

Thursday, August 22, 2024

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 34

PRESENT	Kristen Rutherford, Acting Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Kristen Rutherford That the Subdivision Authority Agenda for the August 22, 2024 meeting be adopted.	
FOR THE MOTION	Kristen Rutherford	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Kristen Rutherford That the Subdivision Authority Minutes for the August 15, 2024 meeting be adopted.	
FOR THE MOTION	Kristen Rutherford	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA23-0049 448317020-001	Tentative plan of subdivision to create 135 residential lots and one (1) other lot from Lot 1, Block A, Plan 212 0009, located west of 62A Street NW and south of Anthony Henday Drive; MCCONACHIE
MOVED	Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION	Kristen Rutherford	CARRIED
2.	LDA24-0178 506865052-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lots 8 & 9, Block 19, Plan 822 2093, located south of Saddleback Road NW and west of 112 Street NW; BLUE QUILL
MOVED	Kristen Rutherford That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Kristen Rutherford	CARRIED
3.	LDA23-0023 458527657-001	REVISION of conditionally approved tentative plan of subdivision to create 49 residential lots, one (1) multi-unit housing lot (MHL), one (1) Municipal

		Reserve (MR) lot, and one (1) future MR lot, from Lot 1, Block A, Plan 232 0512 located south of Aster Way NW and east of 17 Street NW; ASTER
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
4.	LDA24-0139 493345299-001	Tentative plan of subdivision to create one (1) other lot from the SE 20-51-25-W4M, located west of 182 Street SW and south of Keswick Boulevard SW; KESWICK
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
5.	LDA24-0235 504414816-001	Tentative plan of subdivision to create one (1) additional residential lot from the NE 31-50-25-W4M, located south of 73 Avenue SW and west of 181 Street SW; EDMONTON SOUTH WEST
MOVED		Kristen Rutherford That the application for subdivision be Refused.
FOR THE MOTION		Kristen Rutherford CARRIED
6.	LDA24-0261 518880452-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 5A, Block 6, Plan 242 0798, located north of 93 Avenue NW and east of 94 Street NW; BONNIE DOON
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
7.	LDA24-0268 519376857-001	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
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
8.	LDA24-0275 508150692-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 17, Block 8, Plan 1366 HW, located north of 73 Avenue NW and west of 111 Street NW; MCKERNAN
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
9.	LDA24-0282 520533095-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 21, Block 3, Plan 1884 KS, located north of 85 Avenue NW and east of 147 Street NW; LAURIER HEIGHTS
MOVED		Kristen Rutherford

	That the application for subdivision be Approved.	
FOR THE MOTION	Kristen Rutherford	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

August 22, 2024

File No. LDA23-0049

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 135 residential lots and one (1) other lot from Lot 1, Block A, Plan 212 0009, located west of 62A Street NW and south of Anthony Henday Drive;
MCCONACHIE

I The Subdivision by Plan is APPROVED on August 22, 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 enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the future Multi-unit Housing Lot a claim of interest by caveat of the Deferred Servicing Agreement 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 a temporary public access easement for a 12 m temporary turnaround with Phase 3, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for temporary cross lot access to the future Multi-unit Housing Lot, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the subdivision boundary be amended to include the dedication of 179 Avenue NW, west of the subdivision boundary, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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. The "Other" Lot in Phase 1 may be registered as a standalone phase, prior to Phase 1 registration;

9. that the approved subdivision LDA21-0085 Phase 2 be registered prior to or concurrent with Phase 2 of this application;
10. that Bylaw 20924 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that the owner register a Restrictive Covenant in favour of the City of Edmonton on the future Multi-unit Housing Lot that limits any development beyond Agricultural (AG) Zone purposes until permanent access can be provided through the parcel legally described as Plan 212 0009, Block A, Lot 1, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lot flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and 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;
7. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the Transportation Utility Corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkways, with a connection to the adjacent shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner agrees and acknowledges that they shall not convey, sell or transfer, nor apply for a Development Permit for the restricted lot until it is no longer required for legal access to the future Multi-unit Housing Lot;
11. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road right(s) of way and walkways to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Servicing Agreement required in Clause I (2) require that upon further subdivision or upon the issuance of a development permit for the future Multi-unit Housing Lot, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

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 / development;
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 for the future Multi-unit Housing Lot; and
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision for the future Multi-unit Housing Lot;

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

Municipal Reserve (MR) for Lot 1, Block A, Plan 212 0009 were previously addressed through dedication with LDA08-0071 and LDA12-0299.

The landowner is responsible for obtaining authorization and Ministerial Consent to transfer the Other Lot to the province. If the landowner wishes to register the Other lot as a standalone phase, the payment of assessments for this lot will not be required prior to registration.

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.

Regards,

A handwritten signature in blue ink, appearing to read "Kristen Rutherford".

