

Thursday, October 10, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 41

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the October 10, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the October 03, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0312 518997431-001	Tentative plan of subdivision to create 18 residential lots, from a portion of Lot A, Block 1, Plan 212 2223 and Lot E, Block 1, Plan 242 1463, located north of Maskêkosihk Trail NW and east of 192 Street NW; THE UPLANDS
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA24-0313 519395971-001	Tentative plan of subdivision to create 57 residential lots, from a portion of Lot A, Block 1, Plan 212 2223 and a portion of Lot C, Block 1, Plan 222 2597, located north of Maskêkosihk Trail NW and east of 192 Street NW; THE UPLANDS
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA22-0532 445887788-001	REVISION of conditionally approved tentative plan of subdivision to create 140 residential lots and two (2) Public Utility Lots from Lot 3, Block C, Plan

		242 1686, Lot 6, Block C, Plan 242 0636, and SE 13-51-25-W4M, located north of Dixon Landing SW and east of Heritage Valley Trail SW; DESROCHERS AND HERITAGE VALLEY TOWN CENTRE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0333 526826948-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 9, Plan 5710 HW, located south of 98 Avenue NW and east of 141 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA24-0336 527117994-003	Tentative plan of subdivision to create separate titles from Lots 14 & 15, Block 33, Plan 6171HW, located south of 95 Avenue NW and east of 153 Street NW; SHERWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.	



Subdivision Authority

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

October 10, 2024

File No. LDA24-0312

Qualico Communities
280, 3203 – 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 18 residential lots, from a portion of Lot A, Block 1, Plan 212 2223 and Lot E, Block 1, Plan 242 1463, located north of Maskêkosihk Trail NW and east of 192 Street NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on October 10, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA23-0297 be registered prior to or concurrent with this application to provide the logical roadway and servicing extensions;
4. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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 submit 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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, 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);
10. 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 Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide an interim storm system, to be implemented to the satisfaction of the City Departments and EPCOR Drainage Services, prior to the operation of the North Saskatchewan River outfall/interconnecting pipe system;
13. that the owner is responsible for the disposal of any stormwater flow generated from the proposed development, at their own cost, until such time as the North Saskatchewan River storm outfall is completed and operational, to the satisfaction of Subdivision and Development Coordination;
14. 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
15. that the owner is responsible for the landscape design and construction within the road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot A, Block 1, Plan 212 2223 was previously addressed by Deferred Reserve Caveat (DRC) with LDA14-0567 and LDA22-0240 (DRC 232 385 639). The DRC will be reduced for the dedication of the school/park site in LDA23-0222 and the remainder will be transferred to Lot G, Block 1, Plan 2421219 to dedicate the future Urban Village park.

Municipal Reserve for Lot E, Block 1, Plan 242 1463 was previously addressed with LDA21-0601 by Deferred Reserve Caveat.

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,



Blair McDowell
Subdivision Authority

BM/my/Posse #518997431-001

Enclosure



Subdivision Authority

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

October 10, 2024

File No. LDA24-0313

Qualico Communities
280, 3203 – 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 57 residential lots, from a portion of Lot A, Block 1, Plan 212 2223 and a portion of Lot C, Block 1, Plan 222 2597, located north of Maskêkosihk Trail NW and east of 192 Street NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on October 10, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the phasing line be amended to include the complete intersection on 25 Avenue NW with phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
4. 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;
5. that the approved subdivisions LDA24-0289 and LDA24-0311 be registered prior to or concurrent with this application to provide the logical roadway and servicing extensions;
6. that LDA24-0309 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto or flanking Maskêkosihk Trail NW, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submit 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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct a temporary 6 m gravel surface roadway connection with phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner remove the existing concrete access to 192 Street NW with phase 2, including but not limited to, re-construction of asphalt shared use path (if deemed necessary), curb and gutter, modification of the existing grade, landscaping, restoration of the boulevard and relocation of the existing access to the local road, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct offsite sanitary sewer main extensions, to the satisfaction of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner is responsible for the disposal of any stormwater flow generated from the proposed development, at their own cost, until such time as the North Saskatchewan River storm outfall is completed and operational, to the satisfaction of Subdivision and Development Coordination;

13. that the owner construct a 1 m berm centred on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto or flanking Maskêkosihk Trail NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot A, Block 1, Plan 212 2223 was previously addressed by Deferred Reserve Caveat (DRC) with LDA14-0567 and LDA22-0240 (DRC 232 385 639). The DRC will be reduced for the dedication of the school/park site in LDA23-0222 and the remainder will be transferred to Lot G, Block 1, Plan 2421219 to dedicate the future Urban Village park.

