Thursday, April 10, 2025 **10:00 am.**		

SUBDIVISION AUTHORITY AGENDA
MEETING NO. 14

1.	**ADOPTION OF AGENDA**	
	RECOMMENDATION That the Subdivision Authority Agenda for the April 10, 2025 meeting be adopted.	
2.	**ADOPTION OF MINUTES**	
	RECOMMENDATION That the Subdivision Authority Minutes for the April 03, 2025 meeting be adopted.	
3.	**OLD BUSINESS**	
4.	**NEW BUSINESS**	
1.	LDA24-0295 506389789-001	Tentative plan of subdivision to create two (2) mixed use lots from a portion of roadway to be closed, Lots 31-32, Block 13, Plan 5784 HW, Block L, Plan 642 RS, and Lots 22-28, OT & 33-36, Block 13, Plan ND, located north of 104 Avenue NW and east of 96 Street NW; **BOYLE STREET**
2.	LDA24-0436 490674045-001	Tentative plan of subdivision to create 46 residential lots, one (1) Environmental Reserve Lot, and one (1) Municipal Reserve lot from SE-20-51-25-4, located north of 28 Avenue SW and west of 184 Street SW; **KESWICK**
3.	LDA24-0518 525231669-001	Tentative plan of subdivision to create two (2) commercial lots from Lot 200, Block 12, Plan 192 1951, located north of 41 Avenue SW and east of Heritage Valley Trail SW; **DESROCHERS AREA**
4.	LDA25-0038 548758776-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot from Lot A, Block 12, Plan B4, located north of 105 Avenue NW and west of 112 Street NW; **QUEEN MARY PARK**
5.	LDA25-0072 547482970-001	Tentative plan of subdivision to create 40 residential lots and one (1) Public Utility lot (PUL), from Lot 101, Block A, Plan 252 0135, located north of Ellerslie Road SW and east of 29 Street SW; **ALCES**
6.	LDA25-0079 518868091-001	Tentative plan of subdivision to create 37 residential lots, from a portion of Lot 201, Block A, Plan 222 0182, located north of Maskêkosihk Trail NW and east of Winterburn Road NW; **THE UPLANDS**

7.	LDA25-0095 568239779-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 30, Block 7A, Plan 172 0464, located south of 130 Avenue NW and east of 103 Street; **LAUDERDALE**
8.	LDA25-0096 567241680-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 8 and the east half of Lot 7, Block 4, Plan 2602 AM, located north of 84 Avenue NW and west of 87 Street NW; **BONNIE DOON**
9.	LDA25-0102 569573931-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 6, Plan 7239 AH, located north of 111 Avenue NW and east of 127 Street NW; **INGLEWOOD**
10.	LDA25-0106 555200947-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 23, Block 20, Plan 1738 HW, located south of 81 Avenue NW and west of 83 Street NW; **KING EDWARD PARK**
11.	LDA25-0116 574696869-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 14, Block 25, Plan 1815 AW, located east of 154 Street NW and north of 97 Avenue; **WEST JASPER PLACE**
5.	**OTHER BUSINESS**	

Subdivision Authority

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

April 10, 2025

File No. LDA24-0295

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

ATTENTION: David Tymchak

RE: Tentative plan of subdivision to create two (2) mixed use lots from a portion of roadway to be closed, Lots 31-32, Block 13, Plan 5784 HW, Block L, Plan 642 RS, and Lots 22-28, OT & 33-36, Block 13, Plan ND, located north of 104 Avenue NW and east of 96 Street NW; **BOYLE STREET**

I The Subdivision by Plan is APPROVED on April 10, 2025, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 0.206 hectares (ha) by a Deferred Reserve Caveat (DRC) registered against the remnant of Lots 17-28 & OT, Block 13, Plan ND, the remnant of Lot 35, Block 13, Plan ND, and Lot 36, Block 13, Plan ND, pursuant to Section 669 of the Municipal Government Act;