Kristen Rutherford
Acting Subdivision Authority

KR/tv/Posse #448317020-001

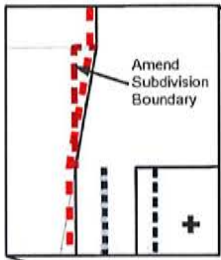
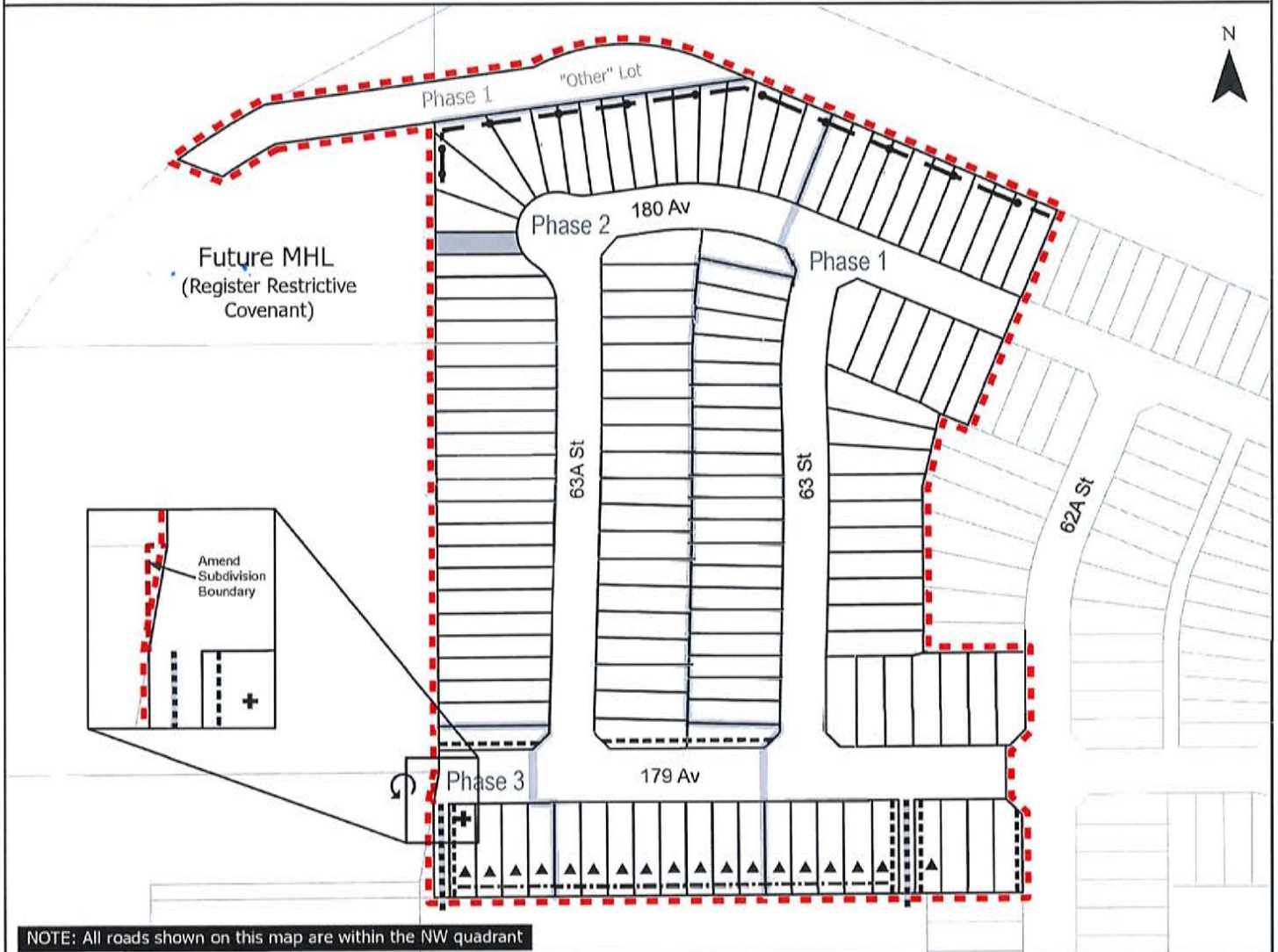
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

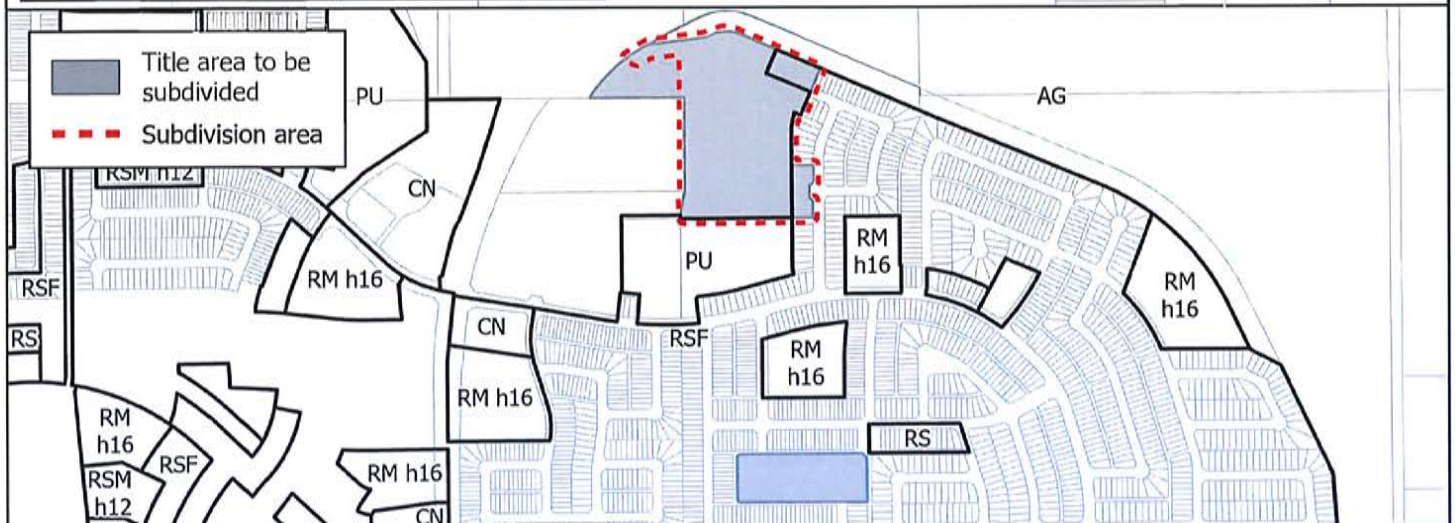
August 22, 2024

LDA23-0049

- Limit of Proposed Subdivision
- Amend Subdivision Boundary
- Phasing Line
- 1.2m Uniform Fence
- Construct 1.8m Uniform Fence as per Zoning Bylaw
- Construct Berm and 1.8m Noise Attenuation Fence
- Construct 1.8 m concrete sidewalk
- + Restrictive Covenant re: Disturbed soil
- ▲ Restrictive Covenant re: Freeboard
- ↻ Construct 12m Temporary Turnaround and Register Easement
- Register Temporary Easement; Restricted Lot



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 22, 2024

File No. LDA24-0178

City of Edmonton
Land Development Section, Real Estate Branch
10th flr, 10111-104 Ave NW
Edmonton AB T5J 4X1

ATTENTION: Sean Conway

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lots 8 & 9, Block 19, Plan 822 2093, located south of Saddleback Road NW and west of 112 Street NW; **BLUE QUILL**

I The Subdivision by Plan is APPROVED on August 22, 2024, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed lot a claim of interest by caveat of the Deferred Servicing Agreement 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 LDA24-0151 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (1) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

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 applicable to this subdivision;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. 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;
5. 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;
6. that the owner construct appropriate traffic calming measures at the shared use path crossing on Saddleback Road NW and the intersection of 28 Avenue NW and 112 Street NW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a 3 m hard surface shared use path, within the school/park site, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct underground utilities including sanitary main extensions, to the satisfaction of EPCOR Drainage Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the school/park site, 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) was previously addressed with Plan 772 1946 and Plan 782 1597.

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

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

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

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

Regards,

A handwritten signature in blue ink that reads "Kristen Rutherford".

