

Thursday, September 7, 2023  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 36

### 1. ADOPTION OF AGENDA

#### RECOMMENDATION

That the Subdivision Authority Agenda for the September 7, 2023 meeting be adopted.

### 2. ADOPTION OF MINUTES

#### RECOMMENDATION

That the Subdivision Authority Minutes for the August 24, 2023 meetings be adopted.

### 3. OLD BUSINESS

### 4. NEW BUSINESS

- |    |                             |   |
|----|-----------------------------|---|
| 1. | LDA23-0587<br>453710045-001 | Tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 1, Plan 182 1976, located south of Maskêkosihk Trail NW and east of Winterburn Road NW; <b>STILLWATER</b>   |
| 2. | LDA23-0187<br>476412708-001 | Tentative plan of subdivision to create (1) multi-unit housing unit and and one (1) remnant unit from Lot 206, Block 21, Plan 212 0387, located south of 25 Avenue SW and west of 66 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b>                            |
| 3. | LDA22-0555<br>448832779-001 | REVISION of conditionally approved tentative plan of subdivision to create 177 single detached residential lots, from Lot 1, Block 1, Plan 152 1916, and the NW 2-51-24-W4M located south of 23 Avenue NW and east of Winterburn Road NW; <b>STILLWATER</b> |
| 4. | LDA23-0185<br>475627491-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 46, Plan 1738 HW, located north of 81 Avenue NW and west of 79 Street NW; <b>KING EDWARD PARK</b>   |
| 5. | LDA23-0190<br>476250795-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot P, Block 6, Plan 8428 ET, located west of Connors Road NW and north of 93 Avenue NW; <b>BONNIE DOON</b>   |
| 6. | LDA23-0206<br>477786494-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 14, Plan 2601 KS, located north of 78 Avenue NW and west of 145 Street NW; <b>LAURIER HEIGHTS</b>   |
| 7. | LDA23-0217<br>478792296-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 22 and Part of Lot 23, Block 55, Plan 4636 AB, located east of 57 Street NW and south of 120 Avenue NW; <b>NEWTON</b>   |

8.	LDA23-0218 478902712-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 11, Block 18, Plan 4859 X, located east of 127 Street NW and south of 114 Avenue NW; <b>INGLEWOOD</b>
9.	LDA23-0223 479213914-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 11, Plan 3631 KS, located north of 78 Avenue NW and west of 71 Street NW; <b>KING EDWARD PARK</b>
10.	LDA23-0224 479219078-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 8, Plan 2424 HW, located east of 120 Street NW and north of 87 Avenue NW; <b>WINDSOR PARK</b>
11.	LDA23-0225 479430924-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14A, Block 5, Plan 052 3244, located east of 95 Street NW and south of 94 Avenue NW; <b>BONNIE DOON</b>
5.	<b>OTHER BUSINESS</b>	



September 7, 2023

File No. LDA22-0587

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 1, Plan 182 1976, located south of Maskêkosihk Trail NW and east of Winterburn Road NW;  
**STILLWATER**

---

**I The Subdivision by Plan is APPROVED on September 7, 2023, 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 Deferred Servicing Agreements 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 Lot 1, Block 1, Plan 182 1976, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed commercial lot, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner register a 6 m utility right of way to facilitate the construction of a watermain through the proposed commercial lot;
7. that the owner register a public access easement to facilitate the construction of a 3 m hard surface shared use path with "Shared Use" Signage, lighting and bollards to connect from Richard Rice Boulevard to the Natural Area. The easement area and shared use path may be incorporated into the road design at the development permit stage, provided it conforms with the intent of the Transit Oriented Development Guidelines, to the satisfaction of the Subdivision and Development Coordination.
8. that the owner register a public access easement, in accordance with the Transit Oriented Development Guidelines to facilitate the construction of a north-south mid-block access way off of Maskêkosihk Trail and an east-west 3 m hard surface shared use path from the Natural Area to

the intersection of Stillwater Boulevard NW and 21 Avenue NW, to the satisfaction of the Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;

9. that the owner register an easement for mutual access for the shared use of the access to Richard Rice Boulevard NW, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
10. that the owner register an easement for cross lot access on the proposed lot for the purpose of access to the adjacent lots to the north (Lot 1, Block 1, Plan 182 1976) and west (Lot 1, Block 1, Plan 172 3514), as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easements; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing 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; and
9. that the owner construct a watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I.

**III That the Deferred Servicing Agreement required in Clauses I(2) and I(3) require that upon further subdivision or upon the issuance of a development permit of the proposed 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 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; and
2. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the east-west public access easement, from Richard Rice Boulevard NW to the Natural Area, to the satisfaction of Subdivision and Development Coordination. Alternatively, the shared use path connection may be incorporated into the design of the internal roadway, provided that it meets the intent of the Transit Oriented Guidelines. Details relative to this requirement will be reviewed with the submission of further land development application, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

**IV That the Deferred Servicing Agreement required in Clauses I(2) and I(4) require that upon further subdivision or upon the issuance of a development permit, of the remnant parcel, 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 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;
2. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, from the Natural Area to the intersection of Stillwater Boulevard NW and 21 Avenue NW, including modifications to the existing sidewalk within Stillwater Boulevard NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
3. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the north-south public access easement from the east-west shared use path to Maskêkosihk Trail, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

MR for Lot 1, Block 1, Plan 182 1976 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0325. The DRC will carry forward on the remainder of the title.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #453710045-001

