

Thursday, November 2, 2023
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 44

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the November 2, 2023 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 26, 2023 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA22-0175 418448694-001	REVISION of conditionally approved tentative plan of subdivision to create 10 single detached residential lots, 28 semi-detached residential lots, 34 row housing lots and one (1) multi-unit housing lot (MHL) from Lot A, Block 1, Plan 182 1095 and Lot 300, Block 21, Plan 182 2562 located south of 25 Avenue SW and west of 66 Street SW; THE ORCHARDS AT ELLERSLIE
2.	LDA22-0363 416186140-001	REVISION of conditionally approved tentative plan of subdivision to create 91 single detached residential lots, 34 semi-detached residential lots, one (1) Environmental Reserve Lot, and three (3) Public Utility Lots from Lot 1A, Plan 4291 RS, and Lot C, Plan 1456 RS, located north of Trumpeter Way NW and east of 199 Street NW; STARLING
3.	LDA23-0266 483925250-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 14, Plan 5070 HW, located south of 96 Avenue NW and east of 85 Street NW; HOLYROOD
4.	LDA23-0275 485143760-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 26, Plan 1389 HW, located south of 83 Avenue NW and west of 87 Street NW; BONNIE DOON
5.	LDA23-0276 485379474-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 27, Block 19, Plan 1270 HW, located south of 81 Avenue NW and east of 87 Street NW; KING EDWARD PARK
6.	LDA23-0284 485785277-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 18, Plan 2248 HW, located north of 110 Avenue NW and west of 149 Street NW; HIGH PARK
5.	OTHER BUSINESS	



Subdivision Authority

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

November 2, 2023

File No. LDA22-0175

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 10 single detached residential lots, 28 semi-detached residential lots, 34 row housing lots and one (1) multi-unit housing lot (MHL) from Lot A, Block 1, Plan 182 1095 and Lot 300, Block 21, Plan 182 2562 located south of 25 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

The subdivision was originally approved on October 6, 2022. This change request revises the approved phasing sequence. Phase 3 is now the first phase, Phase 1 is now the second phase and Phase 2 is now the third phase.

I The Subdivision by Plan is APPROVED on November 2, 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 a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the NE 15-51-24-W4M, NW 15-51-24-W4M, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner register public access and emergency access easements with Phase 1 for the hard surface permanent emergency access through the MHL parcel from the walkway to 66 Street SW, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the owner dedicate, clear and level 66 Street SW 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, as shown on the "Conditions of Approval" map, Enclosure II;

7. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; 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 an access to the proposed 1.19 ha MHL parcel from 66 Street SW, including turn bays to an arterial roadway standard, shared use path, landscaping and any channelization and transitional improvements, with Phase 1, as shown on Enclosure I. The proposed access location and arterial construction requirements will be further reviewed through the submission of detailed engineering drawings in consultation with Subdivision Planning's Development Review team;
8. that the owner constructs a 3.0 m hard surface shared use path with bollards from the cul-de-sac to the shared use path within the pipeline corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3.0 m concrete sidewalk with lighting and T bollards within the walkway to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner pays for the installation of “no parking” signage on the local roadway for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the “Conditions of Approval” map, Enclosure II;
13. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the road rights of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

15. 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
16. that the owner construct a minimum 3.0 m wide hard surface permanent emergency access through the proposed 1.19 ha MHL parcel with Phase 1, as shown on Enclosure I. A ‘Swept Path Analysis’ for fire trucks must be included in the submission of engineering drawings to ensure functionality. Kael Griswold (kael.griswold@edmonton.ca) of Fire Rescue Services shall be consulted through the engineering drawing review process to confirm emergency access requirements.

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

Municipal Reserve (MR) for Lot 300, Block 21, Plan 182 2562 was addressed by Deferred Reserve Caveat (DRC) 202 281 189 with LDA17-0589. Since LDA22-0175 is the terminal subdivision for this parcel, the DRC will be transferred to Lot A, Block 1, Plan 182 1095 for the future assembly of a school site.

MR for Lot A, Block 1, Plan 182 1095 was addressed by DRC 202 281 190 with LDA17-0589, and increased with LDA21-0266 to reflect the lands associated with road closure LDA18-0346. The DRC will also be increased by 1.265 ha as noted in the above paragraph.