MR for Lot C, Block 1, Plan 222 2597 was previously addressed with LDA21-0601 by registering a 3.037 ha DRC (222 301 289) on title. The DRC will carry forward on the title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/my/Posse #519395971-001

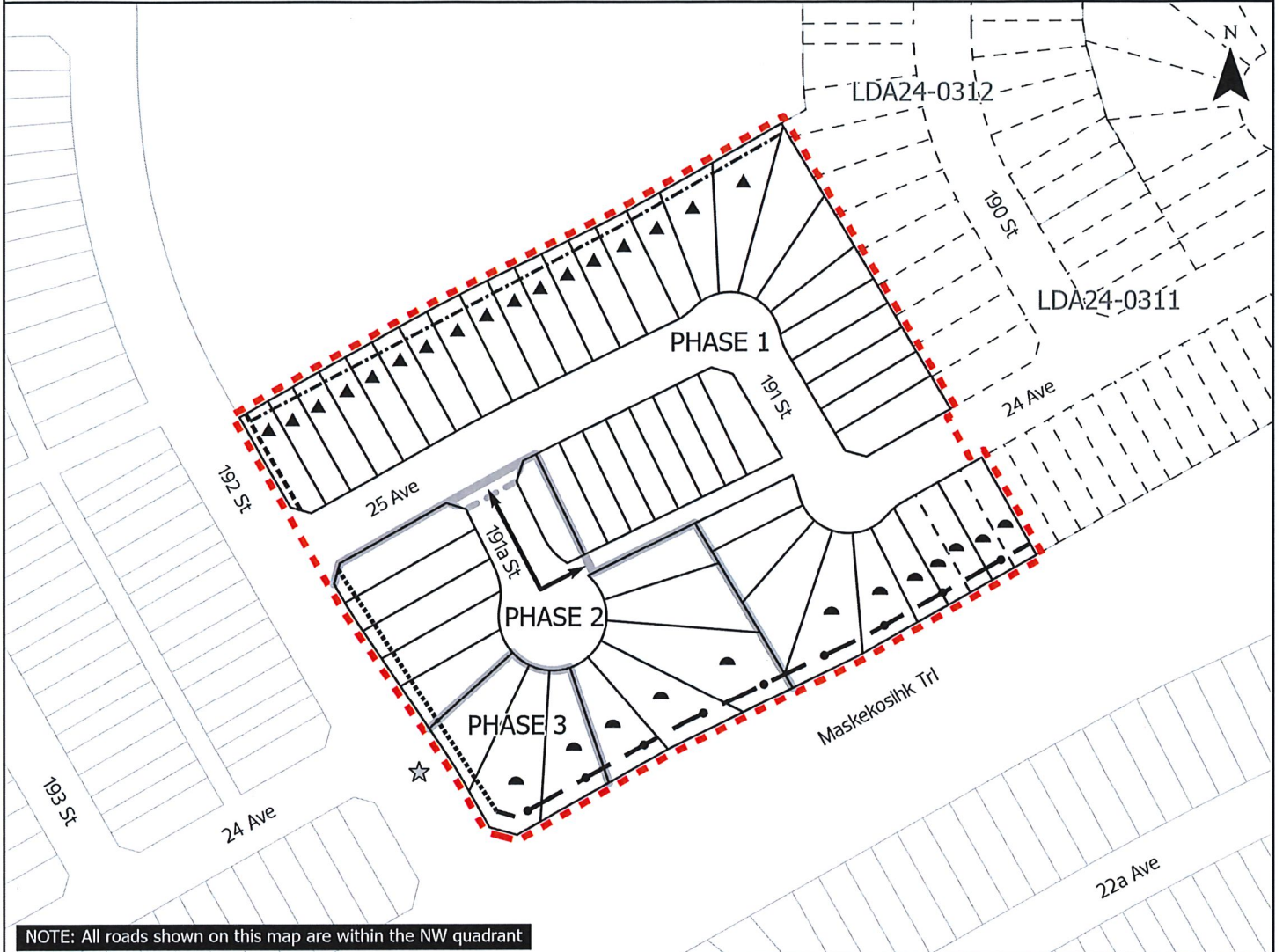
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