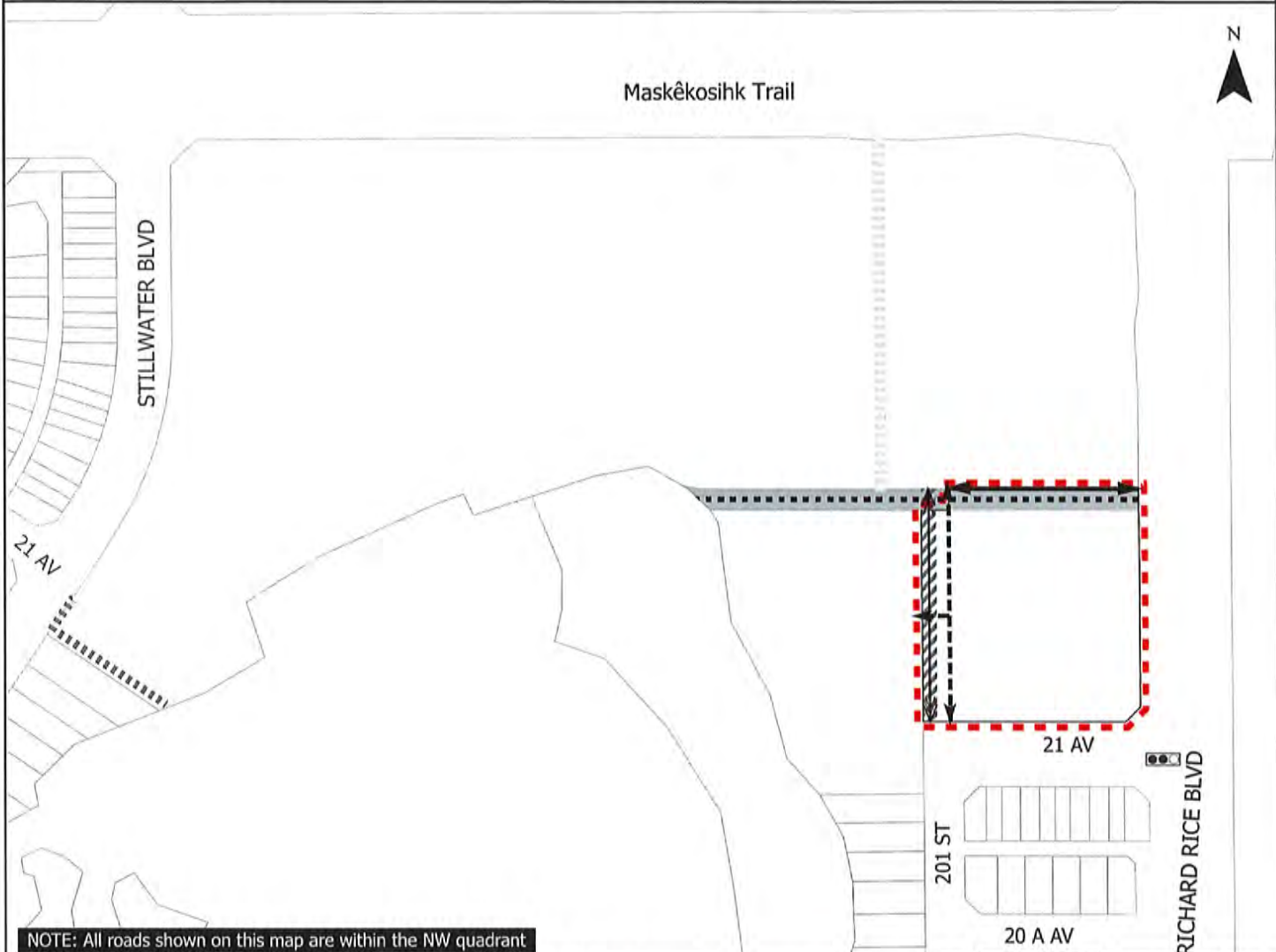
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

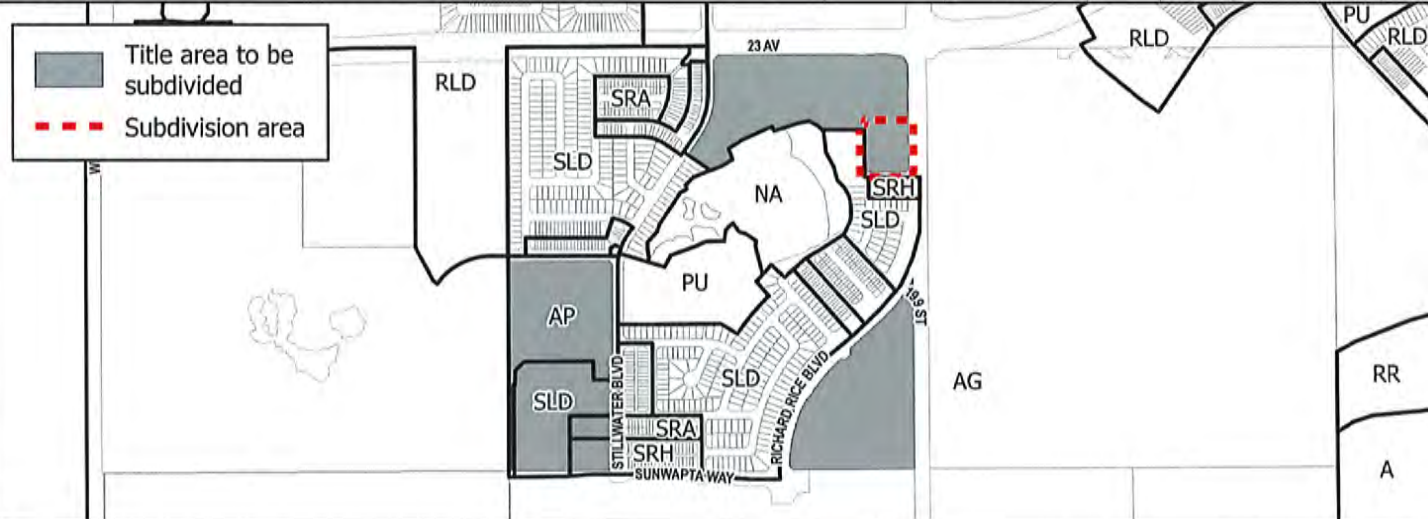
September 7, 2023

LDA22-0587

- Limit of proposed subdivision
- 3 m hard surface shared use path to be constructed with proposed lot
- Mutual access easement
- Cross lot access easement
- Watermain extension
- 6m utility right-of-way
- Public access easement
- Traffic signal
- Future SUP & Easement
- Future SUP & Easement (Conceptual Alignment)



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



- Title area to be subdivided
- Subdivision area



Subdivision Authority

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

September 7, 2023

File No. LDA23-0187

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

ATTENTION: Joel Corcoran

RE: Tentative plan of subdivision to create (1) multi-unit housing unit and one (1) remnant unit from Lot 206, Block 21, Plan 212 0387, located south of 25 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

---

**The Subdivision by Phased Condominium is APPROVED on September 7, 2023, subject to the following conditions:**

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #476412708-001

Enclosure(s)



Please be advised of the following:

Next Steps for Subdivision Approval

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

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 water service enters the proposed subdivision approximately 47.6 m west of the east property line of Lot 206 off of 25 Avenue SW. Sanitary and storm services are proposed to be constructed within the proposed subdivision parcel under private servicing agreement of Orchards Stage 31 as submitted to the City of Edmonton. As-built information was not available at the time of response.
- 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).





September 7, 2023

File No. LDA22-0555

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

ATTENTION: Christine Lee

RE: REVISION of conditionally approved tentative plan of subdivision to create 177 single detached residential lots, from Lot 1, Block 1, Plan 152 1916, and the NW 2-51-24-W4M located south of 23 Avenue NW and east of Winterburn Road NW; **STILLWATER**

---

The application was originally approved on February 16, 2023. This first change request swaps the phasing order and amends the phasing boundary.