Kristen Rutherford
Acting Subdivision Authority

KR/mb/Posse #506865052-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

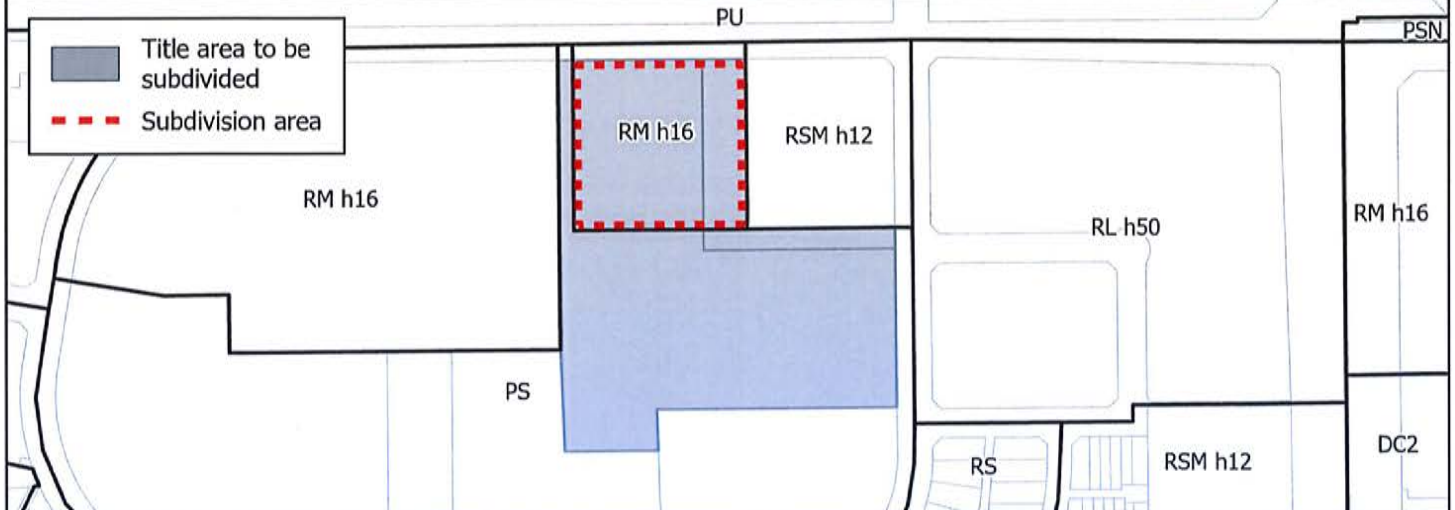
August 22, 2024

LDA24-0178

- Limit of Proposed Subdivision
- 1.8m Uniform Fence
- 3m Hard Surface Shared Use Path
- Sanitary Sewer Extension
- Register Easement
- * Traffic Calming Measures



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 22, 2024

File No. LDA23-0023

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Shane Gerein

RE: REVISION of conditionally approved tentative plan of subdivision to create 49 residential lots, one (1) multi-unit housing lot (MHL), one (1) Municipal Reserve (MR) lot, and one (1) future MR lot, from Lot 1, Block A, Plan 232 0512 located south of Aster Way NW and east of 17 Street NW;
ASTER

The subdivision was originally approved on April 20, 2023. This first Change Request reduces the size of the MR lot by 0.15 ha to accommodate major drainage flow, and adds an additional phase. Phase 1 has been registered under Plan 232 2656.

I The Subdivision by Plan is APPROVED on August 22, 2024, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 10.022 hectare (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 subdivision boundary be amended to include the dedication of Aster Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subdivision LDA22-0239 be registered prior to or concurrent with Phase 2 of this application, to provide a watermain connection along Aster Way NW; 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 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 submits redline revisions, or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
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 drawings review and approval process, and as a result, may require adjustments to the road right of way;
9. that the owner construct two temporary 12 metre (m) radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct Aster Boulevard NW to an approved Complete Streets design and cross-section, including a 3 m shared use path on the south side, parking lane, a 2.5 m mono-walk with straight faced curb and gutter along the collector adjacent to the future school site to accommodate pick-up/drop-off activity, and a detailed swept path analysis for ETS transit buses for the intersection of Aster Boulevard NW and Aster Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct Aster Drive NW to an approved Complete Streets design and cross-section, including a 3 m shared use path on the east side, a parking lane, and a 2.5 m mono-walk with straight faced curb and gutter along the collector adjacent to the future school site to accommodate pick-up/drop-off activity, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The design and construction of Aster Drive NW can be deferred until the funding of the future school is announced. The roadway must be open and operational prior to the first day of school opening. In the event that funding is not approved for the future school, the design and construction of Aster Drive NW must occur with the development of the lands to the east, when traffic volumes warrant the extension of the roadway, or within five (5) years of the Servicing Agreement being signed, whichever comes first;
12. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as a temporary emergency access roadway and is required prior to CCC for roads (or when required by Subdivision and Development Coordination);
13. the east/west alley in Phase 2 is proposed to serve as a temporary secondary emergency access route, as shown on the "Conditions of Approval" map, Enclosure I. A Swept Path Analysis will be required with engineering drawings and additional gravel may be required to accommodate the wheels of the fire trucks;
14. that the owner construct a temporary 4 m wide gravel surface roadway connection, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as a temporary emergency access roadway and is required prior to CCC for roads (or when required by Subdivision and Development Coordination);
15. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the MR lot and future MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct appropriate traffic calming measures such as but not limited to marked crosswalk with curb ramps, a two-stage crossing, a raised crossing or curb extensions at the shared use path crossings on Aster Boulevard NW and Aster Drive NW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on Enclosure I. Details relative to this requirement will be finalized through the engineering drawing review and approval process;

17. that the owner shall pay for the installation of a pedestrian overhead flasher at the mid-block zebra marked crosswalk on 17 Street NW and north of 28 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure II. 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. If traffic signals are not deemed warranted by City Operations within five (5) years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfil this obligation;
18. that the owner shall pay for the installation of a rectangular rapid flashing beacon at the mid-block shared use path crossing on Aster Drive NW, as shown on Enclosure I. 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. If traffic signals are not deemed warranted by City Operations within five (5) years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
19. that the owner pay for the installation of "no parking" signage on the collector roadways for safe crossing to the satisfaction of Subdivision and Development Coordination and Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
20. that a Final Acceptance Certificate (FAC) for the storm sewers will not be issued until such time as the downstream storm sewer systems is completed and operational to the satisfaction of Subdivision and Development Coordination;
21. that the engineering drawings include a wildlife crossing on Aster Drive 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. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);
22. that the owner provide full site servicing for the MR lot and future MR lot including three 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
23. that the owner construct all fences wholly on privately-owned land and the MR lots, with openings for walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
24. that the owner is responsible for the landscape design and construction within the MR lots and road rights of way, 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 A, Plan 232 0512 was addressed by Deferred Reserve Caveat (DRC) in the amount of 10.478 ha. The DRC will be used to dedicate the school/park site, a portion of the greenway, and the Environmental Reserve west of Mill Creek Ravine. The DRC will be reduced by 0.008 ha to account for dedication of Environmental Reserve with LDA22-0239 (Aster Stage 8). A small amount will be left on the DRC for the dedication of the remaining portion of greenway and future Environmental Reserve dedication east of Mill Creek Ravine. The future MR parcel will be acquired by the City of Edmonton through other means.