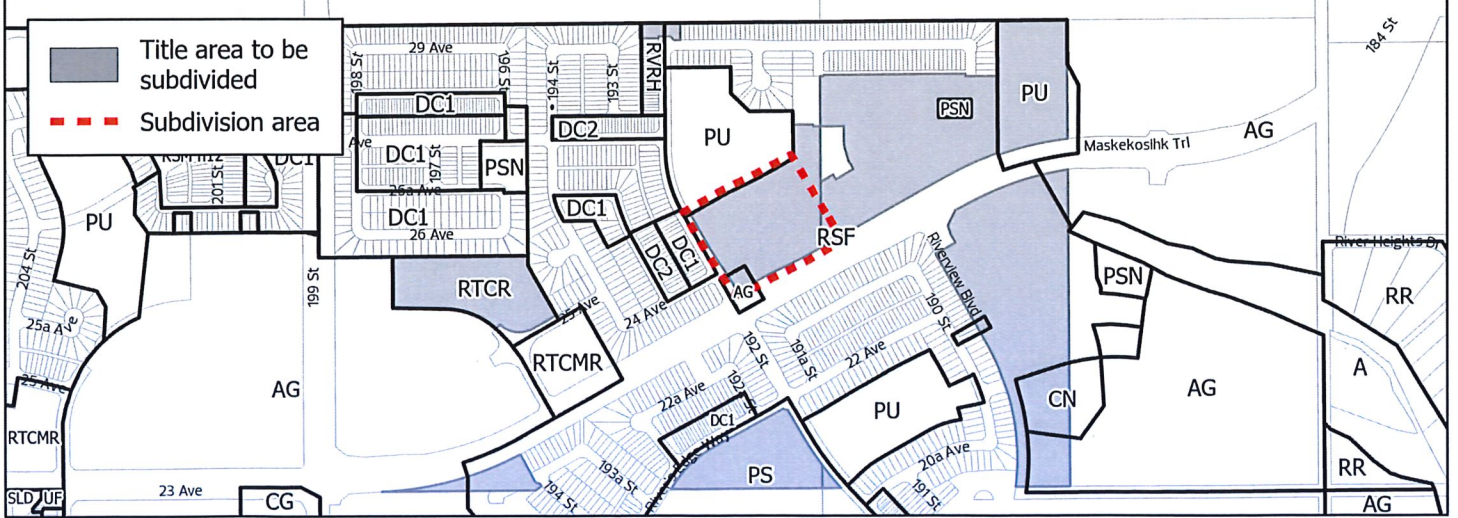
October 10, 2024

LDA24-0313

- - - - Limit of Proposed Subdivision
- Phasing Line
- - - - Amend Phasing Line
- - - - 1.2m Uniform Fence
- - - - 1.8m Uniform Screen Fence
- - - - Uniform Screen Fence as per Zoning Bylaw
- - - - Berm and Noise Attenuation Fence
- ← → Temporary 6m Roadway
- ◐ Restrictive Covenant re: Berm and fence
- ▲ Restrictive Covenant re: Freeboard
- ☆ Remove Access for Temporary Lift Station; Reconstruct Curb and Gutter



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



SUBDIVISION CONDITIONS OF APPROVAL MAP

October 10, 2024

LDA24-0313

- ■ ■ Limit of Proposed Subdivision
- Sanitary Sewer Extension





Subdivision Authority

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

October 10, 2024

File No. LDA22-0532

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

ATTENTION: Rod Heinrichs

RE: REVISION of conditionally approved tentative plan of subdivision to create 140 residential lots and two (2) Public Utility Lots from Lot 3, Block C, Plan 242 1686, Lot 6, Block C, Plan 242 0636, and SE 13-51-25-W4M, located north of Dixon Landing SW and east of Heritage Valley Trail SW;
DESROCHERS AND HERITAGE VALLEY TOWN CENTRE

The subdivision was initially approved on April 27, 2023. This Change Request proposes to remove row housing lots in Phases 1 and 2, replace them with single-detached residential lots, and alter the orientation of the lots. This results in an increase of two additional residential lots.