2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;

3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;

4. that the existing Utility Right of Way (instrument 3398FE) for EPCOR Drainage Services infrastructure, located within the proposed "shared alley" road right of way, be discharged from Block L, Plan 642RS (LRT corridor);

5. that the owner dedicate additional road right of way for the "shared alley," including naturalization on the east side, to conform to an approved cross section or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner dedicate a 6 metre (m) x 6 m corner cut, in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

7. that LDA24-0186 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

8. that LDA24-0186 to close a portion of alley road right of way shall be approved prior to the endorsement of the plan of survey; 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 (2) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner 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;

4. 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. The Complete Streets design and cross-section details for road rights of way will be determined through the engineering drawing review and approval process and, as a result, may require adjustments to the road right-of-way;

5. that the owner construct the alley right of way as a "shared alley," in accordance with Complete Street Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner construct 105 Avenue NW to an approved design and cross section, in accordance with the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner construct a 4 m asphalt shared use path with "Shared Use" signage, lighting, and bollards within Block L, Plan 642RS (LRT corridor), with connections to the adjacent shared use path network and roadways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner pay for signal modifications, if deemed necessary through engineering drawings review in consultation with Safe Mobility, Signals and Street Lighting and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

10. that the owner is responsible for the landscape design and construction within the road rights of way and Block L, Plan 642RS (LRT corridor), to the satisfaction of City Departments and affected utility agencies.

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

Reserves for the entire Boyle Renaissance Phase III area are being addressed with this subdivision. MR in the amount of 0.206 ha is being provided by registration of one DRC on three properties: the remnant of Lots 17-28 & OT, Block 13, Plan ND, the remnant of Lot 35, Block 13, Plan ND, and Lot 36, Block 13, Plan ND. The DRC will be adjusted to include any future road closures within the project area.