**I The Subdivision by Plan is APPROVED on September 7, 2023, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 5.44 ha by a Deferred Reserve Caveat registered against the remnant lot pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate, clear and level Winterburn Road from the entire parent parcel with Phase 2, as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate additional road right-of-way for alley corner cuts should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis for waste management and Fire Rescue Services (FRS) vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on 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 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;
8. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 23 Avenue NW/Maskekosiik Trail NW, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. 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 pay a boundary assessment for municipal improvements constructed by others along the east property line of Plan 1521916 Blk 1 Lot 1 from which this development benefits (Stillwater Stage 3; Servicing Agreement DS51587);
7. 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;
8. 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;
9. 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;
10. that the owner provides grading plans for Maskekosiik Trail NW with the submission of engineering drawings. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;

11. that the owner provides grading plans for the future local road connection with the submission of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;
12. that the owner provides grading plans that accommodate a 3 m shared use path within the Storm Water Management Facility (SWMF) with the submission of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure II. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;
13. that the owner construct the alleys to a residential standard in accordance with the Complete Streets Design and Construction Standards. The north/south alleys are proposed to serve as temporary secondary emergency access routes. A 'Swept Path Analysis' for waste management and Fire Rescue Services (FRS) vehicles must be included in the submission of engineering drawings to ensure functionality of the alley/alley intersections and to confirm right-of-way requirements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I. Additional gravel may be required to accommodate the wheels of the fire trucks;
14. That the owner construct a 3.0 m shared use path along the north side of the collector roadway, as shown on Enclosure I;
15. that the collector roadway be designed and constructed with a minimum centre line radius of 120 m to the satisfaction of Subdivision and Development Coordination;
16. 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);
17. that the owner construct a 2.5 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner design the ultimate Storm Water Management Facility (SWMF) and constructs the interim facility, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
20. that the owner construct an offsite storm sewer extension, to the satisfaction of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner obtains a Construction Completion Certificate (CCC) for the Uplands Sanitary Lift Station, to the satisfaction of Subdivision and Development Coordination;
22. 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;

23. that the owner construct a 1 m berm centred 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 Maskekosihk Trail NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
24. 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;
25. that the owner is responsible for the naturalisation landscape design and construction within the future local road connection, to the satisfaction of City Departments and affected utility agencies, as shown on the "Conditions of Approval" map, Enclosure I; and
26. that the owner is responsible for the landscape design and construction within the road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

This will be the first subdivision for Lot 1, Block 1, Plan 152 1916. MR for Lot 1, Block 1, Plan 152 1916 in the amount of 5.44 ha is being provided by a DRC with this subdivision.

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

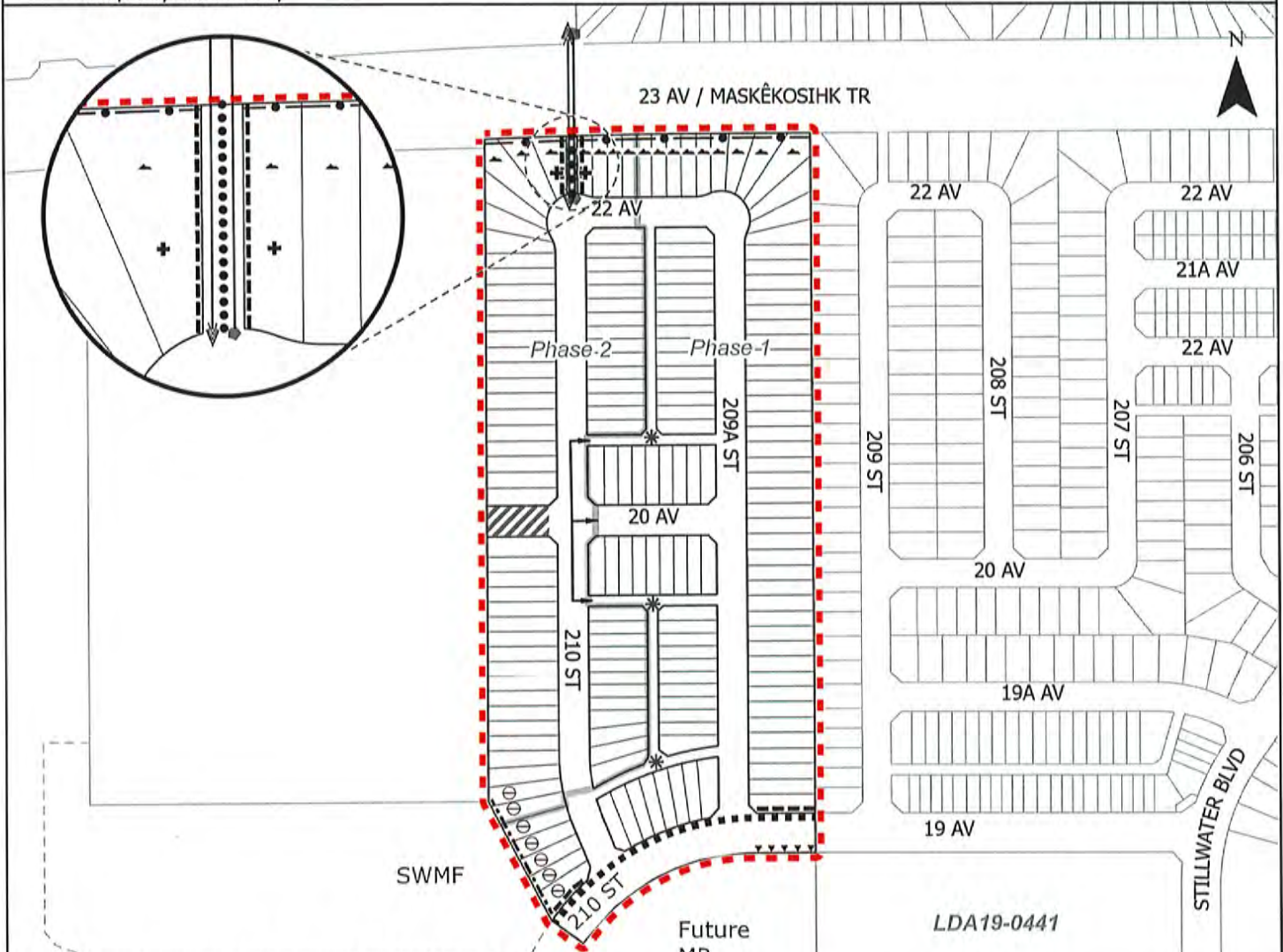
BM/jv/Posse #448832779-002

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 7, 2023 LDA22-0555

- Limit of proposed subdivision
- Phasing line
- 1.8 m uniform fence as per Zoning Bylaw
- 1.2 m uniform fence
- Berm and noise attenuation fence
- Temporary 6 m roadway
- 1.8 m concrete sidewalk
- ▲▲▲▲ 2.5 m monowalk
- 3 m hard surface shared use path
- ↔ Watermain extension
- Storm sewer extension
- ▨ Future local road connection, provide grading plans
- ▲ Restrictive covenant re: Berm and fence
- ⊕ Restrictive covenant re: Disturbed soil
- ⊖ Restrictive covenant re: Freeboard
- \* Dedicate alley corner cut