I The Subdivision by Plan is APPROVED on October 10, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the phasing boundary be amended to include the complete intersections with Phase 1, as shown on Enclosure I;
4. 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;
5. that the approved subdivisions LDA19-0488 and LDA24-0255 be registered prior to / concurrent with this application to provide logical roadway and utility extensions;
6. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Heritage Valley Trail, 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 disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct 35 Avenue SW to tie into the existing terminus east of the pipeline corridor, including curb extensions and curb ramps and provide a zebra marked crosswalk with pedestrian signage at the mid-block crossing. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
9. that the owner construct the first two (2) lanes of Heritage Valley Trail SW to an arterial roadway standard, from 32 Avenue SW to 35 Avenue SW, by the end of the 2025 construction season, including 3 m shared use path on both sides, landscaping, lighting, and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary Plans are required to be approved for the Heritage Valley Trail SW prior to the approval of engineering drawings for the arterial road;

10. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, with connections to the adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. the owner shall pay for the installation of a Rectangular Rapid Flashing Beacon (RRFB) at the 35 Avenue SW midblock crossing, 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;
12. that the owner pay for the installation of "no parking" signage on the 35 Avenue SW to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct underground utilities including sanitary main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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;
15. that the owner construct a 1.8 m noise attenuation fence, to conform to a current Noise Study, contained wholly within private property for all lots backing onto Heritage Valley Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway; and
16. that the owner is responsible for the landscape design and construction within the Public Utility lots, road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Block B, Plan 222 1011 was addressed by Deferred Reserve Caveat (DRC) with LDA13-0061. The DRC will carry forward on the remainder of the title. This was the prior legal description for Lot 3, Block C, Plan 242 1686.

MR for Lot C, Plan 1711 MC and Lot D, Plan 1711 MC was addressed by DRC with LDA21-0353. The DRC was registered against Lot B, Plan 7091 KS and will carry forward on the remainder of the title. This was the prior legal description for Lot 3, Block C, Plan 242 1686.

MR for the SE 13-51-25-W4M was addressed by DRC with LDA18-0142. The DRC will carry forward on the remainder of the title and be discharged under LDA15-0144.

MR for the SW 13-51-25-W4M was addressed by DRC with LDA18-0142. The DRC will carry forward on the remainder of the title. This was the prior legal description for Lot 6, Block C, Plan 242 0636.

