

Thursday, December 9, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 49

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the December 9, 2021 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the December 2, 2021 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA21-0095 385735756-001	Tentative plan of subdivision to create 100 single detached residential lots and one (1) multi-unit housing lot (MHL) from Lot 4, Block 1, Plan 202 0206; Block D, Plan 892 2649; Lot 1, Block D, Plan 162 0360, and the SW 22-51-25-W4M, located east of Rabbit Hill Road SW and north of 28 Avenue SW; <b>GLENRIDGING RAVINE</b>
2.	LDA21-0486 403561629-001	Tentative plan of subdivision to create 53 single detached residential lots from Lot M, Block 99, Plan 142 3965, and Block C, Plan 172 1297 located north of 41 of Avenue SW and east of Chappelle Way SW; <b>CHAPPELLE</b>
3.	LDA21-0494 410368929-001	Tentative plan of subdivision to create 62 single detached residential lots, 50 semi-detached residential lots, 31 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) Municipal Reserve lot from Lot 1, Block 2, Plan 182 3070 located north of 21 Avenue NW and west of 163 Street SW; <b>GLENRIDGING HEIGHTS</b>
4.	LDA21-0297 399684790-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 3, Block 29, Plan 3963 HW, located south of 94 Avenue NW and west of 153 Street NW; <b>SHERWOOD</b>
5.	LDA21-0371 397402704-002	Tentative plan of subdivision to create two (2) commercial lots from Lot 1, Block 5, Plan 152 0533 located west of Andrews Gate SW and south of Allan Drive SW; <b>AMBLESIDE</b>
6.	LDA21-0482 410887165-001	Tentative plan of subdivision to create six (6) bare land condominium units from Plan 182 3308, Lot 3, Block 36, Plan 182 3308, located north of Crawford Drive SW and west of Crawford Way SW; <b>CHAPPELLE</b>

7.	LDA21-0509 414542588-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 39, Block 3, Plan 5397MC, located northeast of 48th Avenue NW and northwest of 48th Avenue NW; <b>MALMO PLAINS</b>
8.	LDA21-0510 413027579-001	Tentative plan of subdivision to create two (2) bare land condominium units for commercial development and two (2) bare land condominium units for pylon signs from Lot 6, Block 1, Plan 0728307 and Lot 7A, Block 1, Plan 1023896, located east of Parsons Road SW and south of Ellerslie Road SW; <b>ELLERSLIE INDUSTRIAL</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

December 9, 2021

File No. LDA21-0095

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 100 single detached residential lots and one (1) multi-unit housing lot (MHL) from Lot 4, Block 1, Plan 202 0206; Block D, Plan 892 2649; Lot 1, Block D, Plan 162 0360, and the SW 22-51-25-W4M, located east of Rabbit Hill Road SW and north of 28 Avenue SW; **GLENRIDDING RAVINE**

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**I The Subdivision by Plan is APPROVED on December 9, 2021, 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 owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA21-0549 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. 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
6. 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 two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner constructs a 1.8 m hard surface connection to the existing bus stop, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs 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;
10. that the owner construct a noise attenuation fence contained wholly within private property for all lots backing onto Rabbit Hill Road SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road right of way and walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 4, Block 1, Plan 202 0206 was addressed by DRC with LDA18-0496. The DRC will carry forward on the remainder of the title.

MR for Block D, Plan 892 2649 was addressed by DRC with LDA15-0522. The DRC will carry forward on the remainder of the title.

MR for Lot 1, Block D, Plan 162 0360 was addressed by DRC with LDA14-0179. The DRC will be transferred to Block D, Plan 892 2649 with LDA18-0551.

MR for the SW 22-51-25-W4M was addressed by DRC with LDA17-0205. 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/jv/Posse #385735756-001

Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

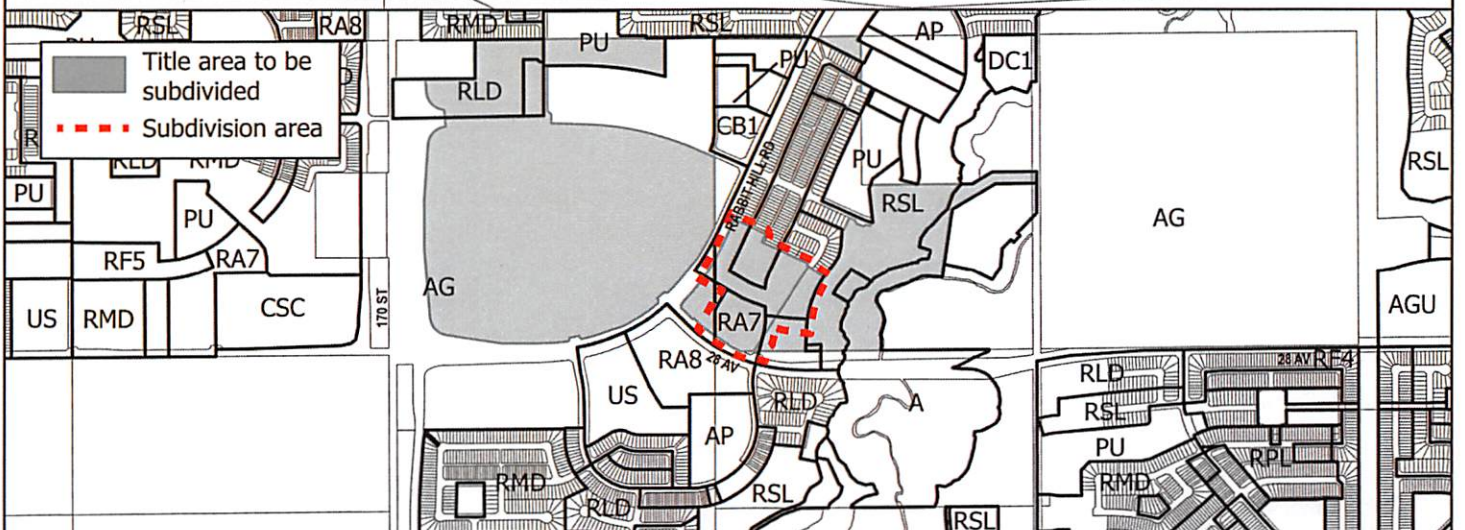
December 9, 2021

LDA21-0095

- Limit of proposed subdivision
- Phasing Line
- ..... Concrete Sidewalk 1.8m
- - - 1.8m Uniform Fence as per Zoning bylaw
- Noise Attenuation Fence
- + Restrictive Covenant re:disturbed soil
- 1.8m Hard Surface Connection