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/jm/Posse #418448694-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

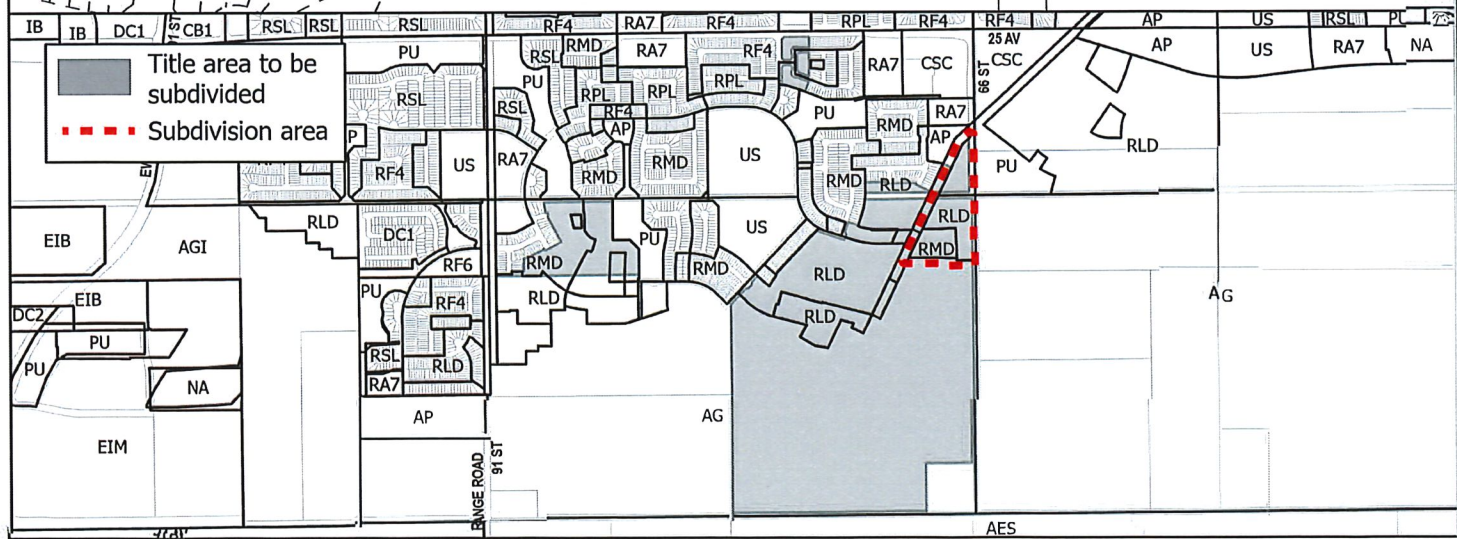
November 2, 2023

LDA22-0175

- Limit of proposed subdivision
- Phasing Line
- - - 1.2 m Uniform Screen Fence
- Noise Attenuation Fence
- - - 1.8m Uniform Fence - Zoning bylaw
- 3m Concrete Sidewalk
- ⋯⋯⋯ 3m Hard surface shared use path
- ⋯⋯⋯ Bollards
- Dedicate as road right of way
- Ⓡ No Parking Signage
- * Modify Property Line
- + Restrictive Covenant re:disturbed soil
- ★ Construct Access
- ↔ Construct Hard Surface Permanent Emergency Access and Register Easements
- ||||| Register a deferred Servicing agreement for construction of 3m permanent emergency access



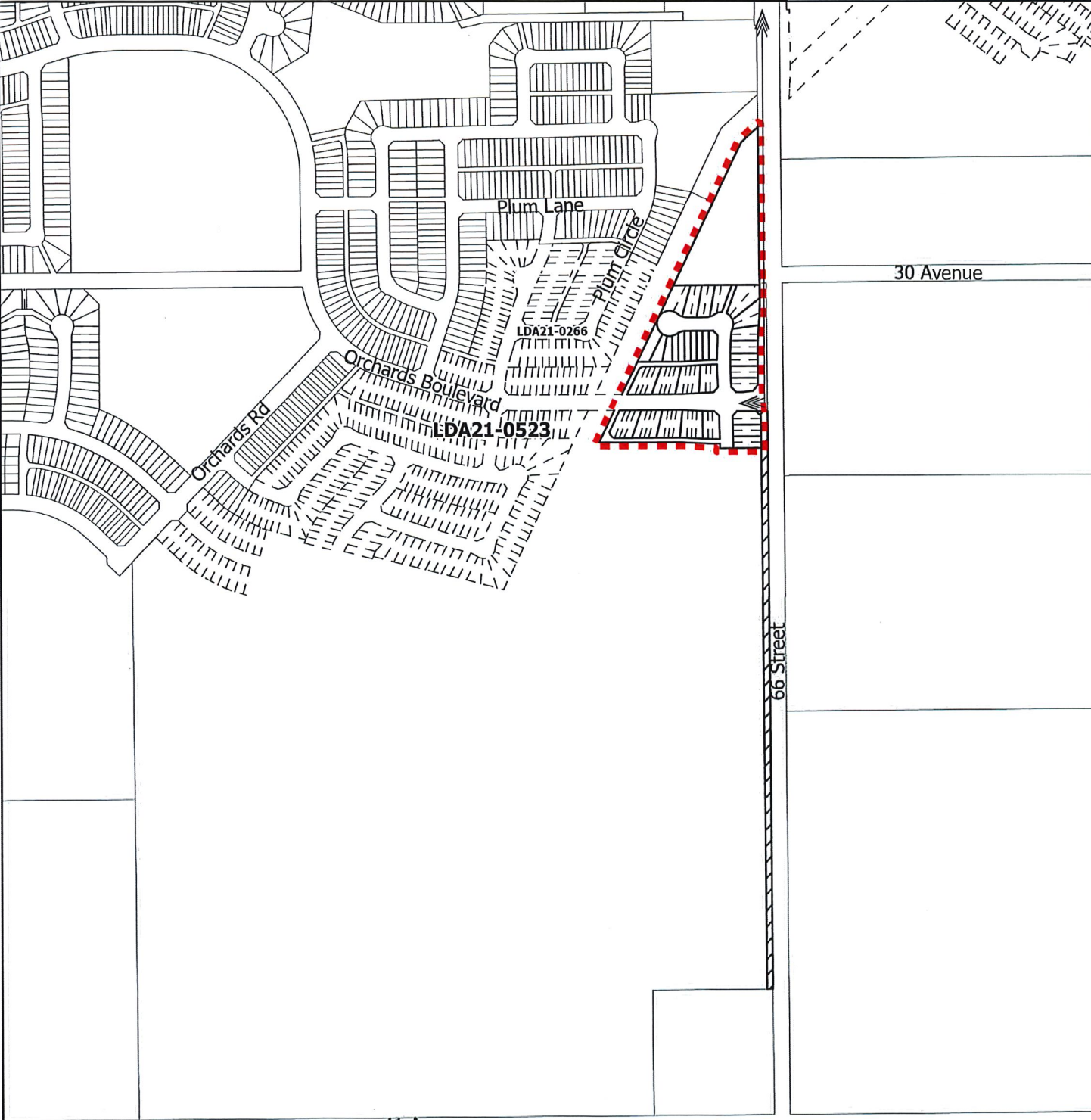
NOTE: All roads shown on this map are within the SW quadrant