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/kr/Posse #506389789-001

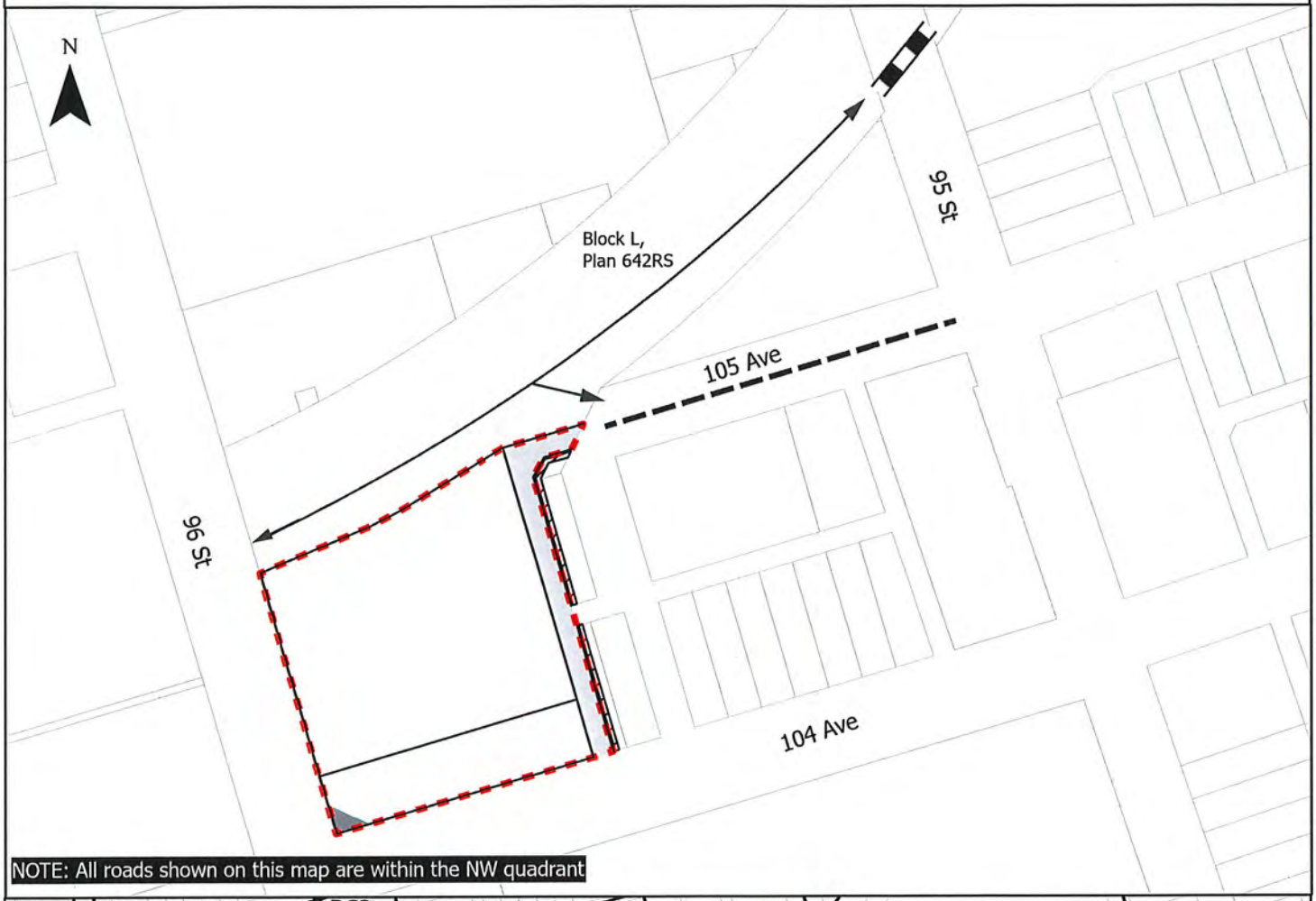
Enclosure

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

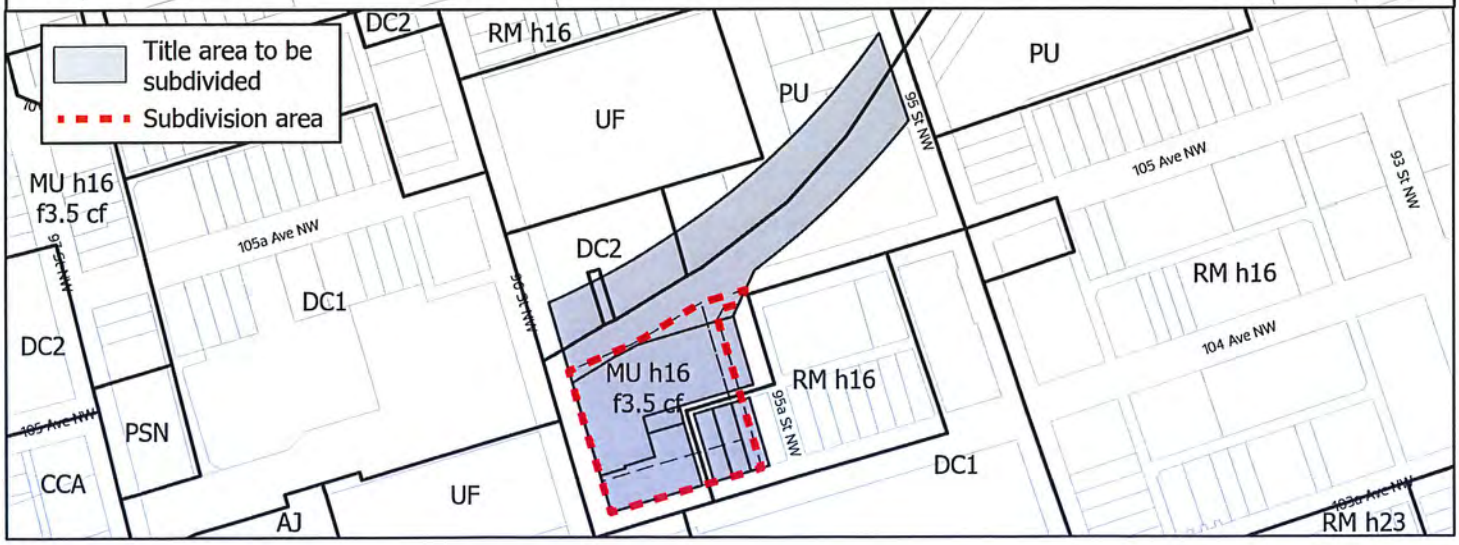
ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP	April 10, 2025	LDA24-0295