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



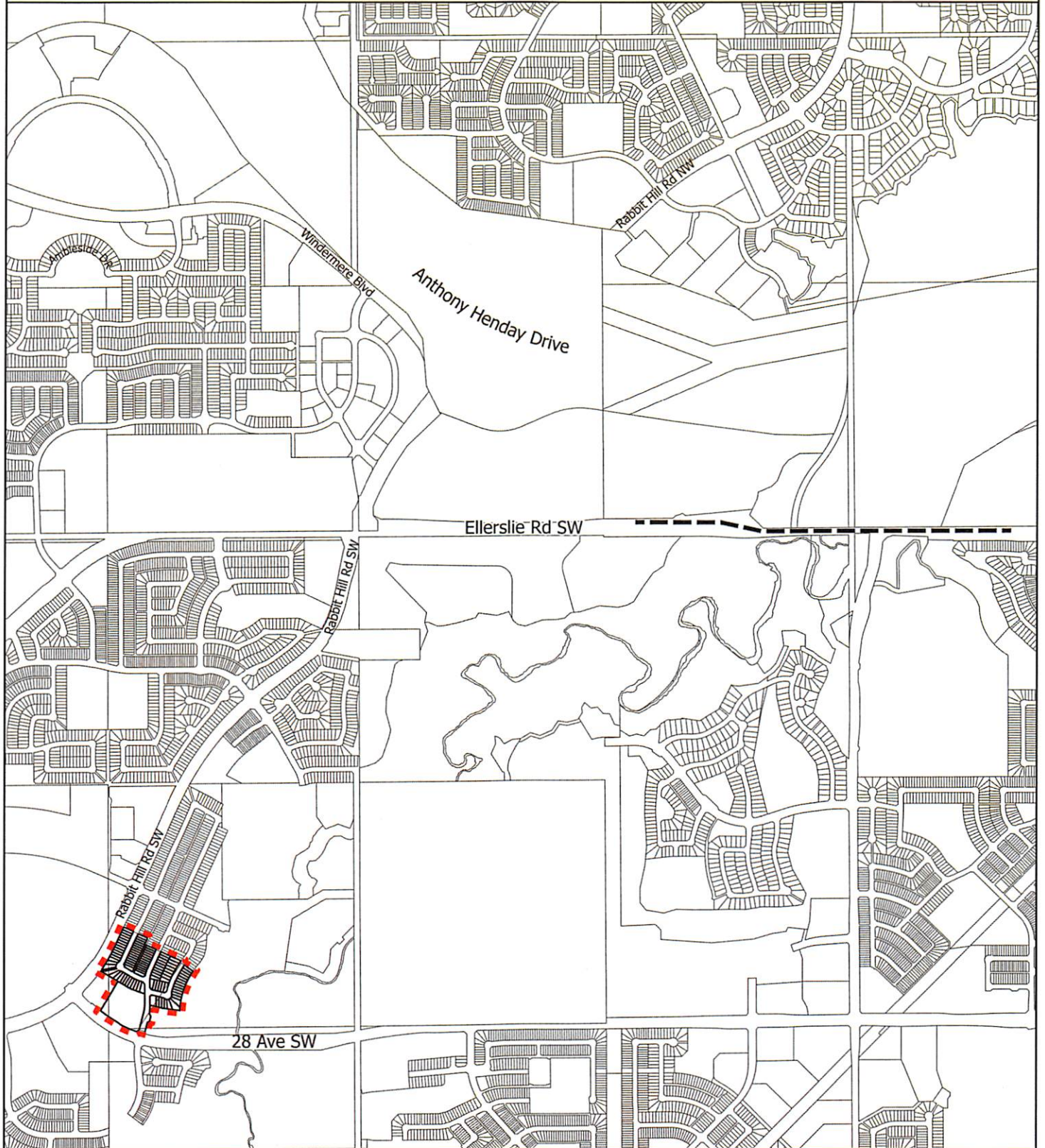


SUBDIVISION CONDITIONS OF APPROVAL MAP

December 9, 2021

LDA21-0095

- Limit of proposed subdivision
- — — Construct two lanes to urban arterial roadway standard





Subdivision Authority

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

December 9, 2021

File No. LDA21-0486

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

ATTENTION: Jamie Kitlarchuk

RE: Tentative plan of subdivision to create 53 single detached residential lots from Lot M, Block 99, Plan 142 3965, and Block C, Plan 172 1297 located north of 41 of Avenue SW and east of Chappelle Way SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on December 9, 2021, 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, LDA20-0372, be registered prior to or concurrent with this application, to provide the logical roadway extension and completion of the water infrastructure necessary to serve the subdivision;
4. that the subdivision boundary be amended to include the dedication of the local road intersection, as shown on 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 for the construction of arterial roadways in the catchment area;
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 two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II; and
8. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves (MR) for Lot M, Block 99, Plan 142 3965 was addressed by dedication and DRC with LDA19-0470 and LDA14-0160. The DRC will carry forward on the remainder of the title. MR for Block C, Plan 172 1297 (the road closure parcel) were addressed with LDA13-0404.