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

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

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

Regards,



Kristen Rutherford
Acting Subdivision Authority

KR/Posse #458527657-001

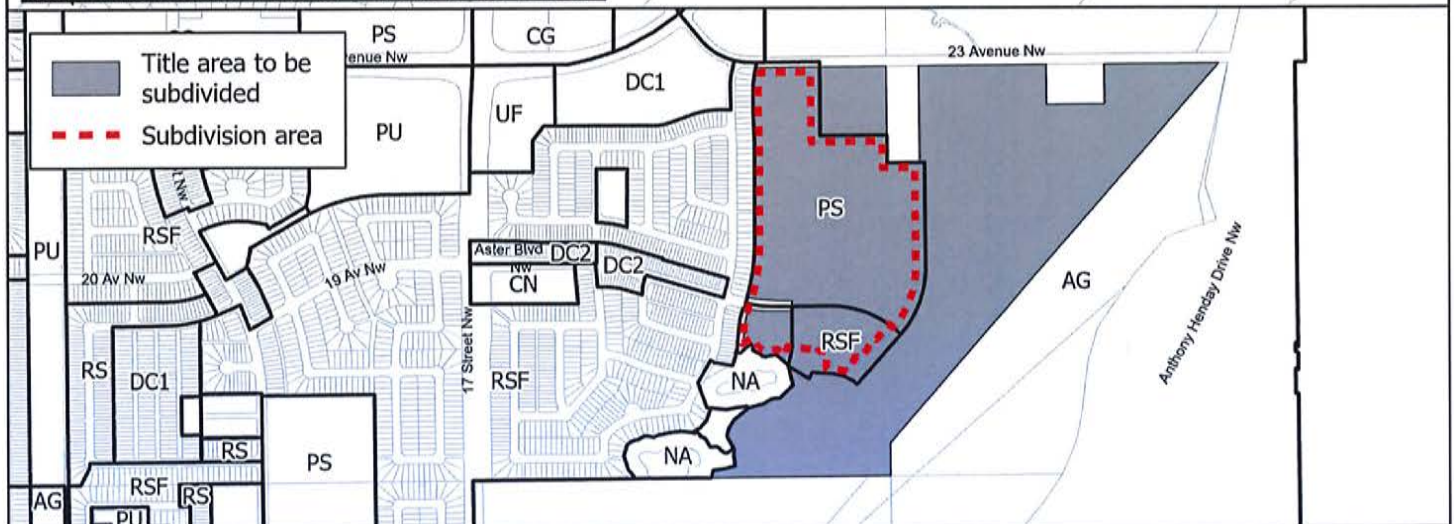
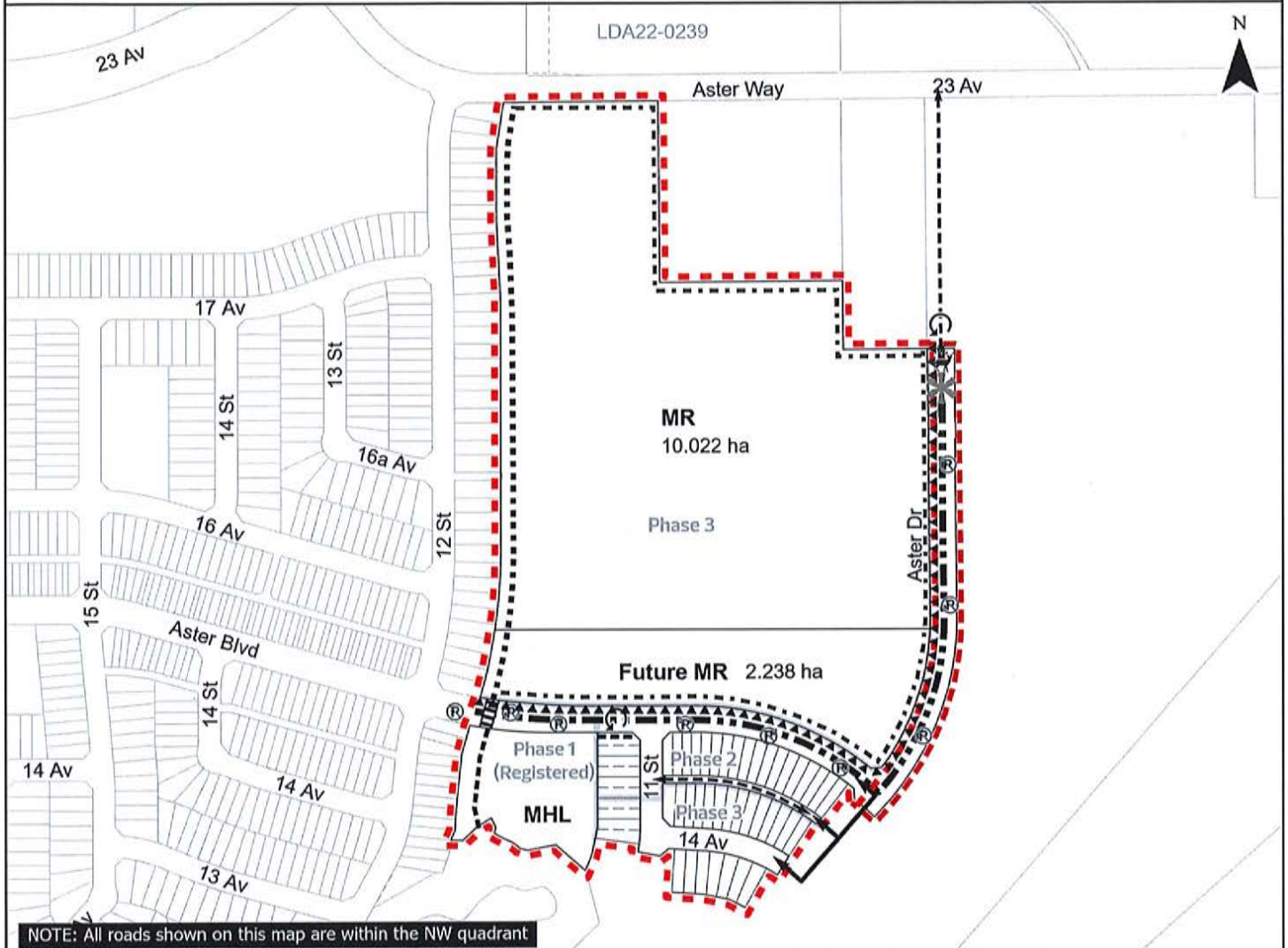
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 22, 2024

LDA23-0023

- - - - Limit of proposed subdivision
- · - · - Amend subdivision boundary
- Phasing Line
- 1.8 m uniform fence as per Zoning Bylaw
- 2.5 m monowalk
- 3 m hard surface shared use path
- Zebra marked crosswalk
- Temporary 6 m roadway
- Construct collector roadway
- Temporary 4m emergency access
- Temporary 12 m radius turnaround
- No parking signage
- Rapid flashing beacon
- Post and rail fence
- Wildlife crossing





Subdivision Authority

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

August 22, 2024

File No. LDA24-0139

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

ATTENTION: Maria Dugand Barros

RE: Tentative plan of subdivision to create one (1) other lot from the SE 20-51-25-W4M, located west of 182 Street SW and south of Keswick Boulevard SW; **KESWICK**

I The Subdivision by Plan is APPROVED on August 22, 2024, subject to the following conditions:

1. that the owner register an easement for cross lot access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for the SE 20-51-25-4 were previously addressed with LDA22-0200 by registering a 3.631 ha Deferred Reserve Caveat (DRC). The DRC will be split proportionally between the new lot and the remnant, to address future Environmental Reserve (ER) dedication for both areas. A 0.326 ha DRC, representing 10%, will be registered on the remnant. The remainder will carry forward on the new lot.