SUBDIVISION CONDITIONS OF APPROVAL MAP

November 2, 2022 LDA22-0175

- ←→ Watermain extension
- ▨ Dedicate as road right of way
- ■ ■ Limit of proposed subdivision



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



November 2, 2023

File No. LDA22-0363

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

ATTENTION: Chris Davis

RE: REVISION of conditionally approved tentative plan of subdivision to create 91 single detached residential lots, 34 semi-detached residential lots, one (1) Environmental Reserve Lot, and three (3) Public Utility Lots from Lot 1A, Plan 4291 RS, and Lot C, Plan 1456 RS, located north of Trumpeter Way NW and east of 199 Street NW; **STARLING**

The subdivision was originally approved on November 10, 2022. This change request realigns Starling Drive NW and thereby increases the Environmental Reserve and decreases the Public Utility Lot.

I The Subdivision by Plan is APPROVED on November 2, 2023, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 1.41 hectare (ha) lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 1.479 ha by a Deferred Reserve Caveat registered proportionately against the remnant lot pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate 199 Street NW, including a 1.8 metre (m) sidewalk on the east side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner dedicate road right of way or register a road plan on Lot A, Plan 1456 RS and Lot R, Plan 1456 RS to facilitate the construction of the first 2 (two) lanes of the Big Lake arterial from 137 Avenue NW to 199 Street NW, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

7. that subject to Conditions I(5) and I(6) above, the owner clear and level 199 Street NW and the two lane arterial, as required for road right of way dedication, or to the satisfaction of Subdivision and Development Coordination;
8. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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; 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 (3) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner submits redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
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 construct the first 2 (two) lanes of Big Lake arterial between 199 Street NW and 137 Avenue NW to an urban arterial roadway standard including channelization, accesses, intersection/roundabout, 3 m shared use path on both sides, lighting, landscaping and any transitional improvements, as shown on on the "Conditions of Approval" map, Enclosure II, to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination;

11. that the owner upgrade 137 Avenue NW to an urban standard, including sidewalk/active modes connection on both sides, from the west edge of Starling Drive NW Stage 1 to the Big Lake arterial roadway, as shown on the "Conditions of Approval" map, Enclosure II, or to the satisfaction of Subdivision and Development Coordination. The timeline of the upgrade to be coordinated with EPCOR's planned culvert work at 137 Avenue NW and Horseshoe Creek crossing;
12. that the owner construct an eastbound right turn bay and corner island and pay for the relocation of the light standard, at 137 Avenue NW and Ray Gibbon Drive NW intersection, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner construct a 1.8 m concrete sidewalk along the north side of 137 Avenue NW, with a connection to the existing bus stop and a physical barrier between the sidewalk and driving lane, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner construct Starling Drive NW to a collector road standard, from 199 Street NW east to Chickadee Drive NW, as shown on the "Conditions of Approval" map, Enclosure I. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
15. 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;
16. that the owner pay a boundary assessment for municipal improvements constructed by others within the improvements along 199 Street NW road right of way, from which this development benefits (Big Lake Neighbourhood 1, Stage 1, Servicing Agreement DS-1387);
17. that the owner construct a 3 m asphalt surface shared use path, within the Top of Bank area, with "Shared Use" signage and landscaping and with connections to existing paths, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage lighting, bollards and landscaping, within the Public Utility Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 1.8 m concrete sidewalk along 199 Street NW and from the alley located north of Blackbird Link NW to the AltaLink corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
20. that the owner extend the shared use path along the AltaLink corridor to 199 Street NW, as shown on the "Conditions of Approval" map, Enclosure II;
21. that the owner pay for installation of a pedestrian overhead flasher/signal, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and one of the City's approved Electrical Services Contractors must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing and type of the signals installation will be at the discretion and direction of City Operations. If the signals are not deemed warranted by City Operations within 5 (five) years of