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/ak/Posse #403561629-001

Enclosures





SUBDIVISION CONDITIONS OF APPROVAL MAP

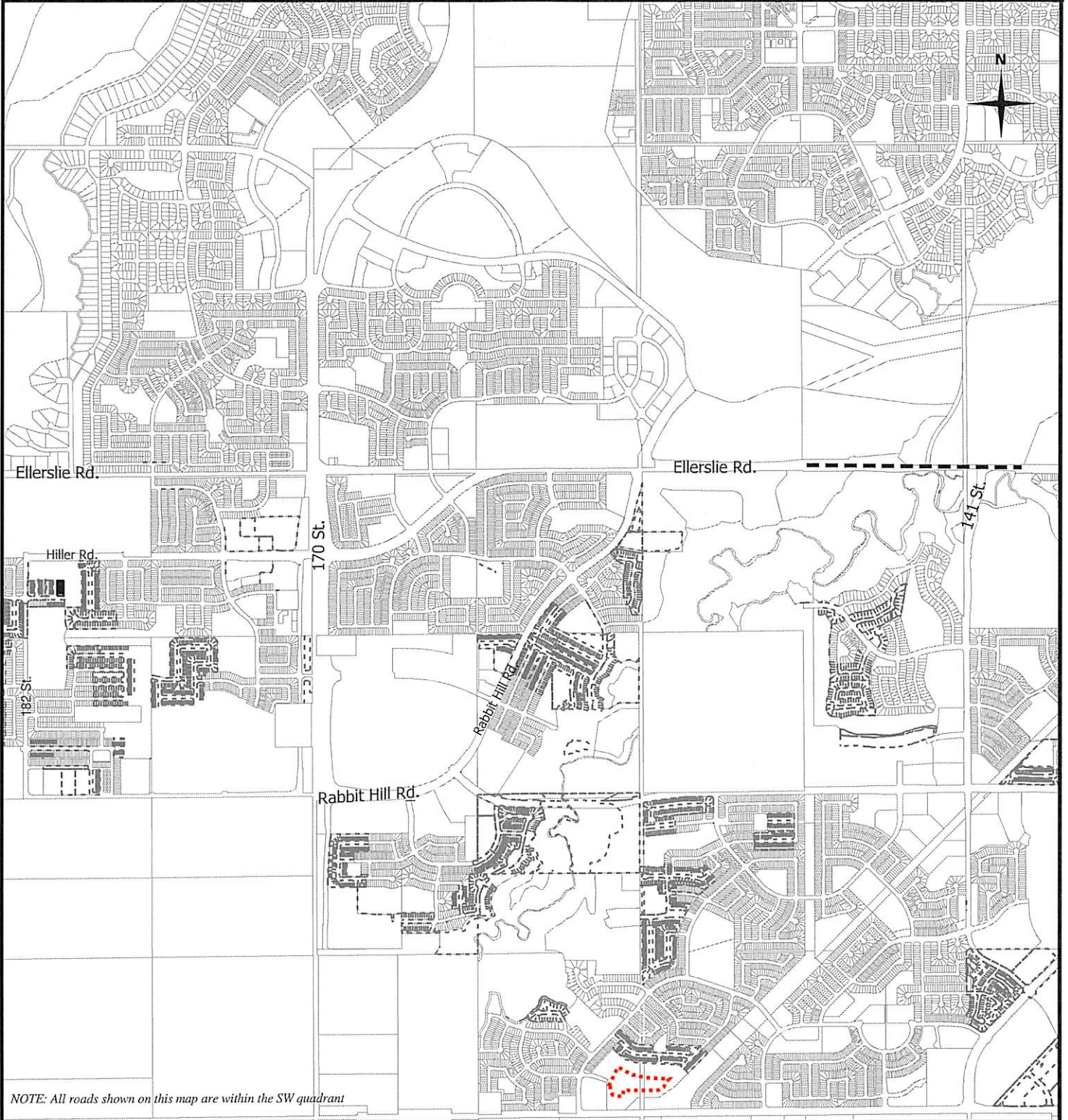
December 9, 2021 LDA21-0486



Limit of proposed subdivision



Construct two lanes to an arterial roadway standard



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





December 9, 2021

File No. LDA21-0494

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 62 single detached residential lots, 50 semi-detached residential lots, 31 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) Municipal Reserve lot from Lot 1, Block 2, Plan 182 3070 located north of 21 Avenue NW and west of 163 Street SW; **GLENRIDGING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on December 9, 2021, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.13ha 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 money in place of Municipal Reserve (MR) , in the amount of \$16,679.60 representing 0.03ha pursuant to Section 666 and Section 667 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 additional road right of way on 21 Avenue SW to accommodate a 3 m shared use path from the MR lot to the local road intersection, should it be deemed necessary through the review of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the property lines of the residential lot flanking 21 Avenue SW be modified to accommodate the construction of the 3 m shared use path construction between the MR lot and the local road, should it be deemed necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate the east-west walkway and adjacent north-south walkway as road rights of way as shown on the "Conditions of Approval" map, Enclosure I;



8. that the owner register a Public Access Easement OR that road right-of-way be dedicated on the adjacent private property SW-22-51-25-4 to facilitate construction of Glenridding Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the subdivision boundary be amended to include the dedication of the ultimate Storm Water Management Facility (SWMF) as a Public Utility Lot (PUL), as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots adjacent to walkways with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner pays a Boundary Assessment for municipal improvements constructed by others within the 163 Street SW road right-of-way from which this development benefits, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct Glenridding Boulevard SW, from 21 Avenue SW north to tie into the existing urban roadway, to an approved Complete Streets design and cross-section, to the

satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;

10. that the owner construct 21 Avenue SW, including a 3 m shared use path along the south side from 163 Street SW to Glenridding Boulevard SW, to an approved Complete Streets design and cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path connection on the northside of 21 Avenue SW from the MR lot to the local road intersection to the west, including a natural landscape barrier to eliminate the potential for a midblock crossing, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner constructs a 3 m hard surface shared use path with “Shared Use” signage, lighting, and bollards, within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
13. that the owner construct a 3 m hard-surface shared use path including lighting and bollards, within the Storm Water Management Facility (SWMF), with a connection to the adjacent shared use path, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the owner pays for the installation of “no parking” signage on 163 Street SW to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
16. that the owner constructs offsite underground utilities including sanitary and storm sewer main extensions, to the satisfaction of EPCOR Drainage Services and Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
17. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within the road right(s) of way and the Municipal Reserve lot 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 for Lot 1, Block 2, Plan 1823070 were previously addressed with LDA17-0205 by registering a 0.16ha DRC on title. The DRC will be discharged to dedicate a 0.13ha MR lot (greenway) parcel and 0.03ha provided as money in lieu.

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/cb/Posse #410368929-001

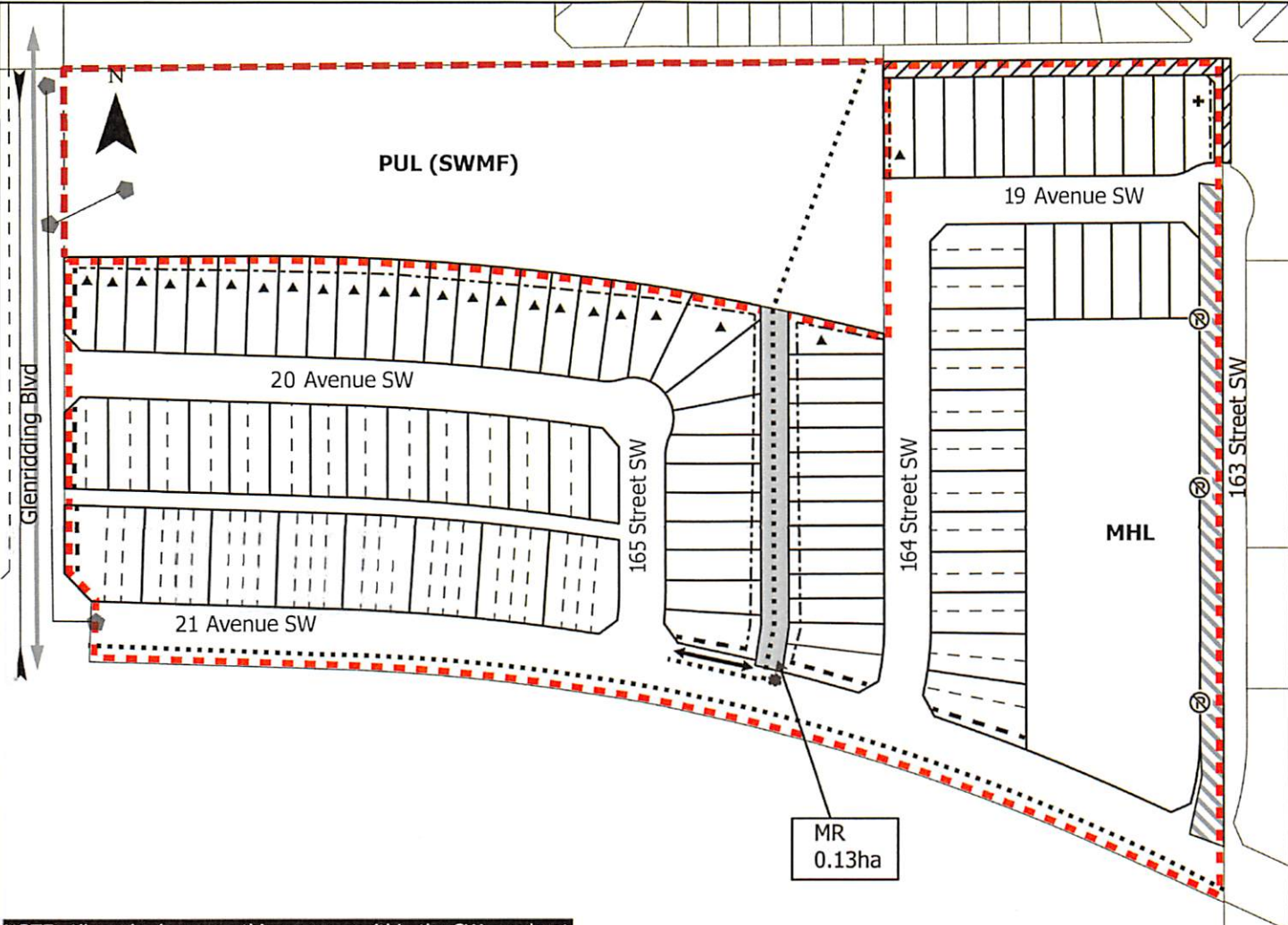
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