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

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

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

Regards,



Kristen Rutherford
Acting Subdivision Authority

KR/tv/Posse #493345299-001

Enclosure



Subdivision Authority

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

August 22, 2024

File No. LDA24-0235

Doug Schiewe
7410 181 Street SW
Edmonton, AB T6Y 0E4

ATTENTION: Doug Schiewe

RE: Tentative plan of subdivision to create one (1) additional residential lot from the NE 31-50-25-W4M, located south of 73 Avenue SW and west of 181 Street SW; **EDMONTON SOUTH WEST**

The Subdivision by Plan is REFUSED on August 22, 2024, for the following reasons:

1. The proposed subdivision contravenes Edmonton's Municipal Development Plan (MDP), *The City Plan*, which provides direction for future development and growth.
 - a. Map 9 *Development Pattern Areas* identifies the subject land within Edmonton's "future growth" development area, located south of 41 Avenue SW. Land north of 41 Avenue SW is characterized as a "developing area." The City Plan strategically sets out growth priorities, in a sequenced approach, across Edmonton's development pattern areas.
 - b. Policy 2.3.2.3 "Require substantial completion of the developing area including service provision, amenities and infrastructure prior to authorizing the preparation of statutory plans for contiguous development of the future growth area." The proposed subdivision is within a vicinity that requires City Council's authorization to prepare new, statutory plans. Substantial completion of developing areas is required prior to opening future growth areas. Further subdivision can proceed once future plans that support contiguous development are authorized, establishing land use patterns.
 - c. Policy 2.3.2.7: "Prevent any further subdivision of Rural Residential or Agricultural lands that creates additional Rural Residential parcel(s) or would otherwise facilitate further country residential development." The City is strategically managing growth across Edmonton's development pattern areas by limiting additional fragmentation of agricultural areas, which the proposed subdivision characterizes. Until approval processes are authorized to progress in a logical manner, development opportunities for Edmonton's southwest future growth area are limited.
 - d. Policy 5.3.1.4: "Prevent premature fragmentation and conversion of agricultural lands for residential and non-residential uses." Land in Edmonton's southwest future growth area is expected to remain unfragmented, until such time the City deems it appropriate for development to occur in accordance with approved, planned land uses.

2. The proposed subdivision does not comply with the Edmonton Metropolitan Region Board's Regional Agriculture Master Plan (RAMP) direction for development.
 - a. Schedule B *RAMP Agriculture Policy Areas* indicates the subdivision application is subject to Policy Area 3 - Agriculture in Future Transition Lands. The RAMP aims to preserve this agricultural area until such time when it is deemed necessary for urban growth.
 - b. Policy 4.3.2: "Subdivision and development should be limited to maintain large parcel sizes to support ongoing agricultural uses until the lands are needed for population and/or employment growth." Fragmentation of prime agricultural land is to be minimized, so as not to constrain or restrict future development opportunities.

3. The proposed subdivision does not comply with the Edmonton Metropolitan Region Board's Growth Plan direction for development.
 - a. Schedule 2 *Edmonton Metropolitan Regional Structure to 2044* locates the proposed subdivision within a "metropolitan" area.
 - i. Section 3.2 *Policy Tiers*: "'Metropolitan Area' is defined as the area surrounding the metropolitan core, including portions of county lands, urban communities, major and local employment areas, and intervening undeveloped areas that are socio-economically tied and that share industry, housing and infrastructure. The metropolitan area encompasses the highest concentration of existing and future urban development in the Region, and reflects the general direction of future urban growth." The proliferation of rural development is not appropriate within this policy area.
 - b. Schedule 11 *Agricultural Land Suitability Ratings* indicates the subject property is within an area identified as prime agricultural land.
 - i. Objective 6.2: "Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses." Land severance is not supported unless a proposed subdivision is contiguous with planned or built-up areas.

4. The subdivision site is zoned Agricultural Edmonton South (AES) Zone and is subject to its development regulations, under Section 3.61 of the City of Edmonton Zoning Bylaw 20001.
 - a. Section 3.61(1) outlines the AES Zone's purpose, stating that "New Residential Lots created after passage of this Bylaw shall only be created to subdivide a farmstead from a previously unsubdivided quarter section, and shall be no larger than 2.0 ha." The AES Zone is not intended to facilitate unrestricted fragmentation of land. The parent parcel (NE 31-50-25-W4M) was previously subdivided twice, making this proposal the quarter section's third subdivision.
 - i. The NE 31-50-25-W4M was first subdivided to create Lot 1, Plan 972 2551 (7710 181 Street SW) which was registered in 1997.
 - ii. The NE 31-50-25-W4M underwent a second subdivision that created Lot 2, Block 1, Plan 162 2992 (7710 181 Street SW) which was registered in 2016.

5. Relevant land survey information was not provided with this application.
 - a. Delineation of the proposed lot is unconfirmed, along with the location and setbacks of its existing buildings relative to property lines.
 - b. The location of an existing high-pressure pipeline corridor, in close proximity west of the proposed lot, should be accurately defined so that separation distance is known for risk analysis purposes.

6. The statutory planning and rezoning stages of development, along with their relevant levels of technical studies, should occur prior to this subdivision. The creation of new plans for Edmonton's future growth areas, such as the application's vicinity, have yet to be authorized by City Council. Once instigated, development plans will be prepared in accordance with policy guidance from The City Plan and in alignment with regional density targets. Due to the absence of comprehensive planning and technical reports for the Edmonton South West neighbourhood, infrastructure requirements are not fully understood.
 - a. The proposed lot contributes to land fragmentation within the Edmonton South West neighbourhood. The City aims to comprehensively plan and develop land in an efficient manner. The cumulative severance of land may impede economic redevelopment and wide-scale servicing of this area, in the future.
 - b. There may be implications for Municipal servicing and access, since the subject site should meet City standards. The creation of multiple unserviced lots is discouraged and will create challenges for future planning and development of the area's utility and transportation networks.
 - i. 73 Avenue SW (Township Road 510), immediately north of the subject property, is planned as a future expressway/arterial roadway. An Infrastructure Serviceability Report anticipates this road will contain future storm trunk mains, sanitary trunk mains, and water servicing. Should additional fragmentation of the parent parcel occur, dedication of required road right of way will be challenging.
 - ii. Offsite connections are required to utility infrastructure that has yet to be constructed. For example, there are no stormwater or sanitary servicing plans for Edmonton South West and a Neighbourhood Design Report (NDR) is not in place for this site or the surrounding area.

