

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 1, Block 6, Plan 5347 HW, located north of 122 Avenue NW and east of 41 Street NW; **BERGMAN**

---

**The Subdivision by Plan is APPROVED on August 15, 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 owner remove and replace the existing lead water service to proposed Lot 1A (contact EPCOR Water Services at 780-412-6858);
3. 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 the "Conditions of Approval" map, Enclosure II; 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.

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/ms/Posse #517964234-001

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 fence that encroaches into the 122 Avenue NW road right-of-way that must be removed or that the owner must enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information.

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

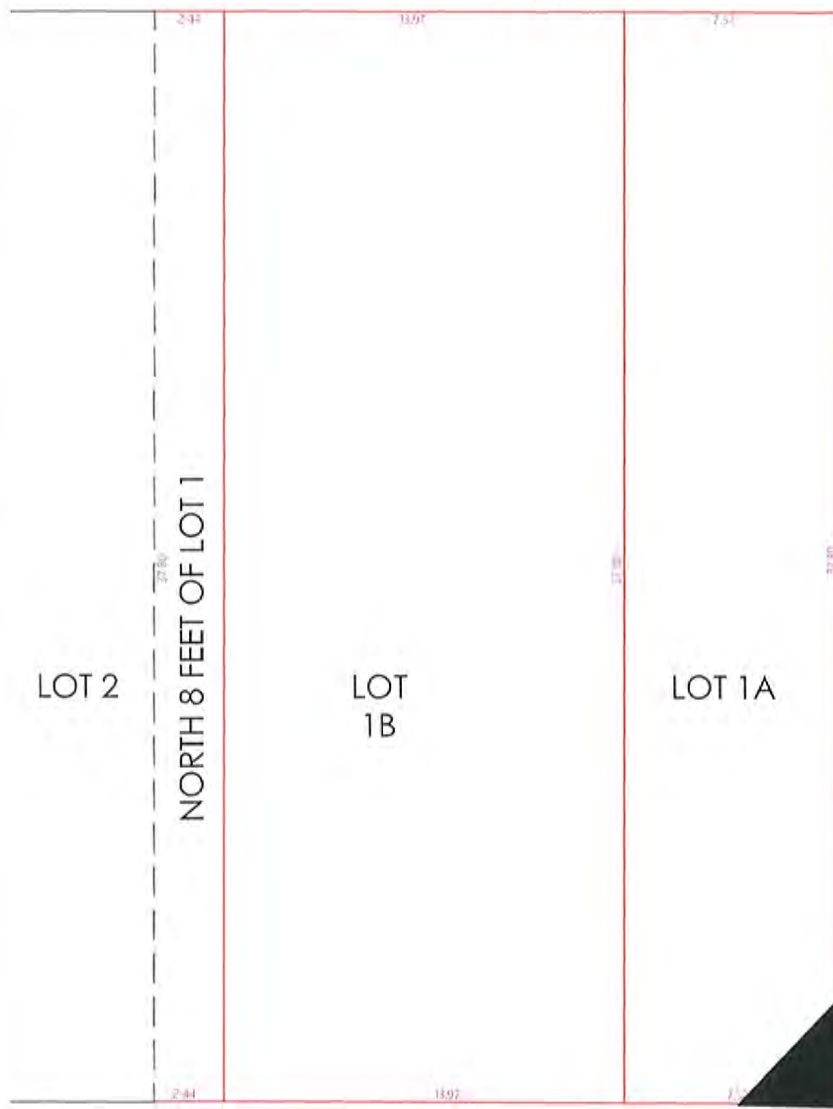
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 122 Avenue NW at 15.0 m east of the west property line of Lot 1. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

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

6 m x 6 m  
Corner Cut



LANE



LOT 2

NORTH 8 FEET OF LOT 1

LOT 1B

LOT 1A

122 AVENUE NW

41 STREET NW

**Legal Description:** LOT: 1 BLOCK: 6 PLAN: 5347HW  
BERGMAN

**Municipal Address:** 12201 41 STREET NW, EDMONTON, AB

**Owner (s) / Builder:** COHORT CONSTRUCTION INC.

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SA24-1726



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





Subdivision Authority

8th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

August 15, 2024

File No. LDA24-0251

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

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 11, Block 8, Plan 4710 HW, located south of 121 Avenue NW and east of 41 Street NW; **BEACON HEIGHTS**

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**The Subdivision by Plan is APPROVED on August 15, 2024, subject to the following conditions:**

1. that the owner remove and replace the existing lead water service to proposed Lot 11A (contact EPCOR Water Services at 780-412-6858); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #517966415-001

Enclosures

Please be advised of the following:

#### Next Steps for Subdivision Approval

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

#### Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 41 Street NW. Upon redevelopment of proposed Lot 11B, the existing residential access to 41 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

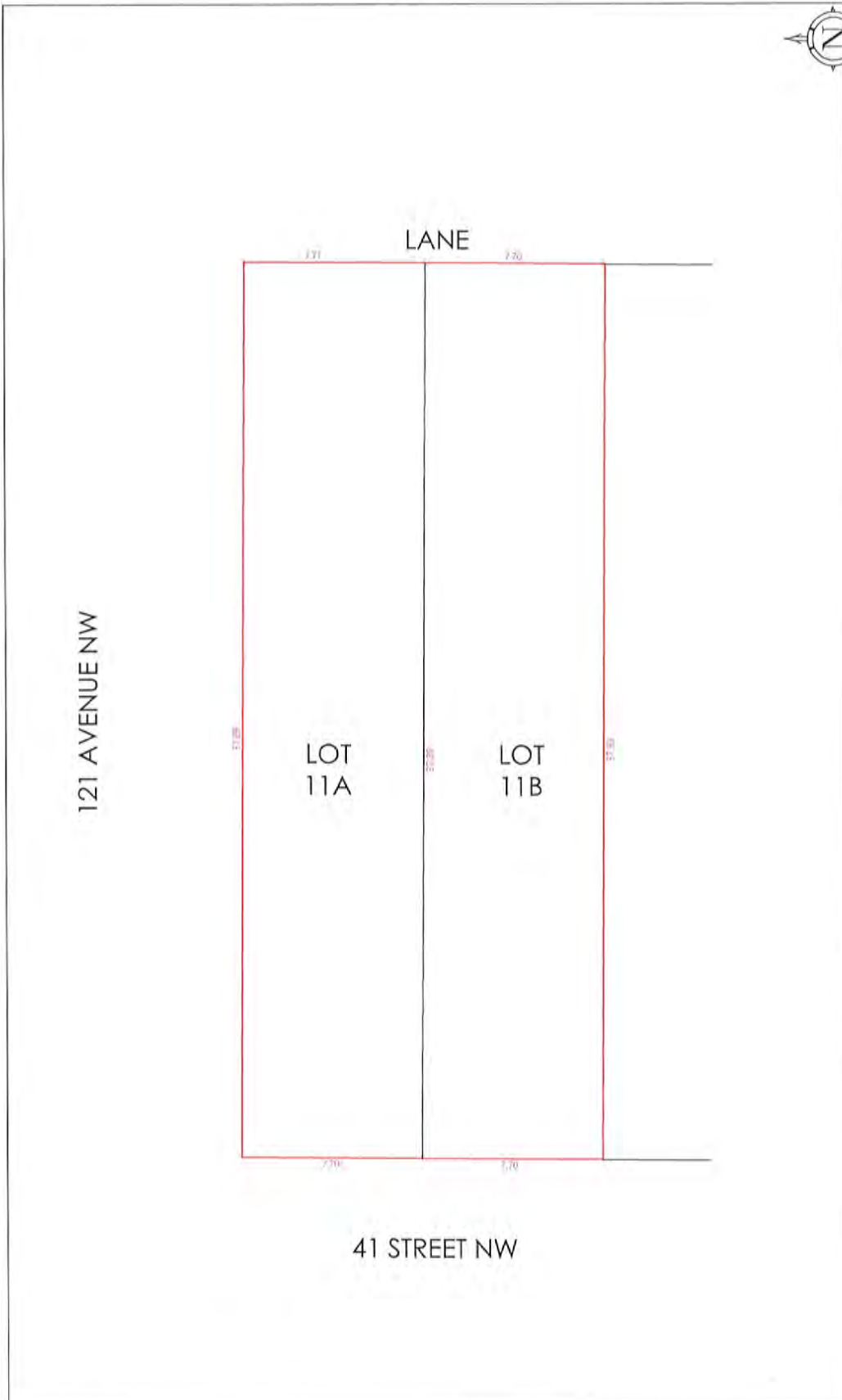
#### Building / Site

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

#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.58 m south of the north property line of Lot 11 off 41 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

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



**Legal Description:** LOT: 11 BLOCK: 20 PLAN: 4710HW  
BEACON HEIGHTS

**Municipal Address:** 12037 41 STREET NW, EDMONTON, AB

**Owner (s) / Builder:** 1388305 ALBERTA LTD (BHA I K)

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SA24-1695



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

#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

August 15, 2024

File No. LDA24-0268

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 2, Block 74, Plan 7251 AD, located south of 96 Avenue NW and west of 148 Street NW; **CRESTWOOD**

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**The Subdivision by Plan is APPROVED on August 15, 2024, subject to the following conditions:**

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #519376857-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.65 m south of the north property line of Lot 2 off the lane. The existing storm service enters the proposed subdivision approximately 7.56 m south of the north property line of Lot 2 off 148 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or



less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").