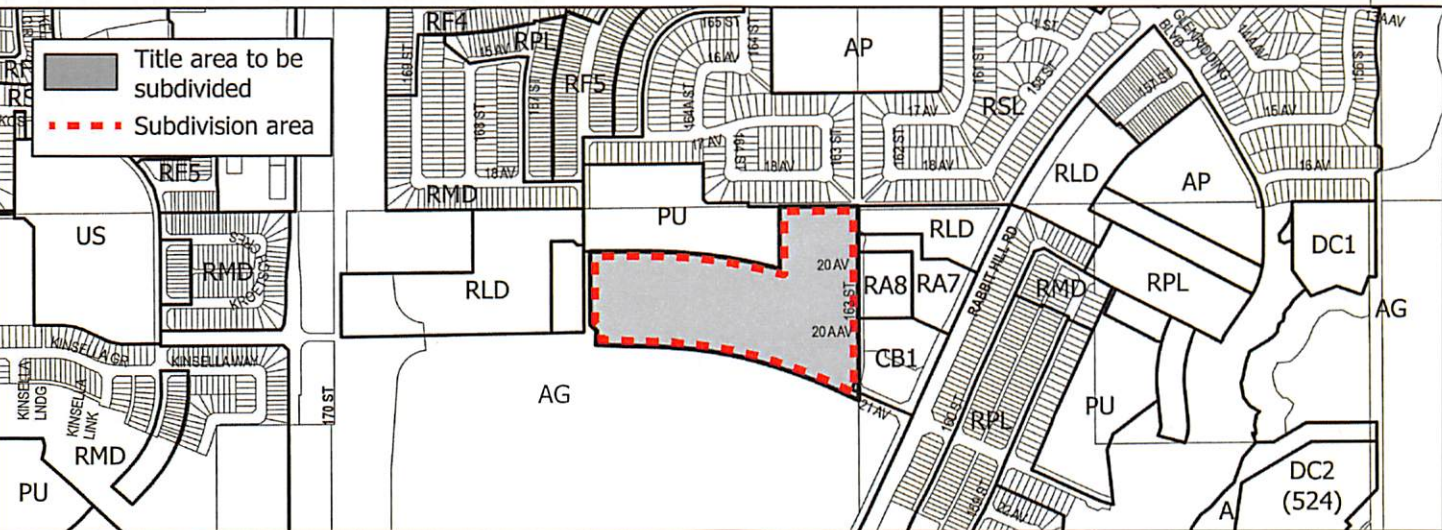
December 9, 2021

LDA21-0494

Limit of proposed subdivision	Dedicate Additional Road Right Of Way	1.8m Uniform Fence - Zoning bylaw	Restrictive covenant re:Freeboard
Amend Subdivision Boundary	No Parking Signage	1.2m Uniform Fence	Construct collector roadway
Boundary Assessment	Restrictive Covenant re:disturbed soil	Municipal Reserve	Storm sewer extension
Landscape barrier	3m Hard surface shared use path	Dedicate as road right of way	Sanitary sewer extension