Enclosure I is an attachment of major advisements pertaining to District Policy and Plan proposals.
Enclosure II is a map of this subdivision refusal.

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

The Subdivision Authority did not receive comments from adjacent landowners and community members. The application does not comply with the regulations set out in the Edmonton Zoning Bylaw, the land is not serviceable, and the proposal does not advance 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 not suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Kristen Rutherford".

Kristen Rutherford
Acting Subdivision Authority

KR/Posse #504414816-001

Enclosures

Please be advised of the following:

District Policy (proposed Charter Bylaw 24000) and District Plans

The City of Edmonton's District Policy and Planning process is underway. District Policy sets a strategic development foundation for the entire city and informs individual District Plans for specific areas of Edmonton

District Plans indicate where different types of development are appropriate and outline a supporting infrastructure network. The plans contain policies and information that are unique to each district, while maintaining a connection to the City's overarching District Policy. The proposed subdivision's neighbourhood, Edmonton South West, is located within the Rabbit Hill District.

Proposed District Policy is currently with the Edmonton Metropolitan Region Board (EMRB) for consideration. If the Policy receives approval, it's anticipated to return to Edmonton City Council in fall 2024. If approved, the District Policy will come into effect immediately. Its direction, relevant to this subdivision application, includes:

- Proposed District Policy 2.5.1.4: "Prevent any further subdivision of agricultural areas that creates additional rural residential site(s) or would otherwise facilitate further country residential development."
- Proposed District Policy 2.5.1.7: "Subdivide land only where this supports the intended outcomes of a statutory plan."
- Proposed District Policy 2.5.5.6: "Manage risk associated with heavy industrial facilities, railway and major utility corridors, high-pressure pipelines, airports and heliports through the provision of adequate buffers, separation distances, dangerous goods routes and effective transition zones."
- Proposed District Policy 4.1.1.2: "Implement the substantial completion standard for Districts containing Developing Area neighbourhoods and use the standard to recommend to City Council when the preparation of statutory plans of the Future Growth Area should begin."

Rabbit Hill District Plan (proposed Charter Bylaw 24009)

This subdivision falls under the proposed Rabbit Hill District Plan area, which is presently being refined by City administration. Similar to District Policy, the Rabbit Hill District Plan will require EMRB and City Council approval prior to coming into effect. Currently, there is no timeline for this process.

The Rabbit Hill District Plan's current draft proposes land use direction for the subject area, including:

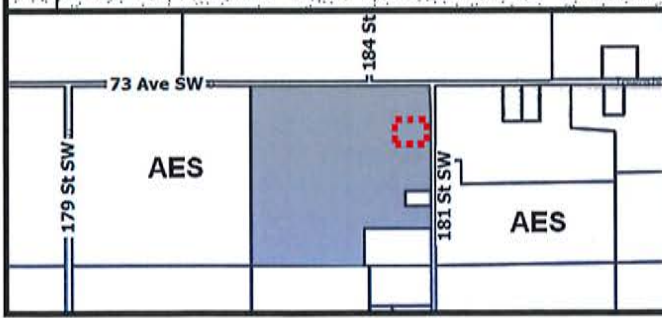
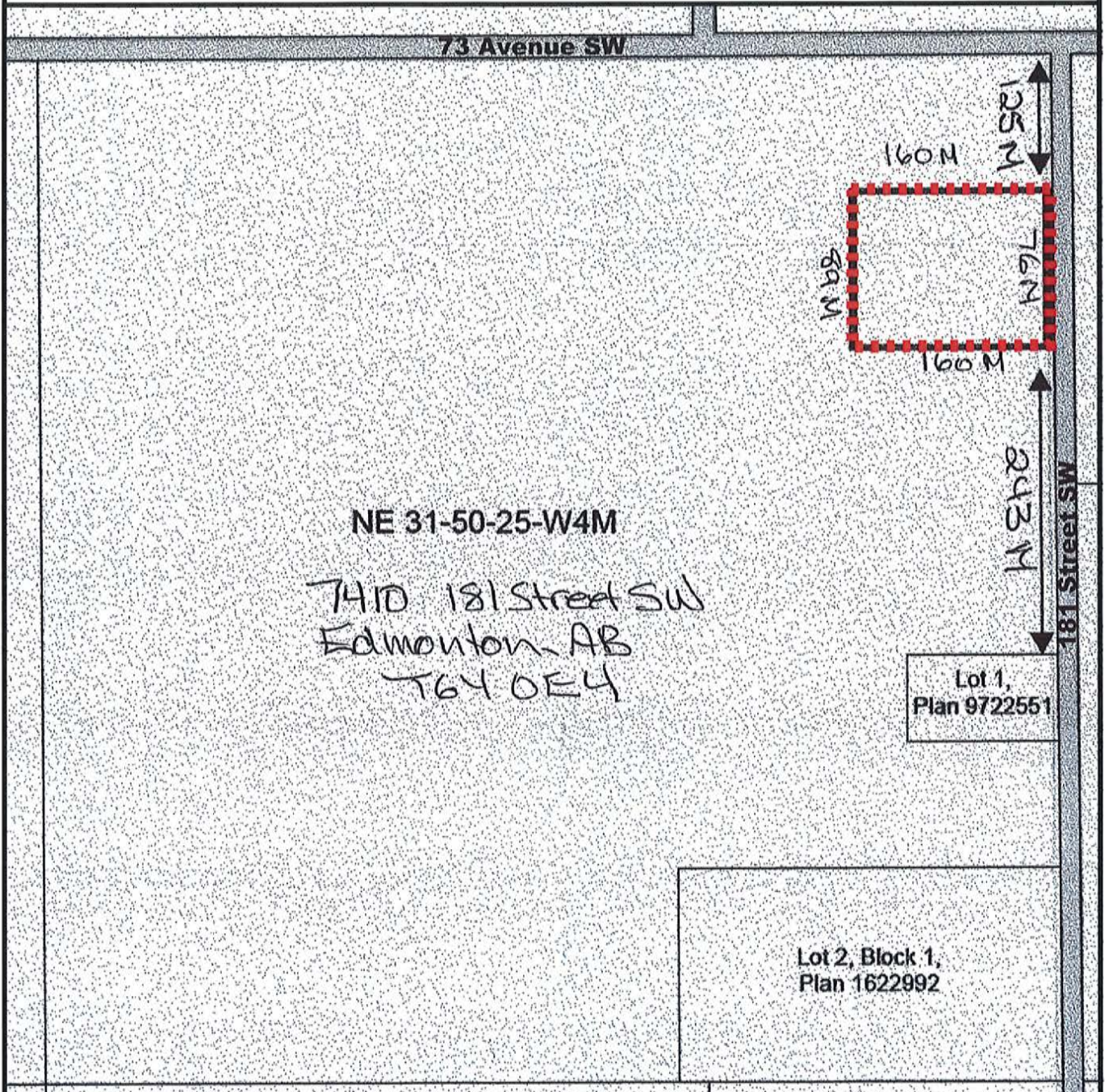
- Map 4 *Land Use Concept to 1.25 Million* designates the subdivision's proposed and remnant parcels for Agricultural uses.
- Map 5 *Open Space and Natural Areas to 1.25 Million* and Map 6 *Active Transportation to 1.25 Million* designate the parent parcel's south edge for an Urban Greenway and its west edge for a