the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of the signals at that time to fulfil this obligation;

22. that the owner construct a temporary 4 m gravel surface emergency access, 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);
23. that the owner design and construct the ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner construct the ultimate storm outfall, to the satisfaction of Subdivision and Development Coordination;
25. that the owner construct offsite storm sewers to connect the proposed subdivision to the existing system, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
26. that the owner provides temporary accommodations for major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination;
27. 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
28. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lot, road right of way and walkways, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1A, Plan 4291 RS in the amount of 1.479 ha is being provided by a Deferred Reserve Caveat (DRC) with this subdivision for the future school/park site and ER dedication. Additional ER will be provided to the south and when the river crossing along Starling Drive NW is determined; the DRC will be adjusted accordingly with future subdivision.

MR for Lot C, Plan 1456 RS was previously addressed through dedication with registration of Plan 1456 RS.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #416186140-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

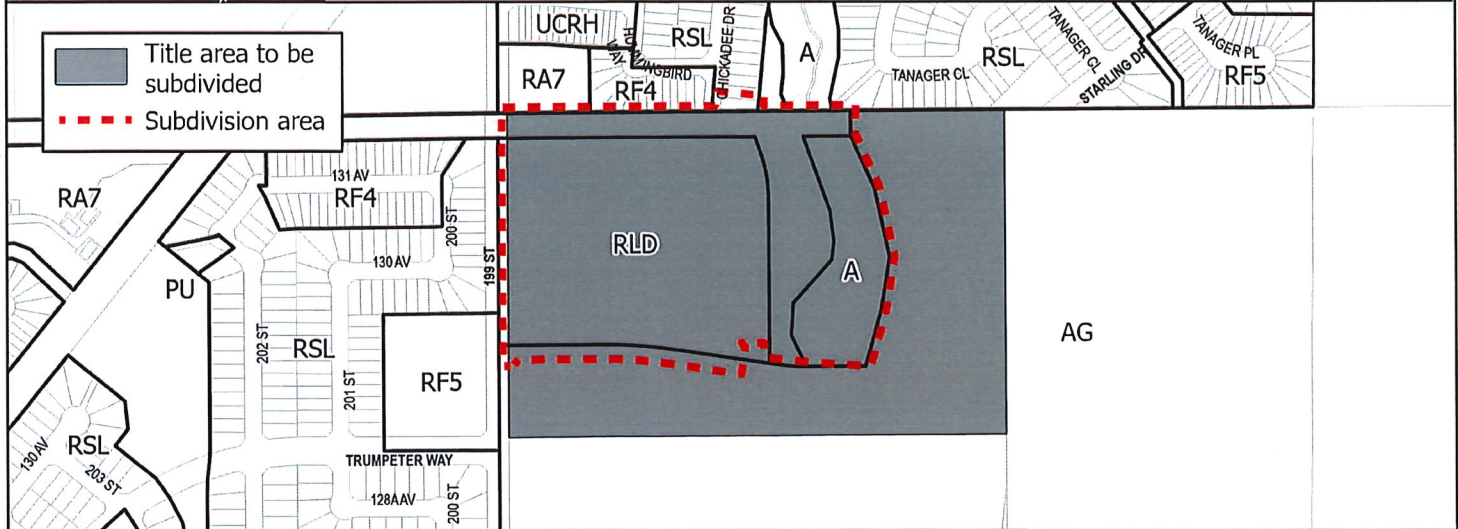
November 2, 2023

LDA22-0363

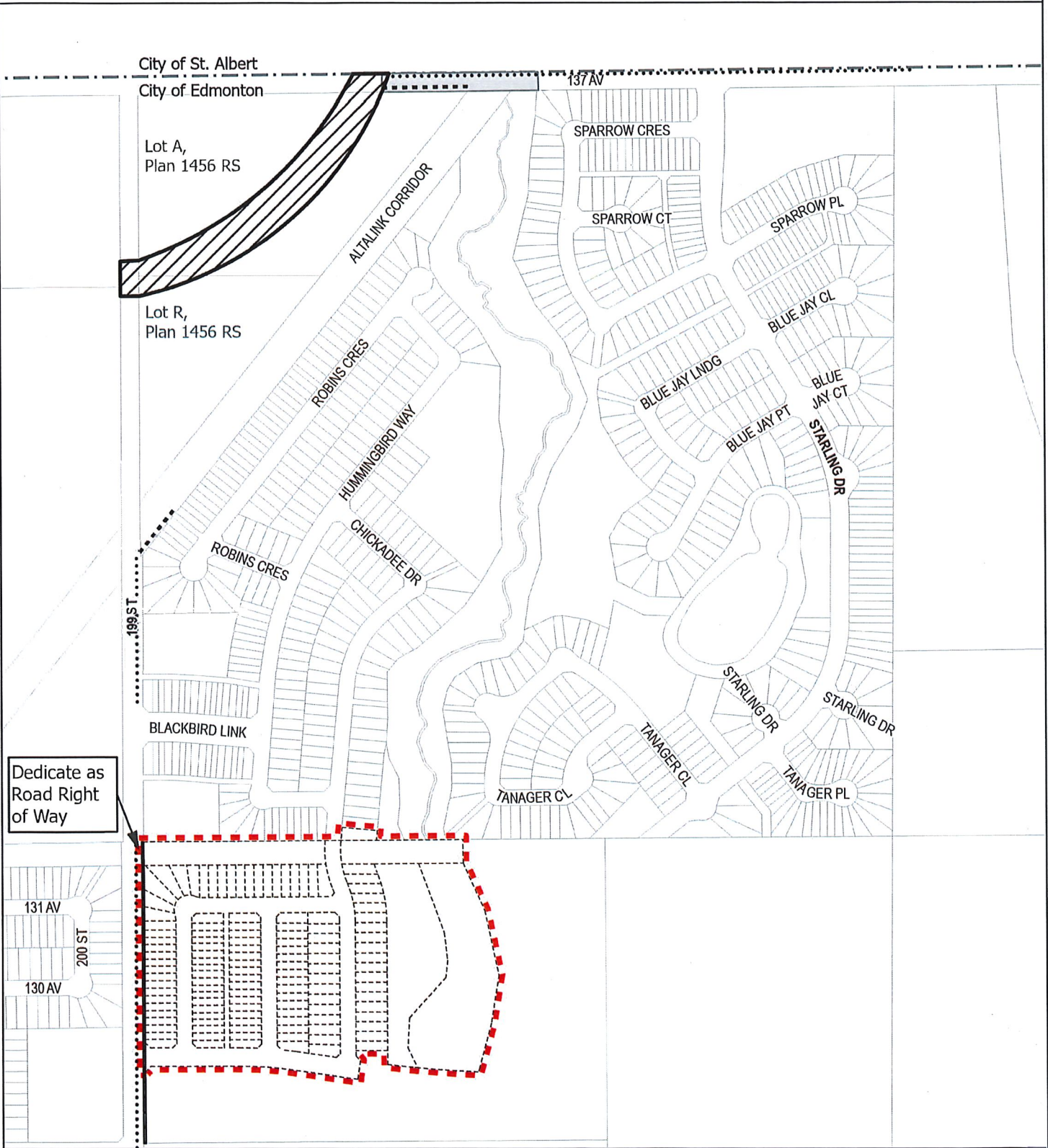
- | | | |
|--|--|----------------------------------|
| --- Limit of Proposed Subdivision | ●●●● 1.8m Concrete Sidewalk | ↔ Temporary 4m roadway |
| ▲ Restrictive Covenant re:Freeboard | - - - 1.8m Uniform Fence as per Zoning bylaw | ▲▲▲▲ 2.5m Mono-walk |
| ⋯ 3m Hard Surface Shared Use Path | ⋯⋯⋯ 1.8m Uniform Fence | - - - 3m Asphalt Shared Use Path |
| * Restrictive Covenant re: Top of Bank | - - - 1.2m Uniform Screen Fence | ⬢-⬢ Storm Sewer Extension |
| | | ⬢ Pedestrian Flasher / Signal |



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



- Limit of Proposed Subdivision
- Dedicate as Road Right of Way
- Two-lane Arterial
- Upgrade to Urban Standard
- Extend 3m Hard Surface Shared Use Path
- 1.8m Concrete Sidewalk





Subdivision Authority

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

November 2, 2023

File No. LDA23-0266

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 from Lot 15, Block 14, Plan 5070 HW, located south of 96 Avenue NW and east of 85 Street NW; **HOLYROOD**

The Subdivision by Plan is APPROVED on November 2, 2023, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed northern lot; 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.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #483925250-001