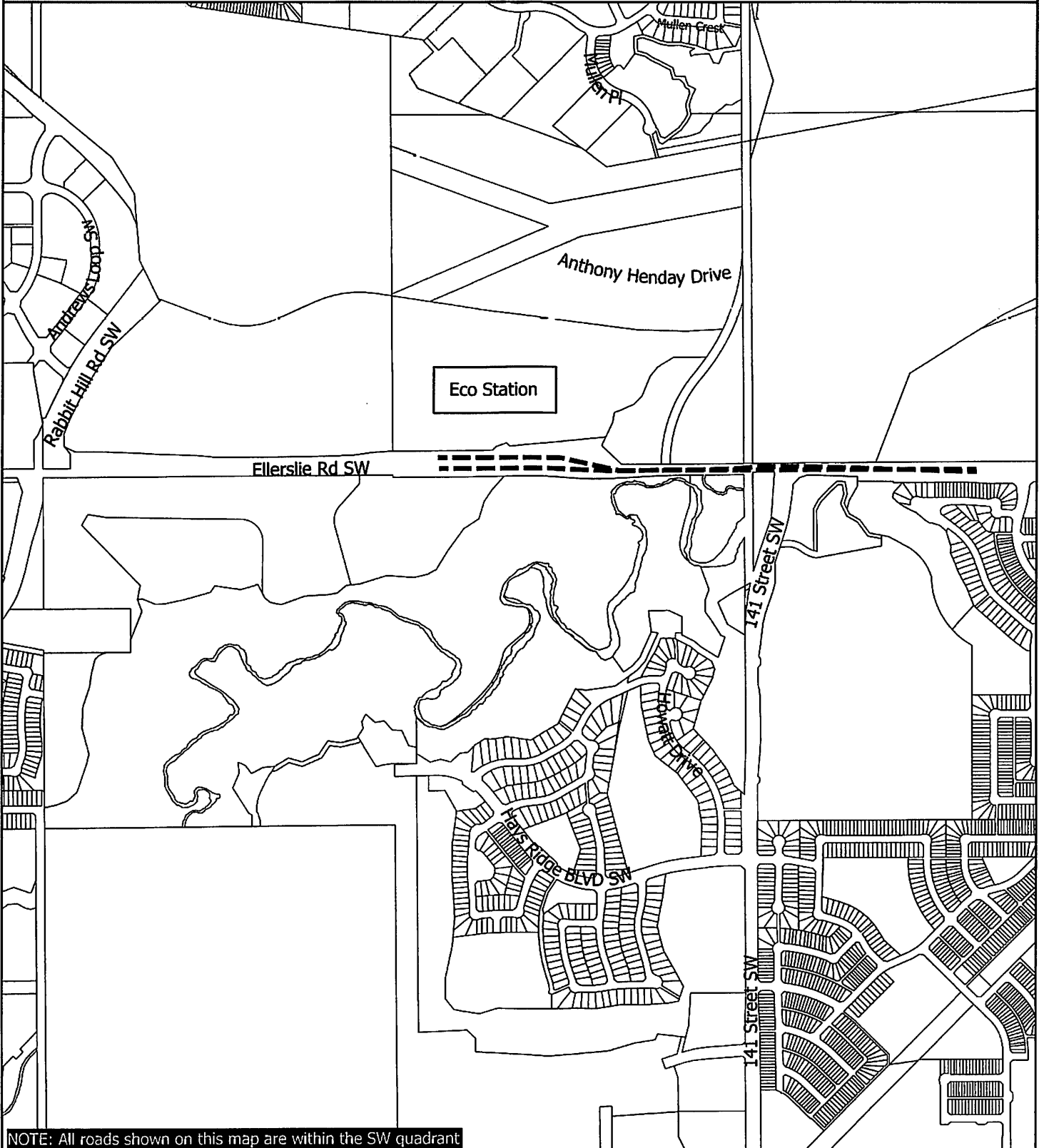


NOTE: All roads shown on this map are within the SW quadrant





--- Construct first two lanes to an arterial roadway standard



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



Subdivision Authority

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

December 9, 2021

File No. LDA21-0297

Satt Engineering Ltd.  
207 - 3132 Parsons Road NW  
Edmonton, AB T6N 1L6

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 3, Block 29, Plan 3963 HW, located south of 94 Avenue NW and west of 153 Street NW;  
**SHERWOOD**

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**The Subdivision by Plan is APPROVED on December 9, 2021, 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 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 7 of the 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/ak/Posse #399684790-001

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 (\$686.00 - 2021 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 153 Street NW. Upon redevelopment of proposed Lot 3B, the existing residential access to 153 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

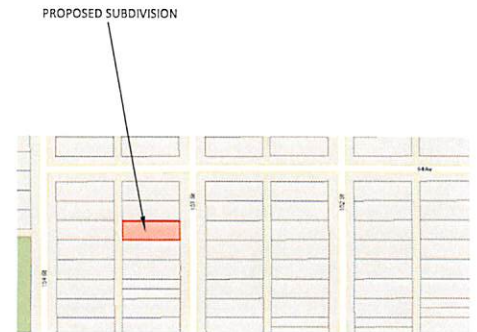
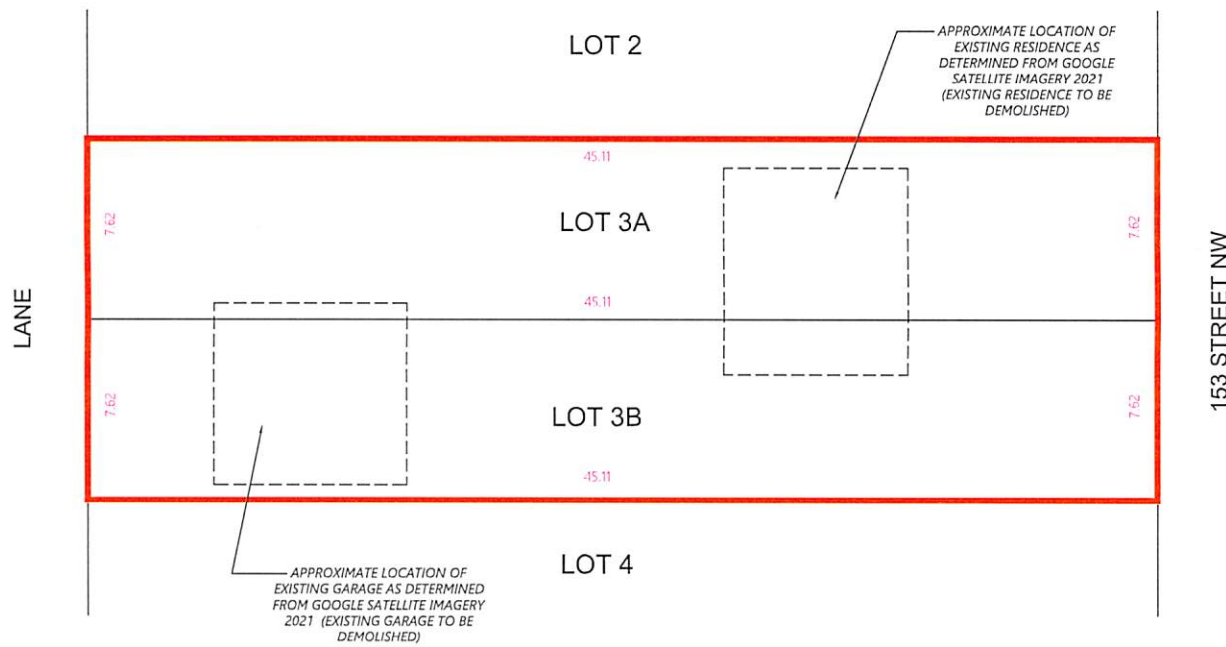
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.5 m south of the north property line of Lot 3 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).



**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
 LOT 3 BLOCK 29, PLAN 3963HW WITHIN  
 (S.W. 1/4 SEC.35, TWP.52, RGE. 25 - W. 4th MER.)  
 SHERWOOD  
 EDMONTON, ALBERTA  
 SCALE: 1:200



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.069 ha

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

Job # : SA21- 910	Drawn by: DHP	Checked by: AA
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Subdivision Authority

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

December 9, 2021

File No. LDA21-0371

Invistec Consulting Ltd.  
1700 - 10130 103 Street NW  
Edmonton, AB T5J 3N9

ATTENTION: Lilit Houlder

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 1, Block 5, Plan 152 0533 located west of Andrews Gate SW and south of Allan Drive SW; **AMBLESIDE**

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**The Subdivision by Plan is APPROVED on December 9, 2021, subject to the following conditions:**

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

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

Municipal Reserve (MR) for Lot 1, Block 5, Plan 152 0533 was previously addressed with LDA11-0426 by providing money in place.

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.