Habitat Greenway. These greenways will connect Whitemud Creek and Rabbit Hill Ravine, providing open space that supports ecological functionality and pedestrian mobility.

- Map 8 *Area-Specific Policy Subareas* and Table 2 *Area-Specific Policy* indicate the subject site is also subject to the EMRB's Regional Agriculture Master Plan (RAMP). The Subdivision Authority's decision letter indicates that the proposed subdivision does not comply with the RAMP's direction for development.

The proposed Rabbit Hill District Plan provides high level direction for the subject area's development, until the city of Edmonton's population reaches 1.25 million people. Additional planning work for the area such as the creation of a Neighbourhood Structure Plan (NSP), is anticipated to occur in the future. Once established, an NSP or a similar planning document will provide further direction for development. That level of information will appropriately support rezoning and subdivision, in accordance with approved land use designations.

Limit of proposed subdivision



-  Titled area to be subdivided
-  Subdivision area



Subdivision Authority

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

August 22, 2024

File No. LDA24-0261

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 5A, Block 6, Plan 242 0798, located north of 93 Avenue NW and east of 94 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on August 22, 2024, subject to the following conditions:

1. that the owner remove and replace the existing lead water service to proposed Lot 5C (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.

Regards,



Kristen Rutherford
Acting Subdivision Authority

KR/ms/Posse #518880452-001

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 access to 94 Street NW. Upon redevelopment of proposed Lot 5D, the existing residential access to 94 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.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.0 m south of the north property line of Lot 5A 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).



94 STREET NW

LOT 7
BLOCK 6
PLAN 8701 S

LOT 6
BLOCK 6
PLAN 8701 S

LOT 5B
BLOCK 6
PLAN 242 0798

LOT 5C
BLOCK 6

LOT 5D
BLOCK 6

LOT 3
BLOCK 6
PLAN 8701 S

LOT 2
BLOCK 6
PLAN 8701 S

REMAINDER OF LOT 4 BLOCK 6 PLAN 8701 S

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

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

LANE

SPIRE DEVELOPMENTS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES IN CURVED BOUNDARIES ARE ARC LENGTHS.
- THIS TENTATIVE 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 RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.067 ha



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

REVISIONS

BONNIE DOON TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF
LOT 5A, BLOCK 6, PLAN 242 0798
WITHIN THE
RIVER LOT 21, EDMONTON SETTLEMENT
(THEO. S.E. 1/4 SEC. 33 - TWP. 52 - RGE. 24 - W. 4TH MER.)

EDMONTON - ALBERTA

SCALE: 1:250
0 2.5 5 7.5 10 15 METRES

Pals Geomatics
 Phone: (780) 455-3177 Fax: (780) 451-3047
 Email: edmonton@palsgeomatics.com
 10704-179 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 250177907 DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

August 22, 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**

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.

Regards,



Kristen Rutherford
Acting Subdivision Authority

KR/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 north of the south 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 (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 DIMENSIONS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- ALL RECORDS FOR 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 RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS..... AND CONTAINS: 0.054 ha



REV. NO.	DATE	ITEM	BY
2	AUG. 2024	LOT DEFLECTION	CN
1	JULY 2024	ORIGINAL PLAN COMPLETED	CN

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



FILE NO. 6240784007 DRAFTED BY: CN CHECKED BY: DS
 Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10796-17th Street NW, Edmonton, Alberta T5S 1G7

96 AVENUE

LOT 1
BLOCK 74
PLAN 7251 AD

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

LOT 2A
BLOCK 74

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

LOT 2B
BLOCK 74

LOT 3
BLOCK 74
PLAN 7251 AD

LOT 21
BLOCK 74
PLAN 162 4228

LOT 2
BLOCK 74
PLAN 7251 AD

148 STREET

LANE





Subdivision Authority

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

August 22, 2024

File No. LDA24-0275

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 17, Block 8, Plan 1366 HW, located north of 73 Avenue NW and west of 111 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on August 22, 2024, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Kristen Rutherford".

Kristen Rutherford
Acting Subdivision Authority

KR/ms/Posse #508150692-001

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.
- Based on the subdivision's proposed lot line location, the maximum width of a future vehicular access to Lot 17A is approximately 3.85 m off of the adjacent alley. This width will ensure that the required minimum separation distance can be maintained, between the existing power pole on the west side of proposed Lot 17A and its east property line.