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

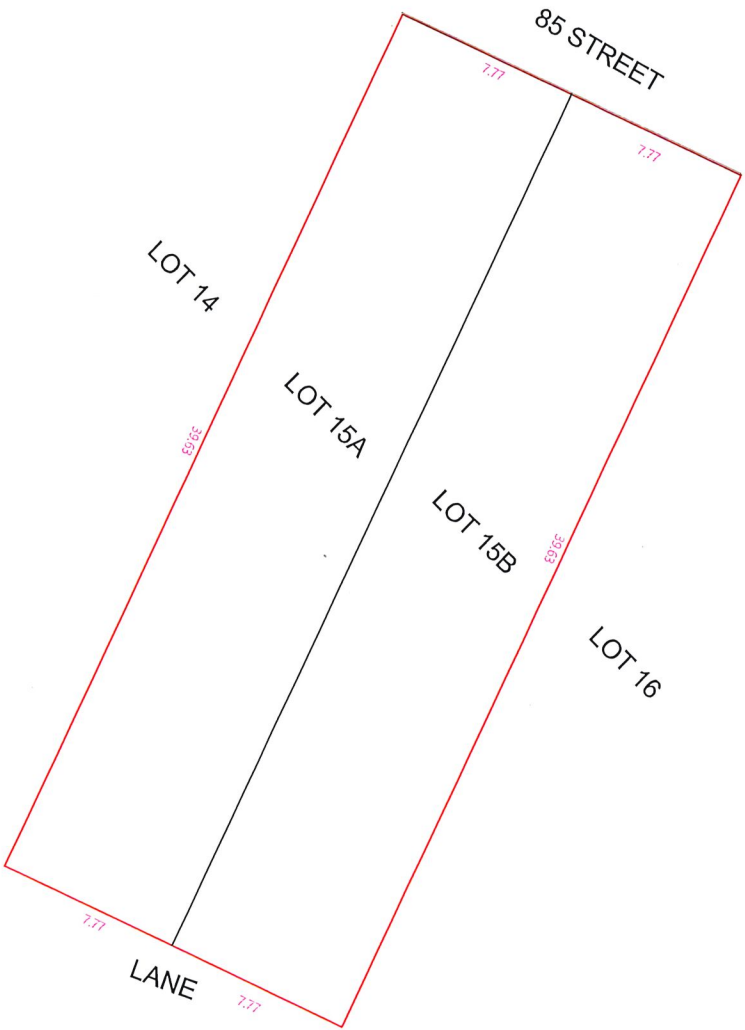
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.75 m north of the south property line of Lot 15 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 PROPOSED SUBDIVISION OF
 LOT 15 BLOCK 14 PLAN 5070HW WITHIN
 (N.W. ¼ SEC. 34 - TWP. 52, RGE. 24 - W. 4th MER.)
 HOLYROOD
 EDMONTON, ALBERTA
 SCALE: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS ——— AND CONTAINS 0.062 ha



Satt Associates Inc.
Always Striving For Excellence.

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

Job #: SA23-1422

Drawn by: AA

Checked by: AA

Date: SEPT 01, 2023



Subdivision Authority

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

November 2, 2023

File No. LDA23-0275

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 26, Plan 1389 HW, located south of 83 Avenue NW and west of 87 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on November 2, 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); 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.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #485143760-001

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 4.0 m west of the east property line of Lot 5 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF

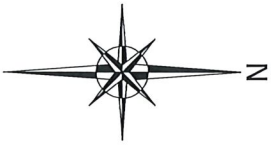
LOT 5,

BLK. 26, PLAN 1389 H.W.

IN THE

S.W.1/4 SEC.27-52-24-4

EDMONTON, ALBERTA



- NOTES:**
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH BOUNDED THUS. _____