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

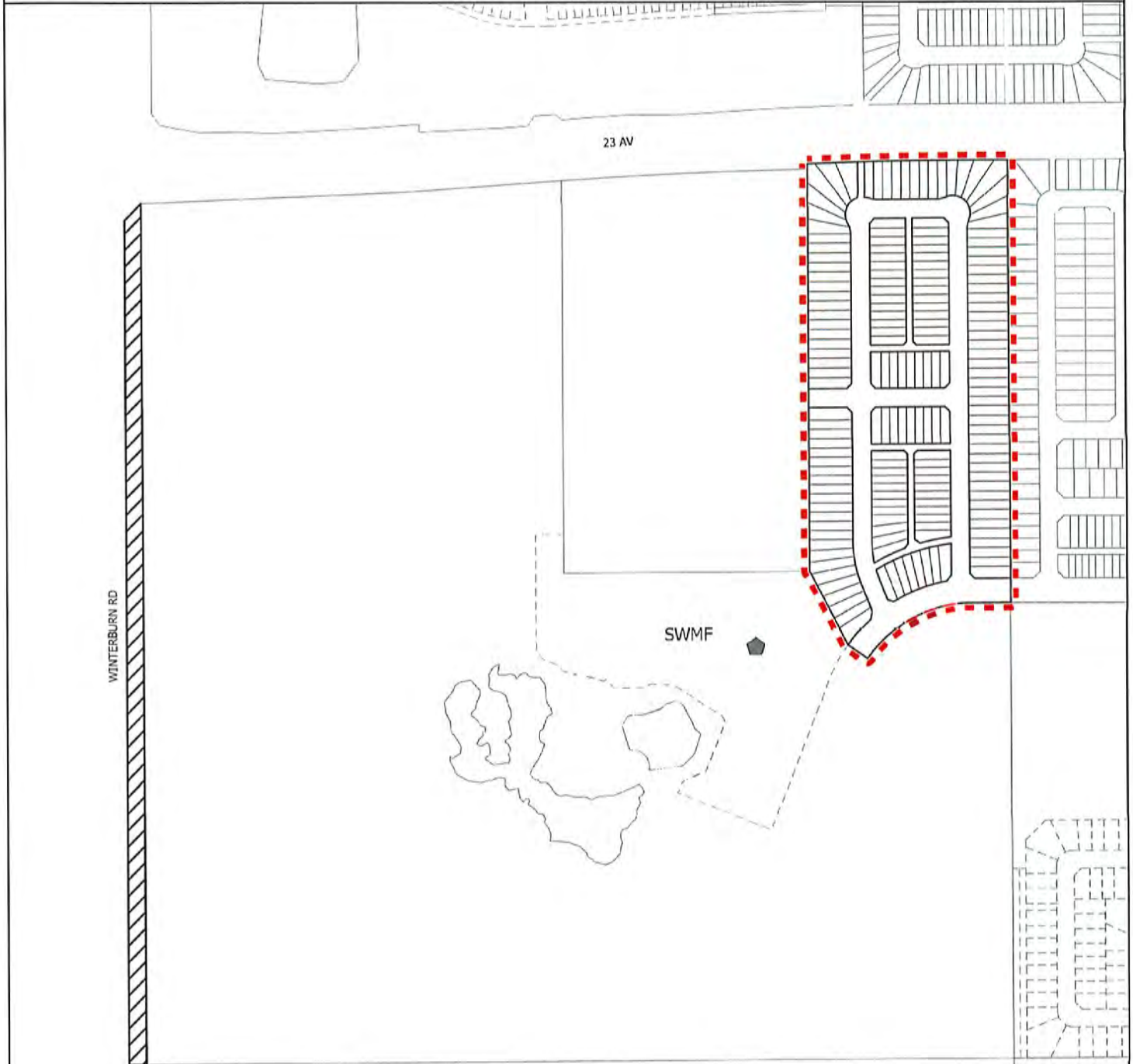
- Title area to be subdivided
- Subdivision area



SUBDIVISION CONDITIONS OF APPROVAL MAP

September 7, 2023 LDA22-0555

- Limit of proposed subdivision
- ▨ Dedicate as road right of way
- ◆ Provide grading plans for SUP



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





Subdivision Authority

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

September 7, 2023

File No. LDA23-0185

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

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 46, Plan 1738 HW, located north of 81 Avenue NW and west of 79 Street NW; **KING EDWARD PARK**

---

**The Subdivision by Plan is APPROVED on September 7, 2023, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
2. 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 western lot; 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 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 #475627491-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

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

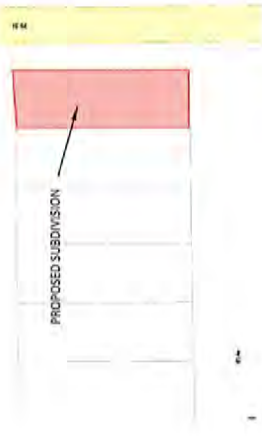
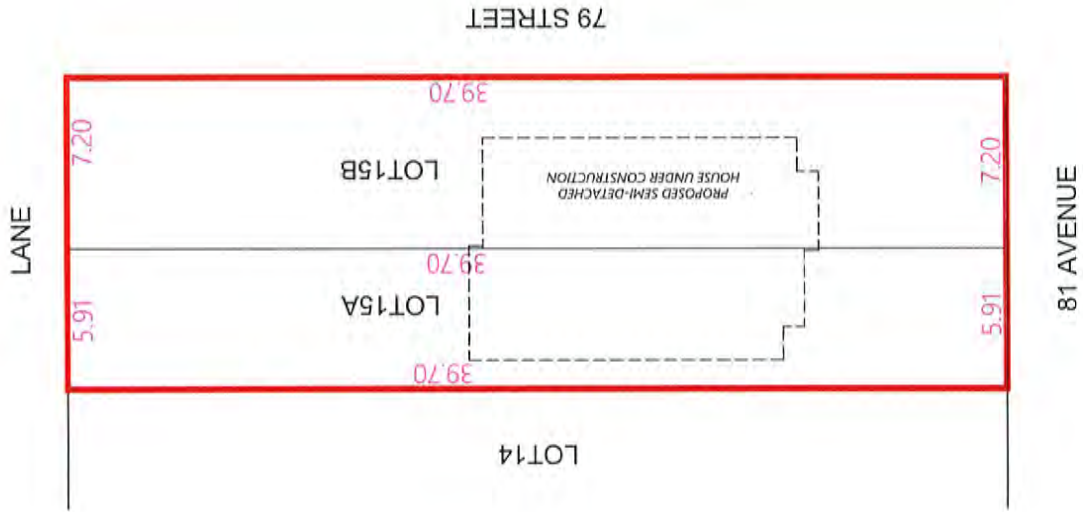
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 0.30 m west of the east property line of existing Lot 15, off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
 LOT 15 BLOCK 46, PLAN 1738 HW WITHIN  
 (S.E. 1/4 SEC.27, TWP.52, RGE. 24 - W. 4th MER.)  
 EDMONTON, ALBERTA  
 SCALE: 1:200



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.052ha

REV01	SUBDIVISION LINE ADJUSTMENT	JUNE 23, 2023
REV00	ISSUED FOR APPROVAL	JUNE 16, 2023

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

CLIENT: LUXURY HOME LTD.	
Job # - SUB-23-195-1	Drawn By: DHP
	Checked by: AA



Subdivision Authority

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

September 7, 2023

File No. LDA23-0190

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

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot P, Block 6, Plan 8428 ET, located west of Connors Road NW and north of 93 Avenue NW; **BONNIE DOON**

---

**The Subdivision by Plan is APPROVED on September 7, 2023, subject to the following conditions:**

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

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 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 #476250795-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

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 2.18 m southeast of the northwest property line of Lot P, off of the lane. The owner has paid for new water and sanitary service to be installed at 5.0 m northwest of the southeast property line of Lot P. 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).