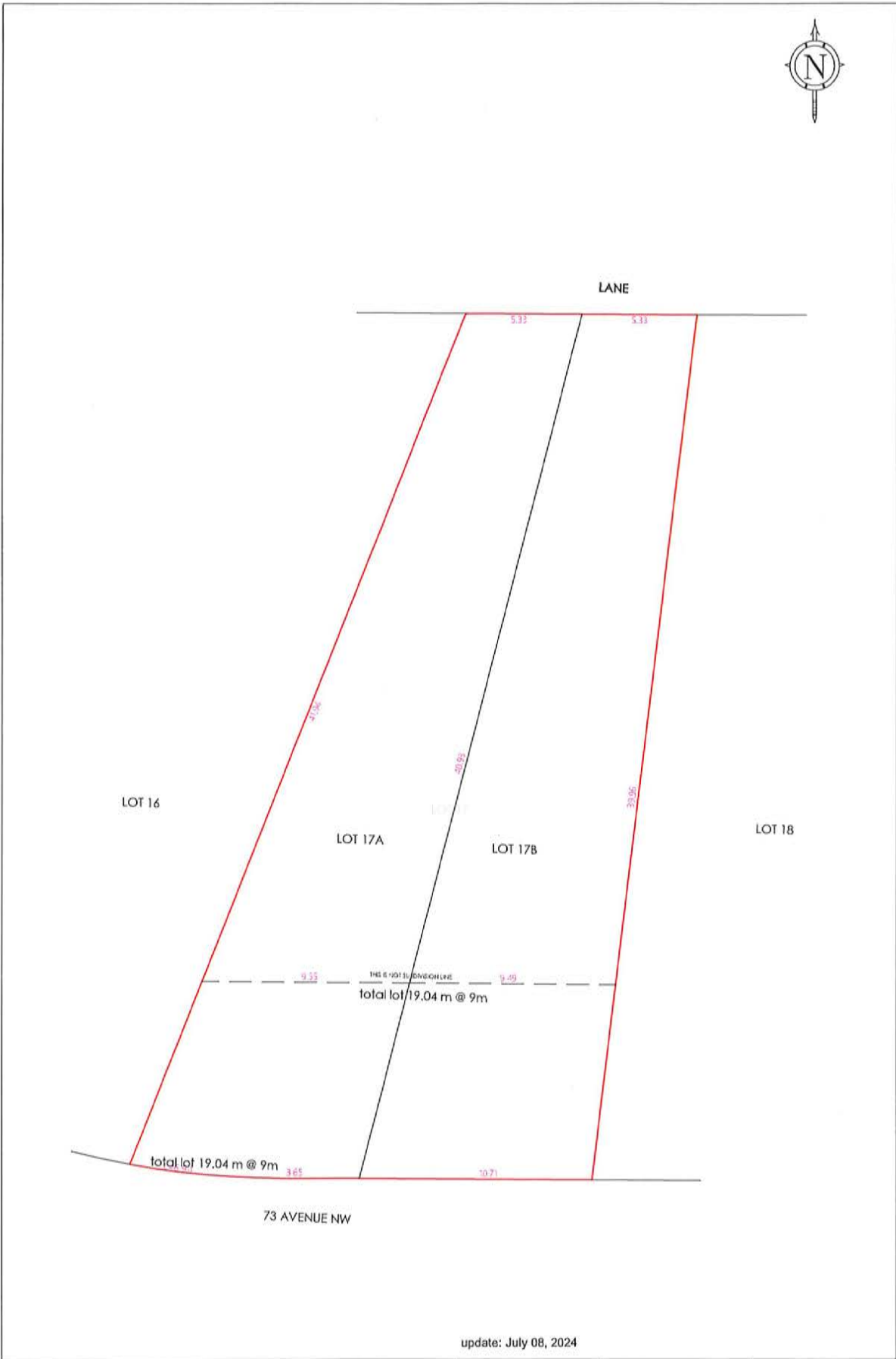
Building / Site

- 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 3.6 m east of the west property line of Lot 17 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 17A. 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 (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).



update: July 08, 2024

Legal Description: LOT: 17 BLOCK: 8 PLAN: 1366HW McKERNAN	Zone: RS	Scale: 1:200	Job #: SA24-1657
Municipal Address: 11110 73 AVENUE NW, EDMONTON, AB	 Satt Associates Inc. <i>Always Striving For Excellence</i> #206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6 (587) 315-6887 landsurvey@sattengg.com www.sattengg.com		
Owner (s) / Builder: HI TECH CONTRACTORS (2479190 AB LTD.)			
TENTATIVE PLAN			



Subdivision Authority

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

August 22, 2024

File No. LDA24-0282

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 21, Block 3, Plan 1884 KS, located north of 85 Avenue NW and east of 147 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on August 22, 2024, subject to the following conditions:

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

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

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

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

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

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

Regards,



Kristen Rutherford
Acting Subdivision Authority

KR/ms/Posse #520533095-001

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.
- There is an existing access to 85 Avenue NW. Upon redevelopment of proposed Lot 21B, the existing residential access to 85 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

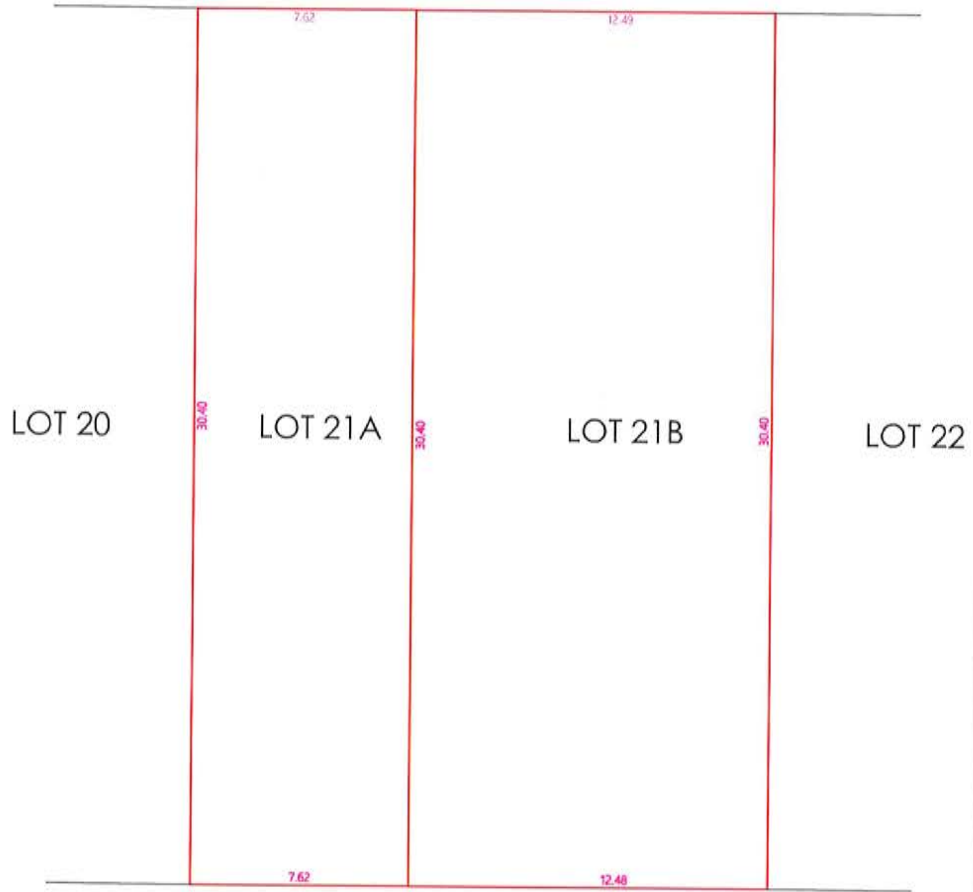
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 8.9 m east of the west property line of Lot 21 off the lane. The existing storm service enters the proposed subdivision approximately 3.6 m east of the west property line of Lot 21 off 85 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



PREVIOUS APPLICATION: LDA18-0474 SHOULD BE SUPERSEDED AND REPLACED BY THIS

Legal Description: LOT: 21 BLOCK: 3 PLAN: 1884KS
LAURIER HEIGHTS

Municipal Address: 14608 85 AVENUE NW, EDMONTON, AB

Owner (s) / Builder: FIRST VIEW HOMES

Zone: RS

Scale 1:200

Job # SA24-1729

TENTATIVE PLAN



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