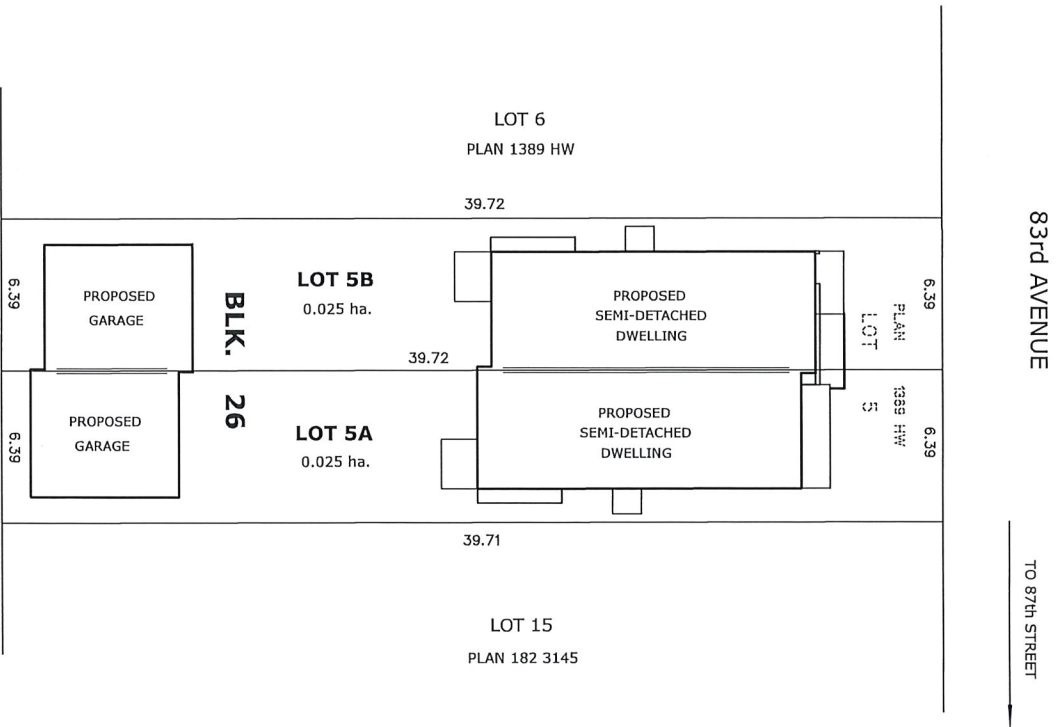


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SURVEYOR'S STAMP



CALCULATED BY:	PING	DRAWN BY:	PING
DATE:	Sep. 12, 2023	REVISIONS:	-
DRAWING	23S0329T	FILE NO.	23S0539





Subdivision Authority

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

November 2, 2023

File No. LDA23-0276

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 27, Block 19, Plan 1270 HW, located south of 81 Avenue NW and east of 87 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on November 2, 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); 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.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #485379474-001

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 (i.e. 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 5.1 m east of the west property line of Lot 27 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 PROPOSED SUBDIVISION OF

LOT 27,

BLK.19, PLAN 1270 H.W.

IN THE

S.W.1/4 SEC.27-52-24-4

EDMONTON, ALBERTA



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

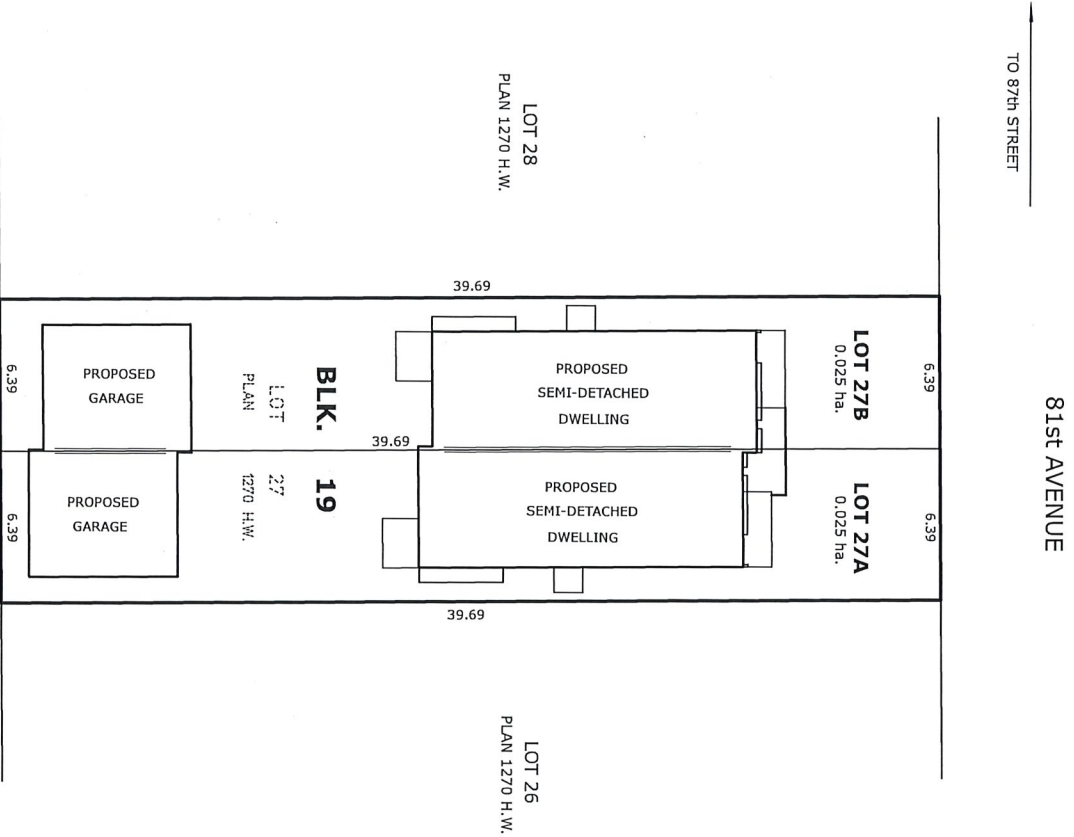


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CALCULATED BY:	PING	DRAWN BY:	PING
DATE:	Sep 12, 2022	REVISED:	-
DRAWING	2350538T	FILE NO.	2350538





Subdivision Authority

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

November 2, 2023

File No. LDA23-0284

DiGiuseppe Design Ltd.
15 Rowland Crescent
St Albert, AB T8N 4B2

ATTENTION: Deborah DiGiuseppe

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 18, Plan 2248 HW, located north of 110 Avenue NW and west of 149 Street NW; **HIGH PARK**

The Subdivision by Plan is APPROVED on November 2, 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.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #485785277-001

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

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- The existing services (water and sanitary) enter the proposed subdivision approximately 1.2 m north of the south property line of Lot 4 off of the lane and 1.16m south of the north property line of Lot 4 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.
- 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).