Subdivision Authority

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

September 7, 2023

File No. LDA23-0206

Ivo Nedev Surveying Ltd.  
18811 96 Avenue NW  
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 14, Plan 2601 KS, located north of 78 Avenue NW and west of 145 Street NW; **LAURIER HEIGHTS**

---

The Subdivision by Plan is **APPROVED on September 7, 2023, subject to the following conditions:**

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

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

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

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

The Subdivision Authority 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 #477786494-001

Enclosures

Please be advised of the following:

#### Next Steps for Subdivision Approval

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

#### Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 78 Avenue NW. Upon redevelopment of proposed Lot 10B, the existing residential access to 78 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](http://www.edmonton.ca/permits).
- There are existing concrete stairs that encroach 78 Avenue NW road right-of-way. Upon redevelopment of the site, the stairs must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. For information, contact [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca).

#### 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

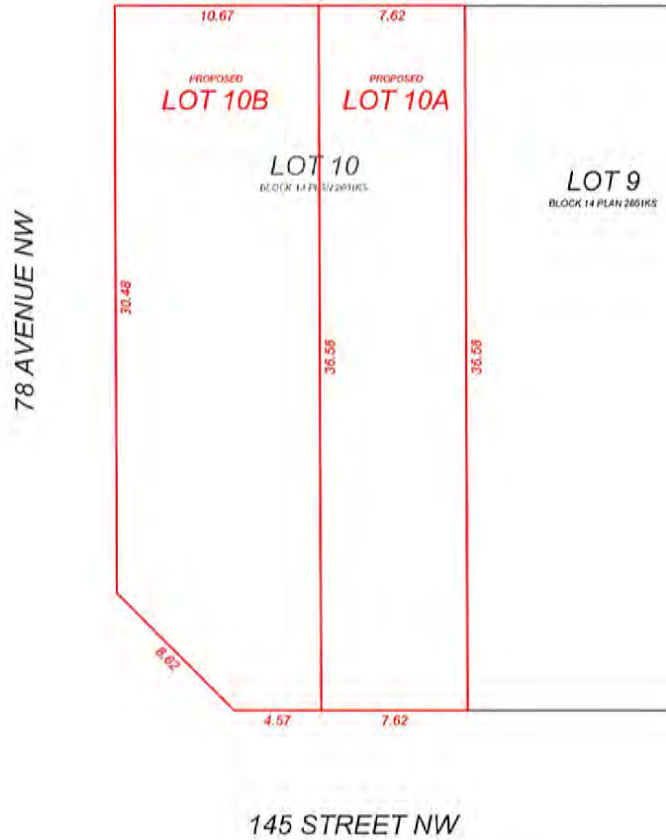
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 12.1 m north of the south property line of existing Lot 10, off of the lane. The existing storm service enters the proposed subdivision approximately 9.1 m south of the north property line of existing Lot 10, off 145 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water

Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- There is an existing power pole that may interfere with access to the proposed Lot 10B, upon redevelopment. Subdivision Planning highly recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto:ces@epcor.com)).
- 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



78 AVENUE NW

145 STREET NW

**GENERAL NOTES**

1. This plan is subject to the approval of the local approving authority.
2. All dimensions and elevations are in meters and decimals thereof.
3. All dimensions shown must be confirmed by the contractor prior to excavation.
4. All areas and dimensions are subject to confirmation by a legal property survey.

**REVISION HISTORY**

1. Issued for Approval	July 10, 2023

LEGAL DESCRIPTION: Lot 10 Block 14 Plan 2601KS  
 MUNICIPAL ADDRESS: 14504 - 78 Avenue NW, Edmonton, AB  
 NEIGHBORHOOD: Laurier Heights

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REV: 1 PROJECT: 202357



18811 - 95 Avenue NW, Edmonton, AB. T5T 5L2  
 www.ivosurveys.ca  
 Ph: (780) 666-2511  
 Fax: (780) 666-2359

© 2023



Subdivision Authority

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

September 7, 2023

File No. LDA23-0217

Quantum Geomatics Ltd.  
20612 98 Avenue NW  
Edmonton, AB T5T 4V9

ATTENTION: Michelle David

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 22 and Part of Lot 23, Block 55, Plan 4636 AB, located east of 57 Street NW and south of 120 Avenue NW; **NEWTON**

---

**The Subdivision by Plan is APPROVED on September 7, 2023, subject to the following condition:**

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

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

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

Please be advised that 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 #478792296-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

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

Building / Site

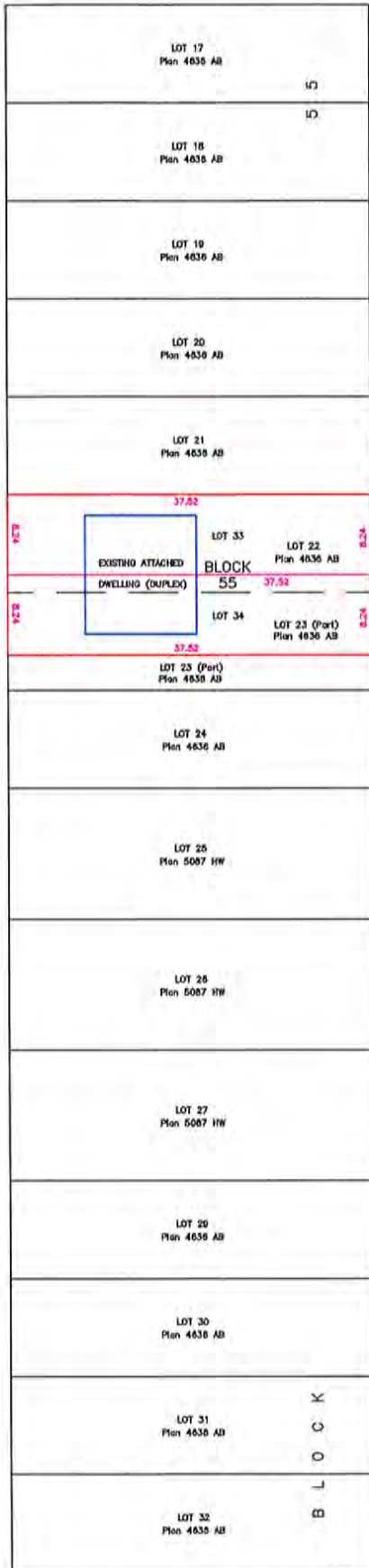
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- Existing services (water and sanitary) enter proposed Lot 33 approximately 3.3 m south of the north property line of existing Lot 22, off of the lane. Existing storm service enters proposed Lot 33 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Existing services (water and sanitary) enter proposed Lot 34 approximately 9.7 m south of the north property line of existing Lot 22, off of the lane. Existing storm service enters proposed Lot 34 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

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

1 2 0 T H   A V E N U E



5 7 T H   S T R E E T

L A N E

1 1 9 T H   A V E N U E



TENTATIVE PLAN  
of  
CONSOLIDATION AND SUBDIVISION  
of

LOTS 22 and 23 (Part), BLOCK 55  
PLAN 4636 AB  
(C. of T. 222 133 920)

EDMONTON, AB

ADDRESS: 11935 - 57 STREET NW, T5W 3V7  
NEIGHBORHOOD: NEWTON  
CURRENT ZONE: SMALL SCALE INFILL DEVELOPMENT ZONE  
(RFS)

REGISTERED OWNERS: MARIYA PARYAK  
ARTURO RODRIGUEZ ALCANTARA

DATE PREPARED: 21 JULY, 2023





Subdivision Authority

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

September 7, 2023

File No. LDA23-0218

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 11, Block 18, Plan 4859 X, located east of 127 Street NW and south of 114 Avenue NW; **INGLEWOOD**

---

**The Subdivision by Plan is APPROVED on September 7, 2023, subject to the following condition:**

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

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

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

Please be advised that 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 #478902712-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.7 m north of the south property line of existing Lot 11, off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line. It's noted that new water and sanitary services are proposed to be constructed to this site under application no. 448472574-015, which is currently processing.
- 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).