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,



Blair McDowell
Subdivision Authority

BM/tv/Posse #445887788-001

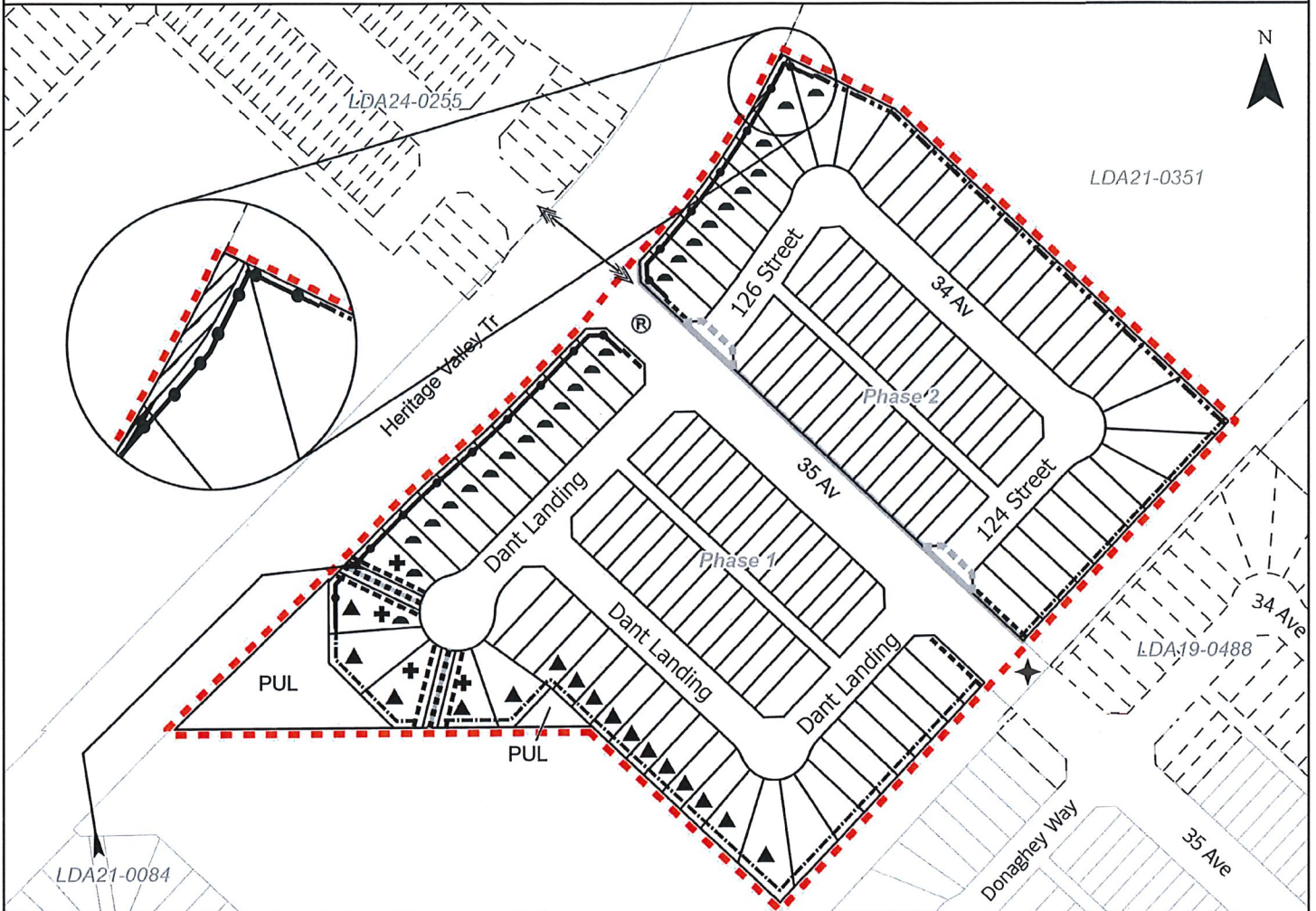
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