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CLIENT
HIGH PARK
DUPLEX

PROJECT
354

11018, 11018 148 ST
 EDMONTON
 AB T5R 1A8

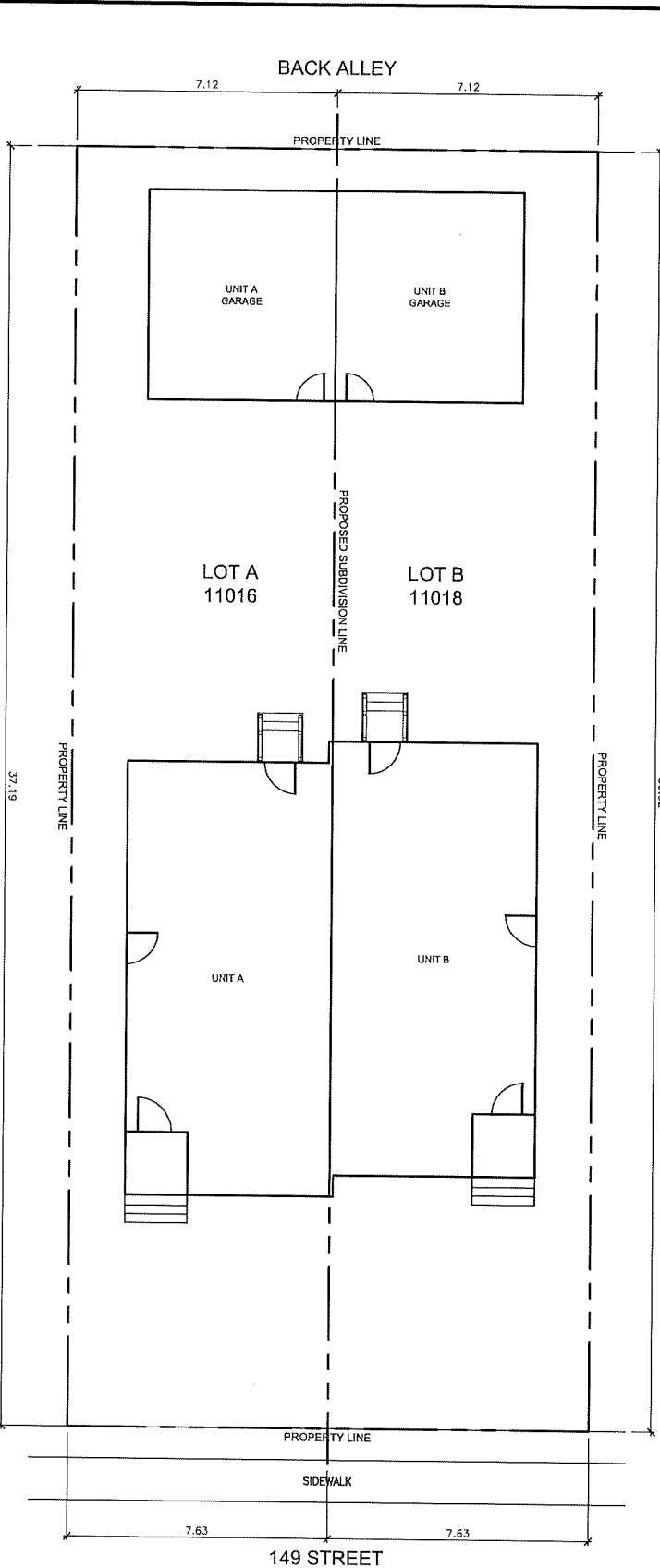
DATE PRINTED
29 SEP 2023

REV. No.
REVISIONS
 Date

Rev. No.	REVISIONS	Date

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DRAWING
PROPOSED
SUBDIVISION PLAN
 SCALE: 3/32" = 1'-0"
 DRAWN BY: SA
A1.00



LOT A 11016 AREA = 290.35 m²
 LOT B 11018 AREA = 266.38 m²
 TOTAL LOT AREA = 556.71 m²

NOT PROFESSIONALLY SURVEYED
PROPOSED SUBDIVISION PLAN
 SCALE: 3/32" = 1'-0"

Thursday, October 26, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 43

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 26, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 19, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA23-0220
478757532-001

Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 4, Block 11, Plan 222 0053, located south of 18 Avenue SW and east of Rabbit Hill Road SW; **GLENRIDDING HEIGHTS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA23-0271
484492546-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 1, Plan 759 HW, located north of Ada Boulevard NW and east of 74 Street NW; **VIRGINIA PARK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 10:05 a.m.