**URBAN PIONEER INFILLS INC.**

**NOTES:**  
 - ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.  
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.  
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.  
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.  
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS .....  
 AND CONTAINS 0.085 Ha



REV. NO.	DATE	DESCRIPTION	BY
1	JULY 2023	ORIGINAL PLAN COMPLETED	DN
2	JULY 21/23	PROPOSED HOUSE / GARAGE	DN

**INGLEWOOD**  
 TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
 LOT 11, BLOCK 18, PLAN 4859 X  
 WITHIN THE

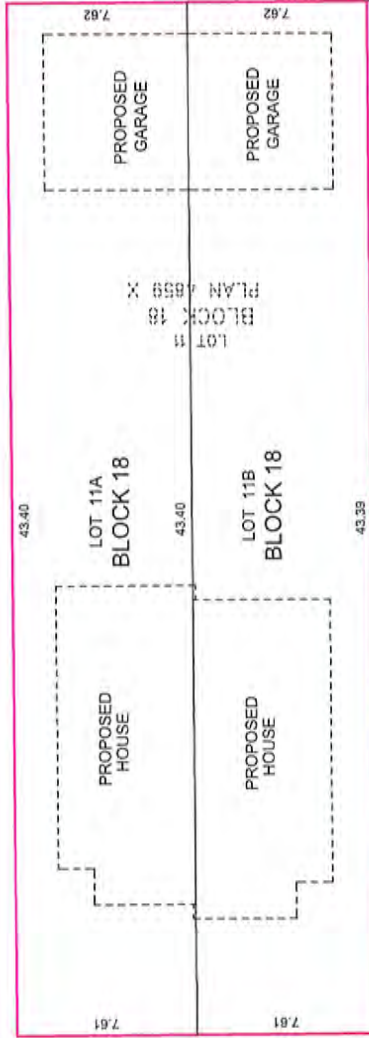
N.W. 1/4 SEC. 7 - TWP. 53 - RGE. 24 - W. 4TH MER.  
**EDMONTON - ALBERTA**

SCALE: 1:200  
 0 2 4 6 8 12 METRES  
 2023

**Pals Geomatics**  
 Phone: (780) 455 - 3177 Fax: (780) 451 - 2047  
 Email: edmonton@palsgeomatics.com  
 11794-175 Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 62100134T DRAFTED BY: DN CHECKED BY: SM

114 AVENUE



127 STREET



LOT 11A  
 BLOCK 18  
 PLAN 4859 X

LOT 11B  
 BLOCK 18

LOT 12A  
 BLOCK 18  
 PLAN 222 1025

LOT 12B  
 BLOCK 18  
 PLAN 222 1025

LOT 13  
 BLOCK 18  
 PLAN 4859 X



Subdivision Authority

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

September 7, 2023

File No. LDA23-0223

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 11, Plan 3631 KS, located north of 78 Avenue NW and west of 71 Street NW; **KING EDWARD PARK**

---

**The Subdivision by Plan is APPROVED on September 7, 2023, subject to the following conditions:**

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

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

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

Please be advised that 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 #479213914-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 78 Avenue NW. Upon redevelopment of proposed Lot 19A, the existing residential access to 78 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](http://www.edmonton.ca/permits).
- There is an existing power pole in the alley. Upon redevelopment, site access must maintain a minimum clearance of 1 metre (m) from the closest edge of the power pole to the closest edge of a proposed driveway.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.98 m east of the west property line of existing Lot 19, off 28 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).

# KAPISH 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.  
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, .....  
 AND CONTAINS 0.007 ha



REV. NO.	DATE	ITEM
1	JULY 2023	ORIGINAL PLAN COMPLETED

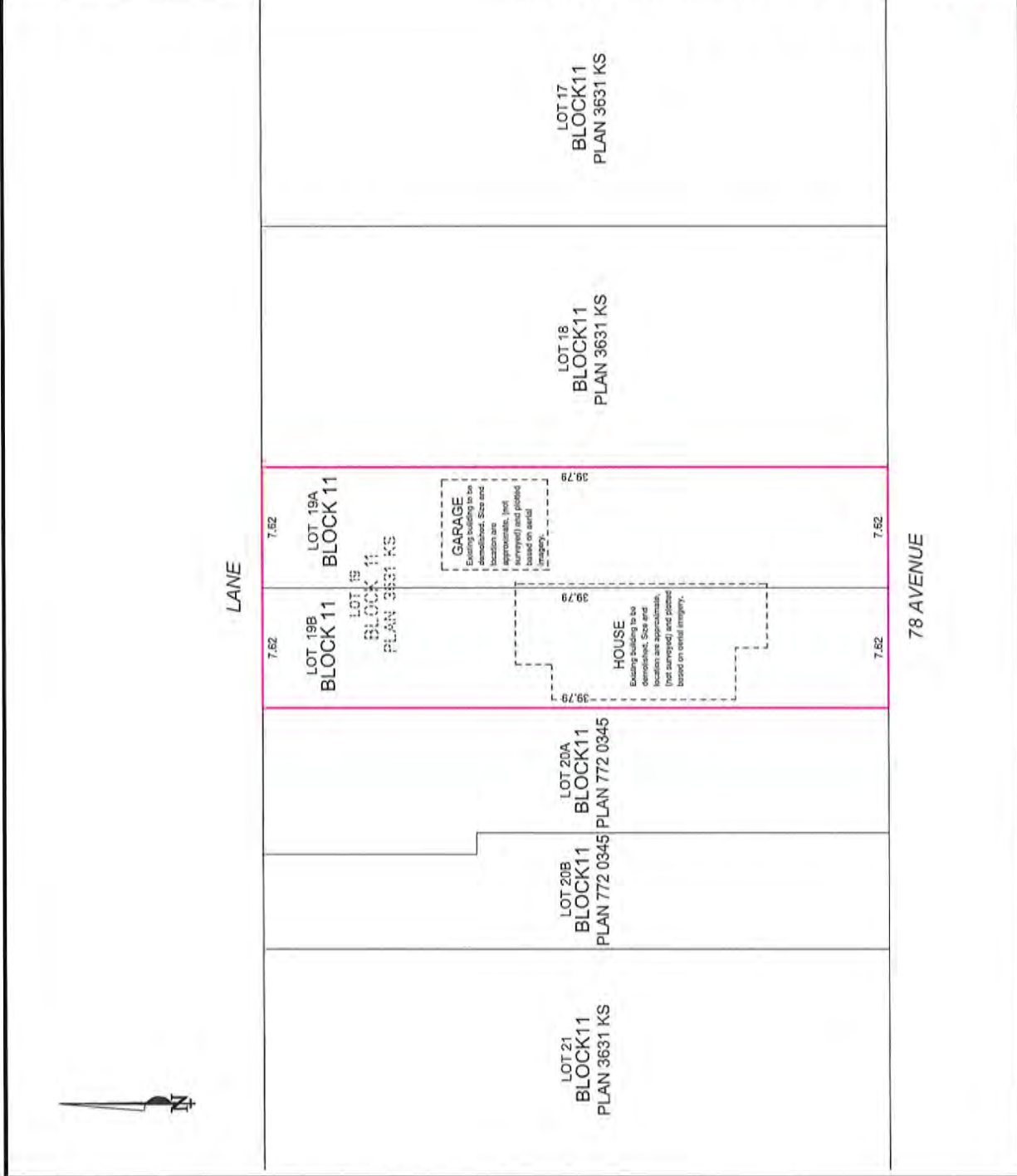
## KING EDWARD PARK TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF  
 LOT 19, BLOCK 11, PLAN 3631 KS  
 WITHIN THE  
 S.W. 1/4 SEC. 26 - TWP. 52 - RGE. 24 - W. 4TH MER.  
**EDMONTON - ALBERTA**