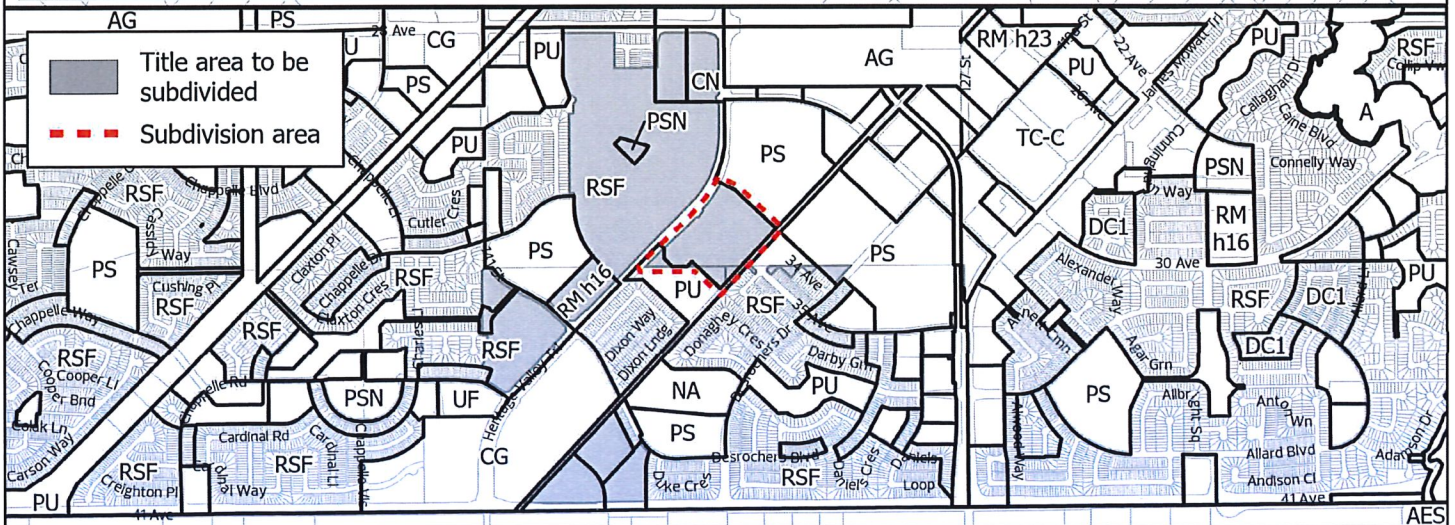
October 10, 2024

LDA22-0532

- Limit of Proposed Subdivision
- Phasing Line
- ▨ Amend Phasing Boundary
- ▬ 1.2 m Uniform Screen Fence
- ▬ 1.8 m Uniform Screen Fence
- ▬ 1.8 m Uniform Fence as per Zoning Bylaw
- 1.8 m Noise Attenuation Fence
- ▬ 3 m Hard Surface Shared Use Path
- ↔ Watermain Extension
- Sanitary Sewer Extension
- ▲ Berm and Fence Restrictive Covenant
- ▨ Dedicate as Road Right of Way
- ★ Rapid Flashing Beacon
- Ⓡ No Parking Signage
- ▲ Restrictive Covenant re: Freeboard
- ⊕ Restrictive Covenant re: Disturbed soil