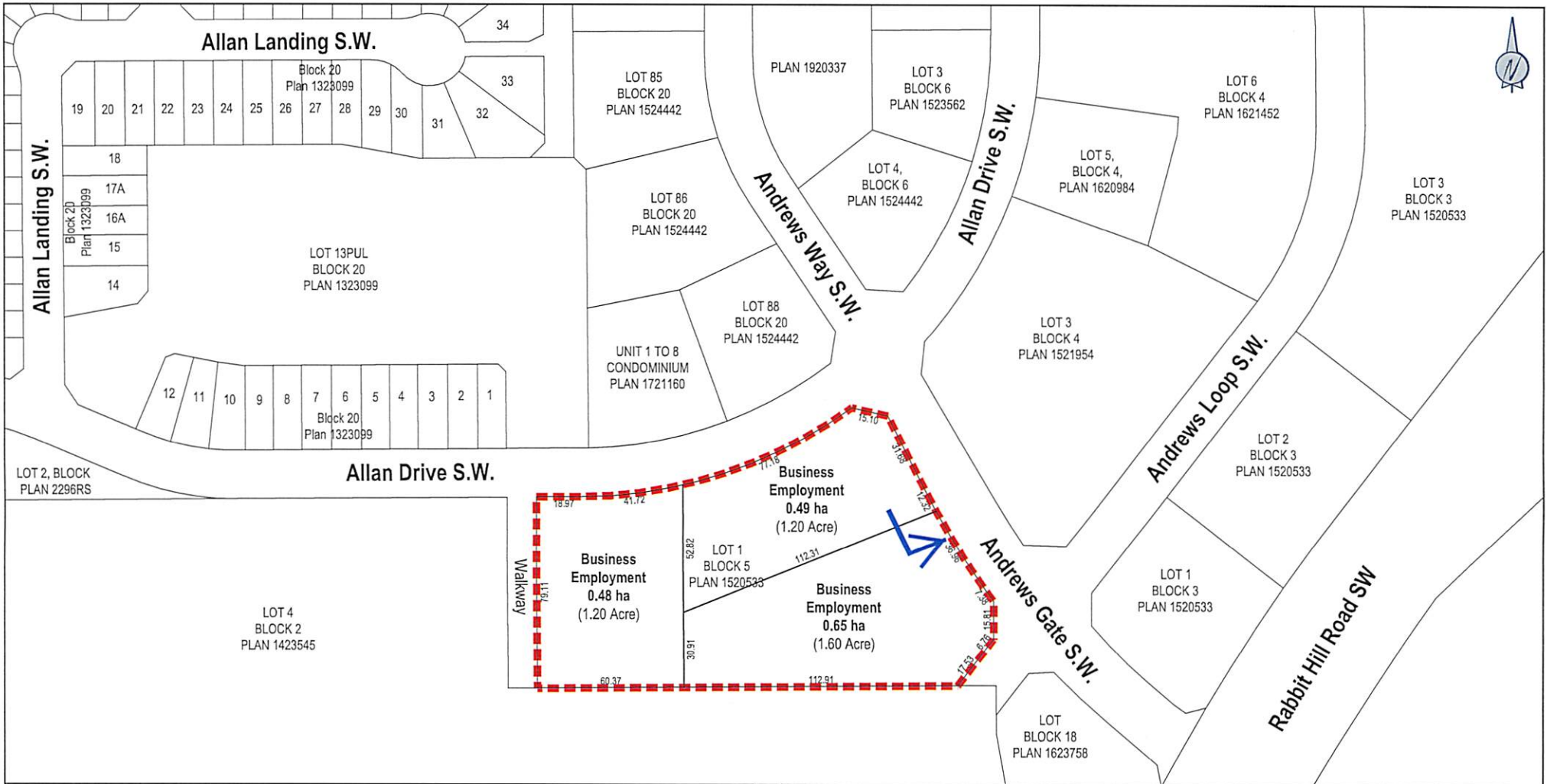
If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/cp/Posse #397402704-002

Enclosure(s)



# ENCLOSURE I

- LEGEND**
- SUBDIVISION BOUNDARY
  - CROSS LOT ACCESS

**NOTES:**  
 ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF. DISTANCES ON THE CURVED BOUNDARIES ARE ARC LENGTHS. AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED THIS CONTAINS: 1.618 ha.



**PROJECT:**  
 WINDERMERE GATE SUBDIVISION  
 AMBLESIDE NEIGHBOURHOOD

**PROJECT MANAGER:**  
 VINCENT LIU

**DRAWING TITLE:**  
 TENTATIVE PLAN OF SUBDIVISION

**CLIENT:**  
 OCEAN CLOUD INC.

**DATE:**  
 JULY 13, 2021

**THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.**

**PROJECT NO:** 2021-054

**DRAWING NO.:** 2021054-001

**Invistec Consulting Ltd.**  
 Suite 1700, 10130 - 103 Street NW  
 Edmonton Alberta, T5J 3N9  
 (780) 984 - 1816  
 www.invistec.ca

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.  
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Subdivision Authority

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

December 9, 2021

File No. LDA21-0482

IBI Group  
300 - 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create six (6) bare land condominium units from Plan 182 3308, Lot 3, Block 36, Plan 182 3308, located north of Crawford Drive SW and west of Crawford Way SW; **CHAPPELLE**

---

**The Subdivision by Plan is APPROVED on December 9, 2021, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement to construct a 1.2 m uniform fence wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve dedication is not applicable as the site area is less than 0.8 hectares.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #410887165-001

Enclosure(s)