SCALE: 1:250  
 0 2.5 5 7.5 10 15 METRES  
 2023

**Pals Geomatics**  
 Pals Geomatics Inc.  
 1094-17th Street NW, Edmonton, Alberta T5G 1J7  
 Phone: (780) 455-3177 Fax: (780) 451-2047  
 Email: edmonton@palsgeomatics.com

FILE NO. 623015800T DRAFTED BY: CN CHECKED BY: SM





Subdivision Authority

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

September 7, 2023

File No. LDA23-0224

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 8, Plan 2424 HW, located east of 120 Street NW and north of 87 Avenue NW; **WINDSOR PARK**

---

**The Subdivision by Plan is APPROVED on September 7, 2023, subject to the following conditions:**

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

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

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

Please be advised that 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 #479219078-001

Enclosures

Please be advised of the following:

#### Next Steps for Subdivision Approval

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

#### Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 120 Street NW. Upon redevelopment of proposed Lot 4B, the existing residential access to 120 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).
- There is an existing power pole in the alley. Upon redevelopment, site access must maintain a minimum clearance of 1 metre (m) from the closest edge of the power pole to the closest edge of a proposed driveway.
- There is an existing garbage enclosure that encroaches onto the alley right-of-way (ROW). Permanent objects are not permitted to encroach within a City ROW. The garbage enclosure must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. For information, contact [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca).

#### 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 3.38 m south of the north property line of existing Lot 4, off the lane. The existing storm service enters the proposed subdivision approximately 8.28 m north of the south property line of existing Lot 4, off 120 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# ACE LANGE 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.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS ..... AND CONTAINS 0.068 Ha



REV. NO.	DATE	ITEM	BY
1	JULY 1923	ORIGINAL PLAN COMPLETED	DN

## WINDSOR PARK

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

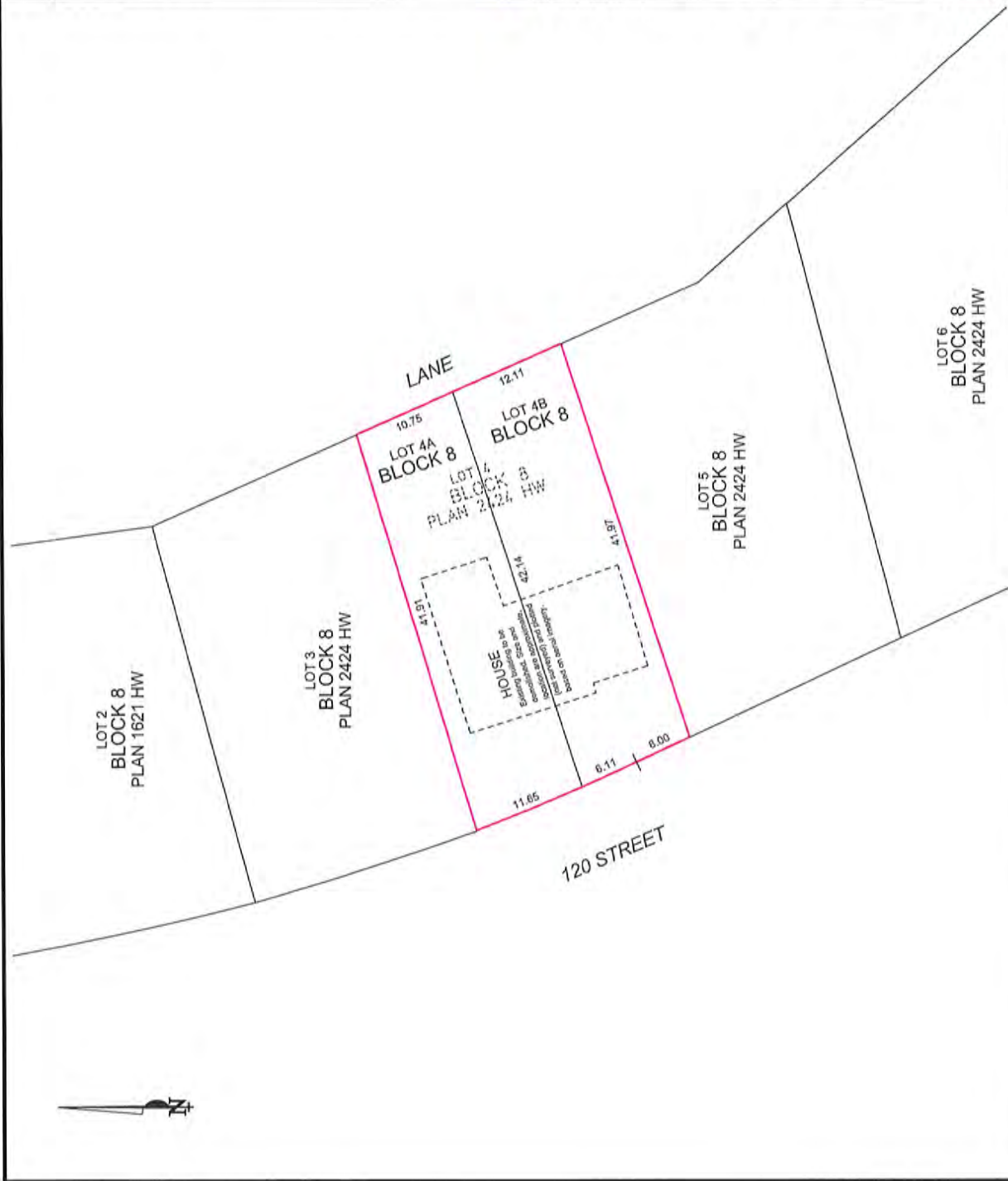
OF LOT 4, BLOCK 8, PLAN 2424 HW WITHIN RIVER LOT 3, EDMONTON SETTLEMENT (THEO. TWP. 52 - RGE. 24 - W. 4TH MER.) EDMONTON - ALBERTA

SCALE: 1:400  
0 4 8 12 16 20 24 METRES



Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
107064, 175 Street NW, Edmonton, Alberta T5S 1J7

FILE NO. 6230161007 DRAFTED BY: DN CHECKED BY: SM





Subdivision Authority

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

September 7, 2023

File No. LDA23-0225

Hagen Surveys (1982) Ltd.  
8929 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14A, Block 5, Plan 052 3244, located east of 95 Street NW and south of 94 Avenue NW; **BONNIE DOON**

---

**The Subdivision by Plan is APPROVED on September 7, 2023, subject to the following condition:**

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

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

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

Please be advised that 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 #479430924-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site 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.