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

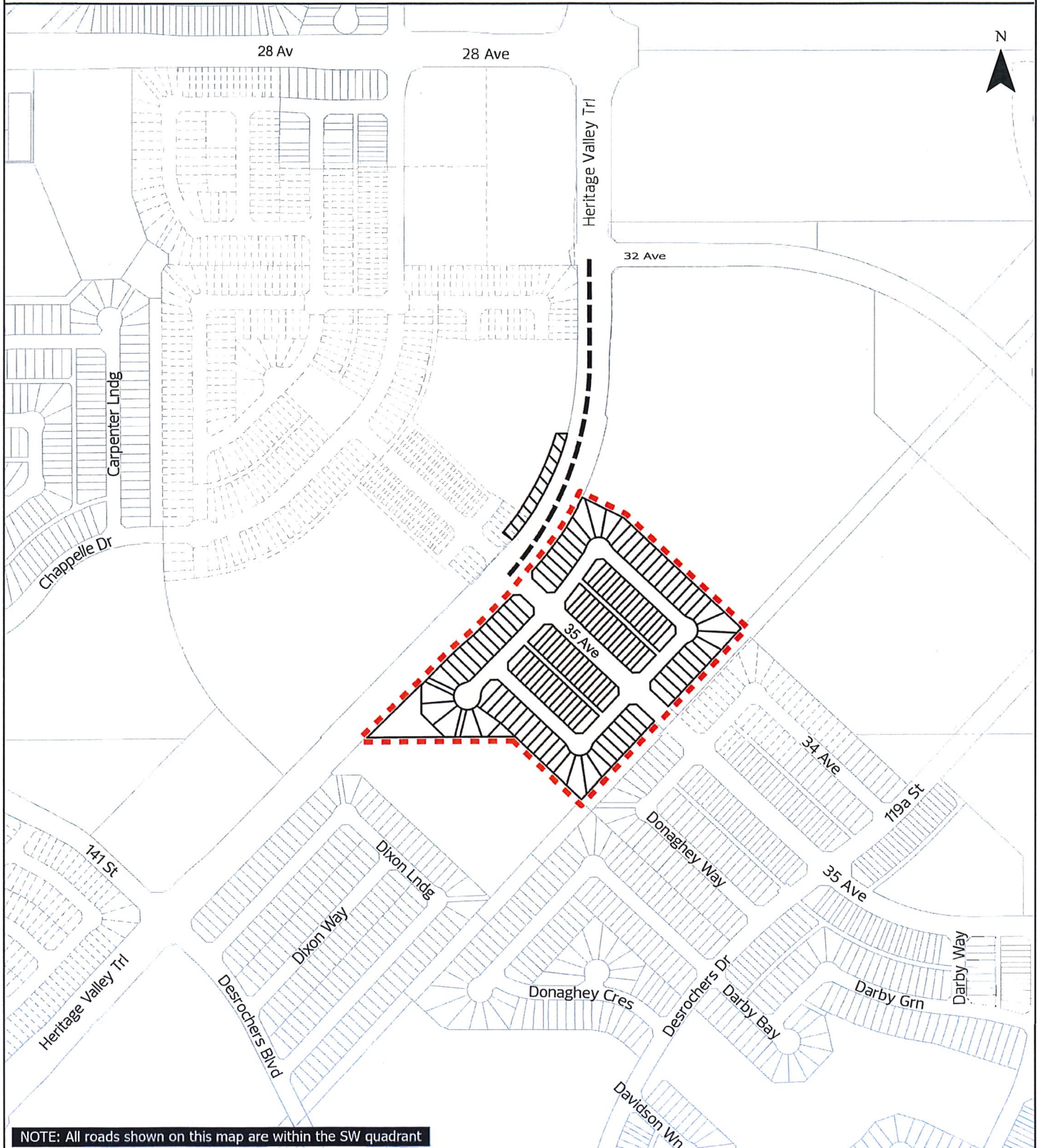


SUBDIVISION CONDITIONS OF APPROVAL MAP

October 10, 2024

LDA22-0532

- Limit of Proposed Subdivision
- Construct First Two Lanes to an Arterial Roadway Standard
- Dedicate as Road Right of Way



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



Subdivision Authority

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

October 10, 2024

File No. LDA24-0333

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 9, Plan 5710 HW, located south of 98 Avenue NW and east of 141 Street NW; **CRESTWOOD**

The Subdivision by Plan is APPROVED on October 3, 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;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority 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.

Regards,



Blair McDowell
Subdivision Authority

BM/ms/Posse #526826948-001

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 141 Street NW. Upon redevelopment of proposed Lot 15A, the existing residential access to 141 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

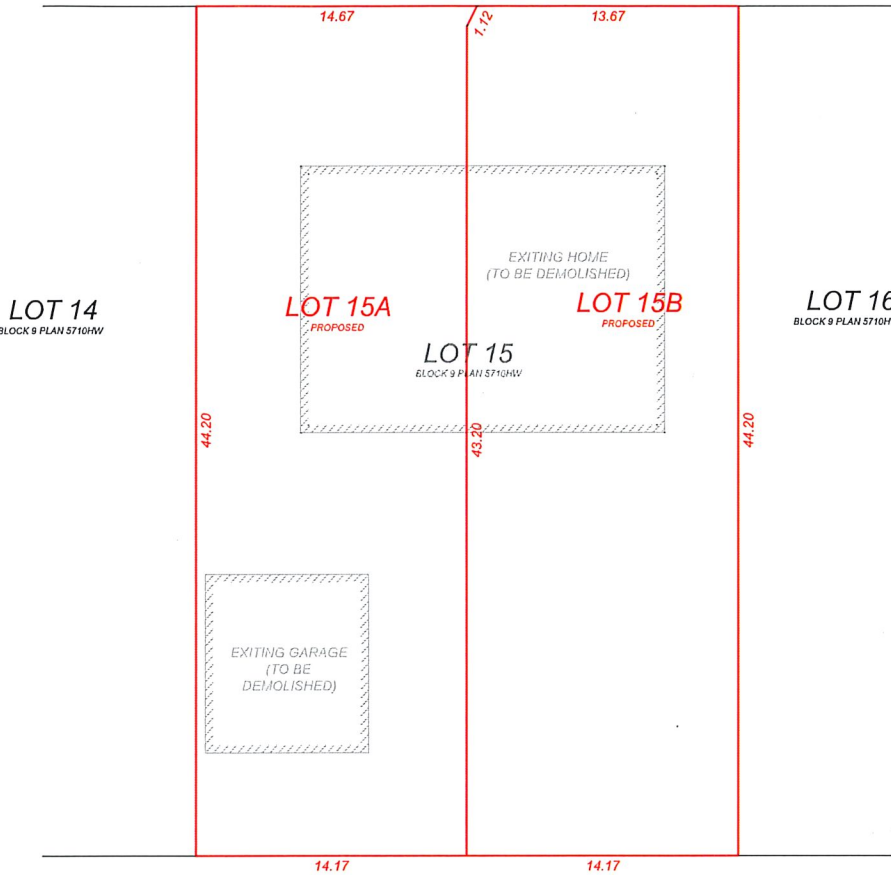
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 13.1 m north of the south property line of existing Lot 15, off the lane. The existing storm service enters the proposed subdivision approximately 13.9 m north of the south property line of existing Lot 15, off 141 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 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).