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

1682223 ALBERTA LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE CONTOUR OF THIS SUBJECT AREA IS RS.
- PLAN TO BE SUBMITTED SHOWN OUTLINED THUS.
- A/D CONTAINS 2,054 / 98



REV. NO.	DATE	ITEM	BY
1	JULY 9/24	ORIGINAL PLAN COMPLETED	CH

REVISIONS

**CRESTWOOD**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 2, BLOCK 74, PLAN 7251 AD  
WITHIN THE

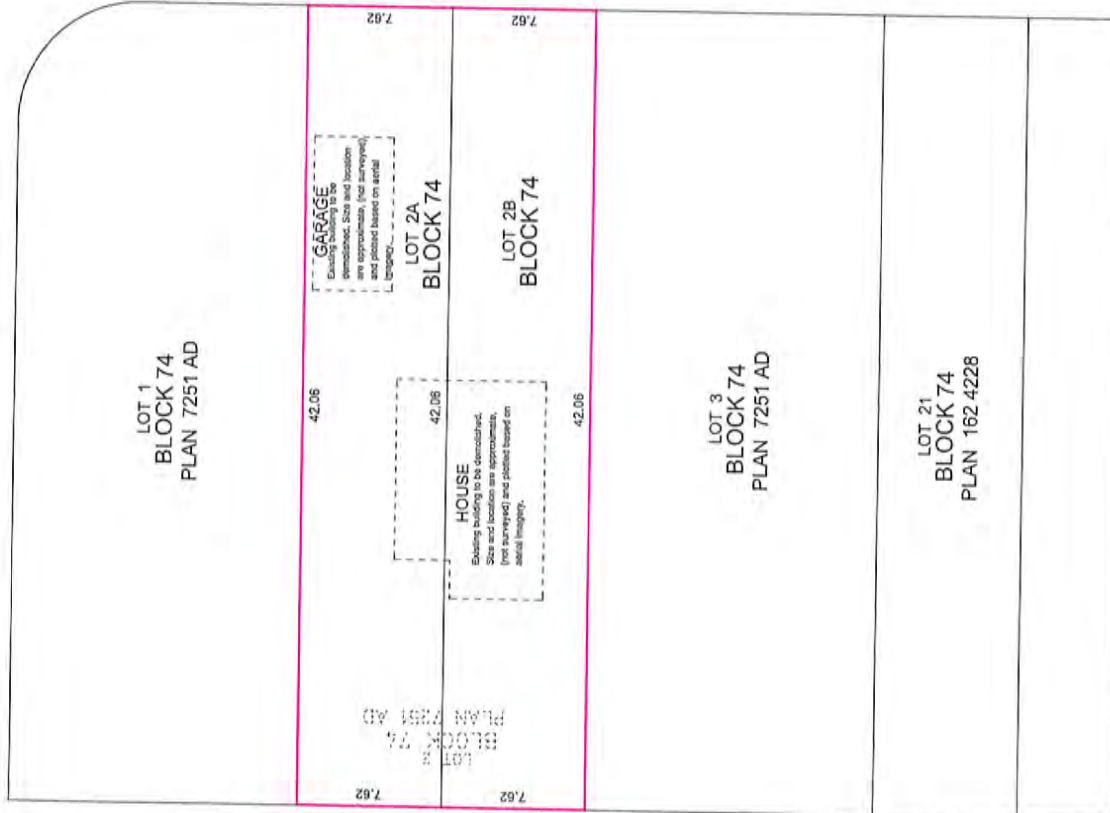
S.E. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**



**Pals Geomatics**  
Please call 780-485-3177 Fax: 780-485-2647  
Email: edmonton@palsgeomatics.com  
10014-75 Street NW, Edmonton, Alberta T5S 1J7

FILE NO. DRAFTED BY: CN CHECKED BY: DS

96 AVENUE



148 STREET

LANE



Thursday, August 08, 2024

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 32

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the August 08, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the August 01, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA11-0355 115986713-001	REVISION of conditionally approved tentative plan of subdivision to create 34 Industrial lots and one (1) Public Utility lot from the NE 6-53-25-W4M, located north of 107 Avenue and west of 199 Street NW; <b>WINTERBURN INDUSTRIAL AREA EAST</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>5.</b>	<b>ADJOURNMENT</b>	
	The meeting adjourned at 10:05 a.m.	