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).
- Existing services (water and sanitary) enter proposed Lot 14C approximately 9.1 m south of the north property line of existing Lot 14A, 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.
- Existing services (water and sanitary) enter proposed Lot 14B approximately 3.7 m north of the south property line of existing Lot 14A, 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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

## LOT 14A, BLK.5, PLAN 052 3244

IN

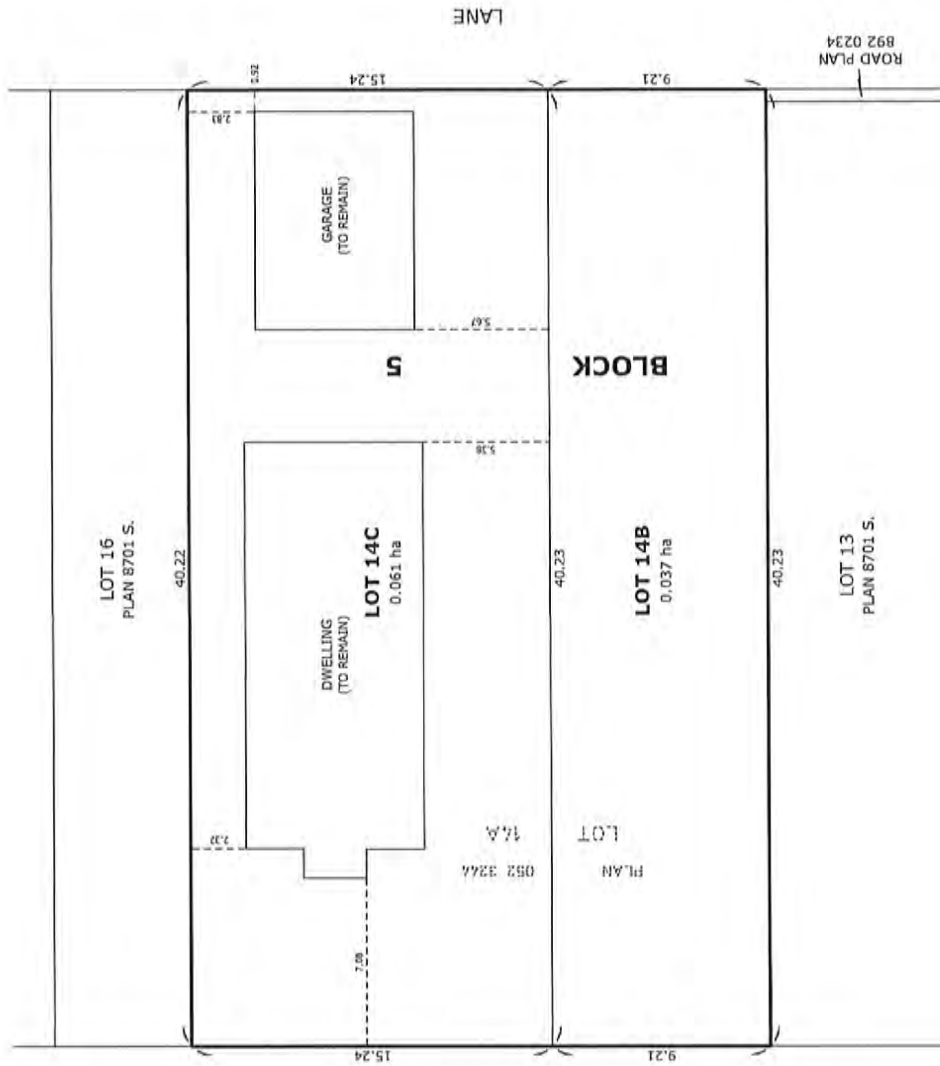
### RIVER LOT 21, EDMONTON SETTLEMENT THEO. TWP.52, RGE.24, W.4 M.

### EDMONTON, ALBERTA

SCALE 1:200 0 2023 N.R. RONSKO, A.L.S.



TO 94th AVENUE  
95th STREET



#### NOTES:

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



## HAGEN SURVEYS

6929 - 20th Street N.W. | Edmonton AB, T5P 1K8 | T 780.464.5506 | F 780.464.4450 | [hagensurveys.com](http://hagensurveys.com)  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	JULY 16, 2023	REVISED:	--
DRAWING:	2350295T	FILE NO.:	2350295

Thursday, August 24, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 34

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED	Blair McDowell
That the Subdivision Authority Agenda for the August 24, 2023 meeting be adopted.	

FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
----------------	----------------	----------------

**2. ADOPTION OF MINUTES**

MOVED	Blair McDowell
That the Subdivision Authority Minutes for the August 17, 2023 meeting be adopted.	

FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
----------------	----------------	----------------

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.	LDA22-0529 407412871-001	Tentative plan of subdivision to create 247 single detached residential lots, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, from Lot 1, Plan 962 1480, Lot L, Block 99, Plan 112 5833, Lot F, Block 99, Plan 102 4614, and the SE 15-51-25-W4M, located north of Cautley Cove SW and west of Chappelle Green SW; <b>CHAPPELLE</b>
----	-----------------------------	--

MOVED	Blair McDowell
That the application for subdivision be Approved.	

FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
----------------	----------------	----------------

2.	LDA12-0209 125308167-001	REVISION of conditionally approved tentative plan of subdivision to create 132 single detached residential lots, two (2) semi-detached residential lots, one (1) multi-unit housing lot (MHL), and three (3) Municipal Reserve lots, from Lot 2MR, Block 3, Plan 232 0622, Block B, Plan 172 1978, Lot S, Block 99, Plan 122 5024, and the SW 13-51-25-W4M, located north of Chappelle Road SW and west of Heritage Valley Trail SW; <b>CHAPPELLE</b>
----	-----------------------------	---

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA22-0390 437079903-001	REVISION of conditionally approved tentative plan of subdivision to create 106 single detached lots, 42 semi-detached lots, 1 Municipal Reserve lot, and a Public Utility Lot, from Lot A, Block 1, Plan 182 1095, and Lot 2, Block 2, Plan 062 5035 located south of Orchards Boulevard SW and east of 91 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA23-0205 477800390-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 12, Plan 4116 HW, located south of 87 Avenue NW and west of 120 Street NW; <b>WINDSOR PARK</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:15 a.m.		