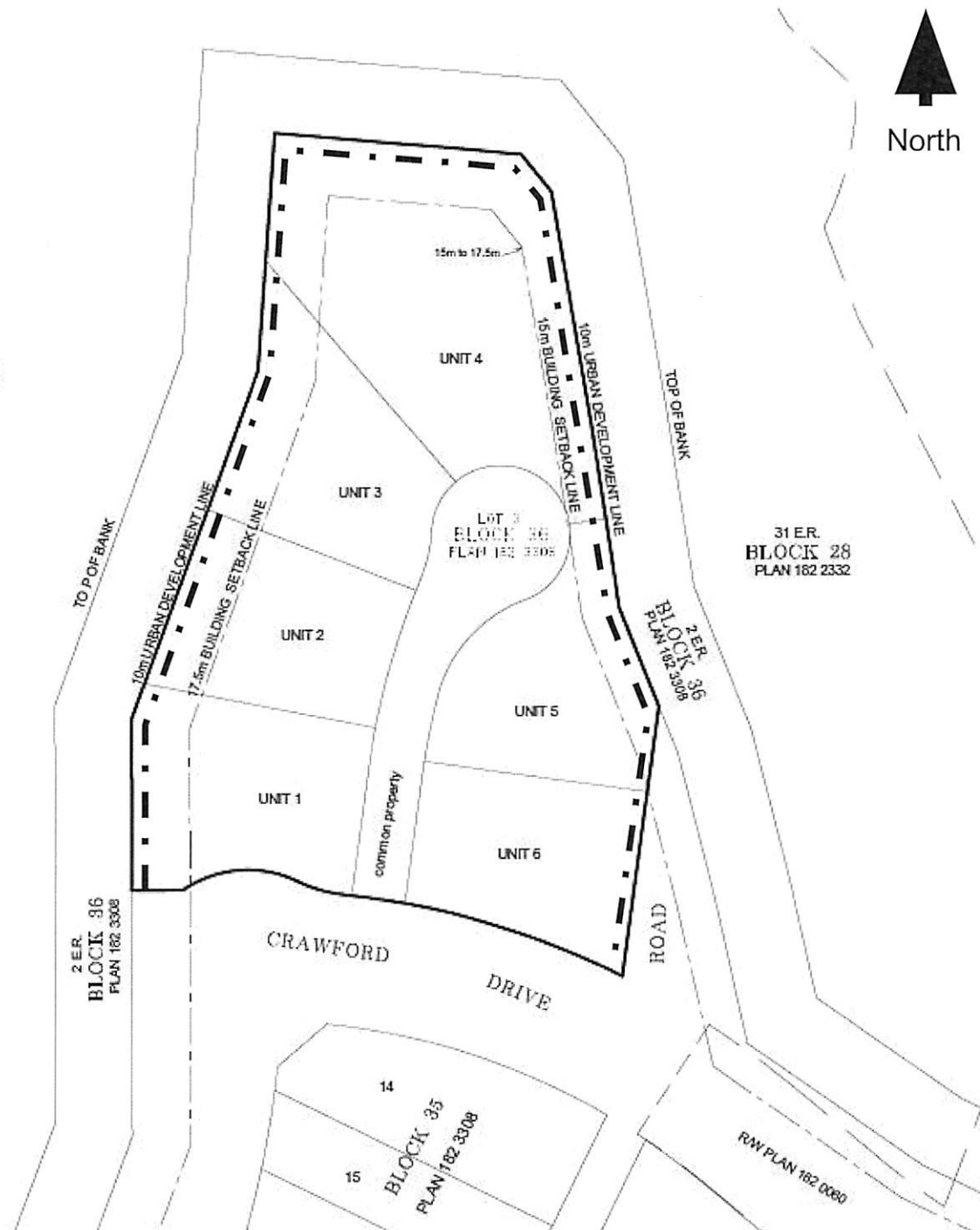
# CHAPPELLE EDMONTON, ALBERTA

TENTATIVE PLAN SHOWING SURVEY OF BARELAND CONDOMINIUM OF  
LOT 3, BLOCK 36, PLAN 182 3308

IN THE  
S.E 1/4 SEC. 15, TWP. 51, RGE. 25, W. 4 MER.

Enclosure I

31 E.R.  
BLOCK 28  
PLAN 182 2332



## Legend

— · — Construct 1.2 m uniform fence



Subdivision Authority

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

December 9, 2021

File No. LDA21-0509

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

ATTENTION: Jordan Windmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 39, Block 3, Plan 5397MC, located northeast of 48th Avenue NW and northwest of 48th Avenue NW; **MALMO PLAINS**

---

**The Subdivision by Plan is APPROVED on December 9, 2021, 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 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 7 of the 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/db/Posse #414542588-001

Enclosure



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 (\$686.00 - 2021 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 on 48 Avenue NW 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 48 Avenue NW. Upon redevelopment of proposed Lot 39A, the existing residential access to 48 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).

#### 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 storm) enter the proposed subdivision approximately 9.7 m east of the west property line of Lot 39 off 48 Avenue NW. The existing sanitary service enters the proposed subdivision approximately 8.84 m east of the west property line of Lot 39 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).

# TENTATIVE PLAN


SHOWING PROPOSED SUBDIVISION OF

**LOT 39, BLK. 3, PLAN 5397 M.C.**

IN THE

**S.1/2 SEC.18 TWP.52 RGE.24 W. 4M.**

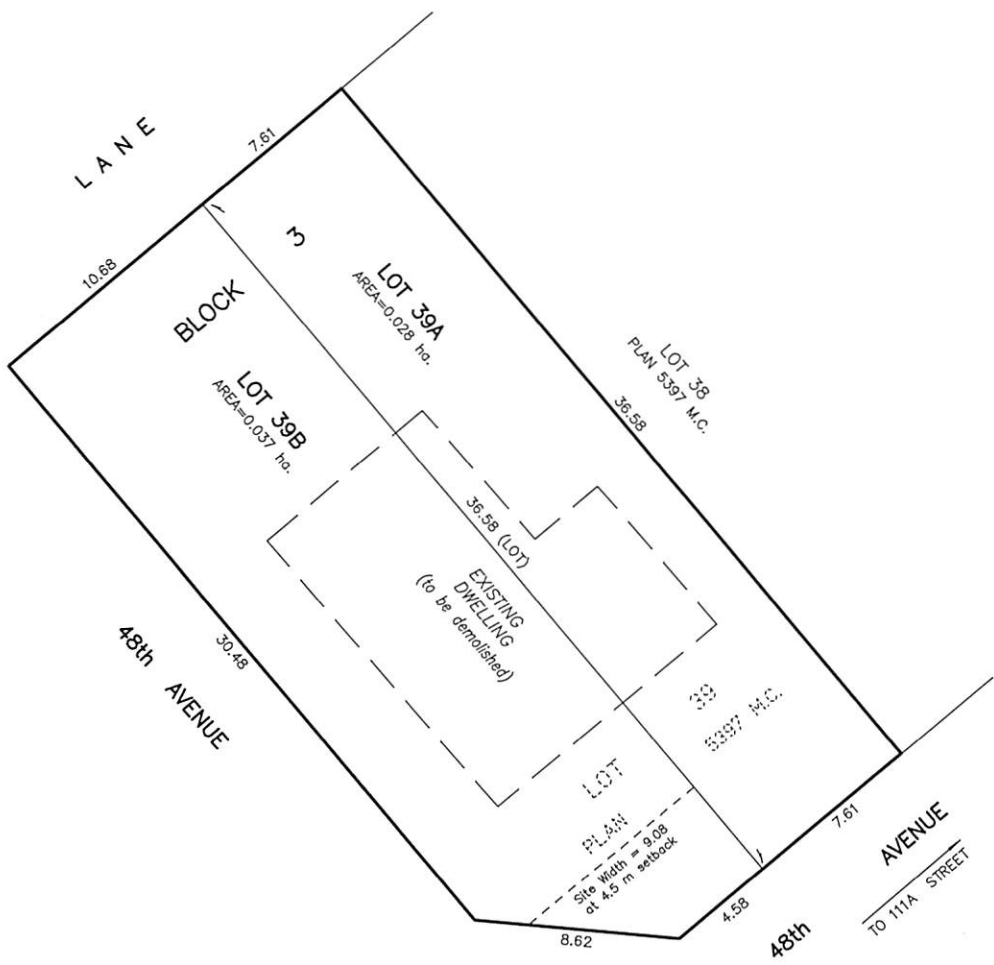
**EDMONTON, ALBERTA**

SCALE 1:200      2021      N.R. RONSKO, A.L.S.  





**NOTES:**

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



8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com  
 Your comprehensive surveying partner.