SCALE: 1 : 300

141 STREET NW



LANE

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	August 15, 2024
2. Revised (deflection)	October 7, 2024

LEGAL DESCRIPTION: Lot 15 Block 9 Plan 5710HW
 MUNICIPAL ADDRESS: 9707 - 141 Street NW, Edmonton, AB
 NEIGHBORHOOD: Crestwood

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

REV. 2 PROJECT: 2024561



18811 - 96 Avenue NW, Edmonton, AB. T5T 5L2
 www.ivosurveys.ca
 Ph: (780) 666-2511
 Fax: (780) 666-2359

© 2024



Subdivision Authority

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

October 10, 2024

File No. LDA24-0336

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles from Lots 14 & 15, Block 33, Plan 6171HW, located south of 95 Avenue NW and east of 153 Street NW; **SHERWOOD**

The Subdivision by Plan is APPROVED on October 10, 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,



Blair McDowell
Subdivision Authority

BM/jm/Posse #527117994-003

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to complete the Application for Separation or Consolidation of Titles form in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

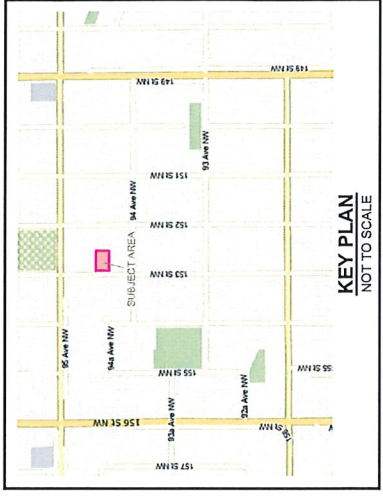
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.60 m south of the north property line of Lot 15 off 153 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 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).

WESTRICH PACIFIC CORP.

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: 0.137 /ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	AUG 21/24	ORIGINAL PLAN COMPLETED	JF

REVISIONS

SHERWOOD
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
 LOTS 14 AND 15, BLOCK 33, PLAN 6171 HW
 WITHIN THE

S.W. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



Pals Geomatics
 Phone: (780) 455-3177 Fax: (780) 451-3047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 824023600T DRAFTED BY: JF CHECKED BY: SM

Block	Lot	Area	Plan	Notes
33	LOT 17	6291 HW	PLAN	
33	LOT 16	6291 HW	PLAN	Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.
33	LOT 15A	6291 HW	PLAN	House
33	LOT 15B	6291 HW	PLAN	Garage
33	LOT 14A	6171 HW	PLAN	
33	LOT 13	6171 HW	PLAN	
33	LOT 12			
33	LOT 11			
33	LOT 10			
33	LOT 9			
33	LOT 8			
33	LOT 7			
33	LOT 6	2944 HW	PLAN	
33	LOT 5	1395 KS	PLAN	
33	LOT 4	1395 KS	PLAN	

152 STREET

153 STREET

94 AVENUE