SURVEYOR'S STAMP	
	
CALCULATED BY:	ESD
DATE:	OCTOBER 29, 2021
DRAWING:	2150897T
DRAWN BY:	ESD
REVISED:	--
FILE NO.:	2150897



Subdivision Authority

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

December 9, 2021

File No. LDA21-0510

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) bare land condominium units for commercial development and two (2) bare land condominium units for pylon signs from Lot 6, Block 1, Plan 0728307 and Lot 7A, Block 1, Plan 1023896, located east of Parsons Road SW and south of Ellerslie Road SW; **ELLERSLIE INDUSTRIAL**

---

**The Subdivision by Bare Land Condominium is APPROVED on December 9, subject to the following condition(s):**

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey;
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., ATCO Gas and Pipelines Ltd., and EPCOR Drainage Services, as required by the aforementioned agencies; and
3. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure I.

Enclosure I is a map of the subdivision and identifies major conditions and advisements of this approval.

Municipal Reserve (MR) for Lot 6, Block 1, Plan 0728307 and Lot 7A, Block 1, Plan 1023896 were previously addressed with SUB/06-0062 by dedicating a 0.055ha MR parcel.

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/cb/Posse #413027579-001

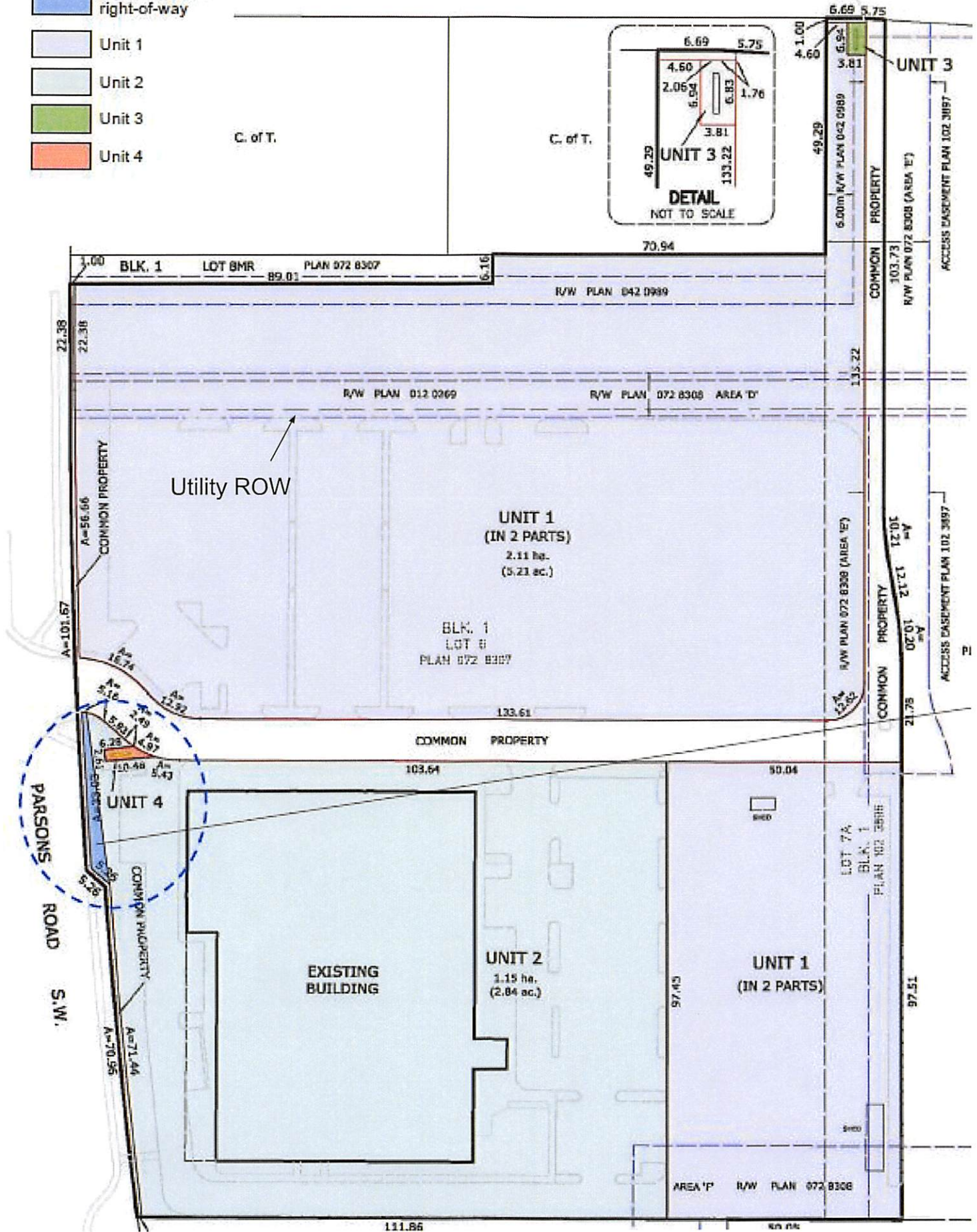
Enclosure



**Legend**

-  Dedicate road right-of-way
-  Unit 1
-  Unit 2
-  Unit 3
-  Unit 4

**GOVERNMENT ROAD ALLOWANCE (ELLERSLIE ROAD)**





Thursday, December 2, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 48

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the December 2, 2021 meeting be adopted as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the November 25, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA21-0367 375019326-001	Tentative plan of subdivision to create one (1) commercial lot and two (2) Public Utility lots from Lot A, Plan 002 4504 located north of Whitemud Drive and east of 34 Street NW; <b>SOUTHEAST INDUSTRIAL</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA21-0418 398563743-001	Tentative plan of subdivision to create 48 single detached residential lots from Lot 4, Block 1, Plan 1723270, located south of Hiller Road SW and east of 182 Street SW; <b>KESWICK</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
3.	LDA21-0461 409128368-001	Tentative plan of subdivision to create one (1) multi-unit housing lot from Lot 16, Block 7, Plan 1125482 located south of Chappelle Boulevard SW and west of Chappelle Link SW; <b>CHAPPELLE</b>

MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA17-0214 245496670-001	REVISION of conditionally approved tentative plan of subdivision to create 107 single detached residential lots, 108 semi-detached residential lots, two (2) multi-unit housing lots (MHL), and one (1) public utility lot (PUL), from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail SW; <b>PAISLEY</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA19-0070 304925501-001	REVISION of conditionally approved tentative plan of subdivision to create 58 single detached residential lots, from Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of 182 Street SW; <b>KESWICK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA20-0141 362011715-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) additional commercial lot from Lot 1, Block 6, Plan 152 4429, located south of Andrews Way SW and west of Allan Drive SW; <b>AMBLESIDE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA21-0476 411348849-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 18, Plan 5970HW, located north of 92 Avenue NW and west of 81 Street NW; <b>HOLYROOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA21-0478 411170048-001	Tentative plan of subdivision to create one (1) multi-unit housing (MHL) condominium unit and one (1) remnant unit by Phased Condominium from Lot 200, Block 29, Plan 202 2701 located north of 192 Avenue NW and west of Secord Boulevard NW; <b>SECORD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA21-0498 412445405-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 38, Plan RN46, located north of 117 Avenue NW and east of 123 Street NW; <b>INGLEWOOD</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 10:30 a.m.		