- Limit of proposed subdivision
- Dedicate as road right of way
- 6m x 6m corner cut
- Construct first two lanes to an arterial roadway standard
- Construct to a "shared alley" standard
- 4 m asphalt shared use path
- Zebra marked crosswalk; potential signal modifications



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



Subdivision Authority

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

April 10, 2025

File No. LDA24-0436

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

ATTENTION: Michael Reyes

RE: Tentative plan of subdivision to create 46 residential lots, one (1) Environmental Reserve Lot, and one (1) Municipal Reserve lot from SE-20-51-25-4, located north of 28 Avenue SW and west of 184 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on April 10, 2025, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 8.17 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;

2. that the owner dedicate Municipal Reserve (MR) as a 0.37 ha lot pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;

3. that the owner provide money in place of Municipal Reserve (MR) in the amount of $1,249,920.00 representing 1.583 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;

4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;

5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;

6. that the landowner fully discharge Instrument No. 072 171 126 (Blanket Easement) providing access across SE-20-51-25-4 for the benefit of SW-20-51-25-4;

7. 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;

8. that the approved subdivision LDA24-0353 be registered prior to or concurrent with this application to provide logical roadway and utility connections;

9. 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 CT & Associates Engineering geotechnical report (File No. 02-3225.03), 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 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 Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, 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 (4) 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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;

7. that the owner construct/extend the existing private driveway access to Kipnes Wynd NW. Details and construction relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process;

8. that the owner construct a 3 m concrete sidewalk or hard surface shared use path with T bollards and lighting within the emergency access walkway right-of-way to the top-of-bank, with a connection to the shared use path, as shown on the Condition of Approval map, Enclosure I;

9. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area including "Shared Use" signage and landscaping, and the trail location, design and construction shall be in accordance with the approved CT & Associates Engineering geotechnical report (File No. 02-3225.03), as shown on the Condition of Approval map, Enclosure I. Ecological routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);

10. that the owner construct a 3 m hard surface shared use path with bollards and lighting within the MR park site, in alignment with the Park Concept Plan and to the satisfaction of Open Space, as shown conceptually on the "Conditions of Approval" map, Enclosure I;

11. that the owner constructs a below top of bank park to an approved Park Concept Plan, with enhancements valued at a minimum of $324,195.20 representing 0.41 ha, to the satisfaction of Subdivision and Development Coordination and Urban Growth and Open Space Strategy, as shown on the "Conditions of Approval" map, Enclosure I;

12. 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

13. that the owner is responsible for the landscape design and construction within the Reserve lots, road right of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Pt. SE ¼ 20-51-25-4 was previously addressed with LDA22-0200 and LDA23-0374 through the registration of a 4.959 ha Deferred Reserve Caveat (DRC).

Subsequent to Municipal Reserve (MR) and Environmental Reserve (ER) dedication, the DRC will be reduced. MR for Pt. SE ¼ 20-51-25-4 in the amount of $1,249,920.00 representing 1.583 ha, is being provided by money in place with this subdivision, or with subdivision LDA25-0045, whichever is registered first. Money in place may change dependent upon the final plan of survey.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

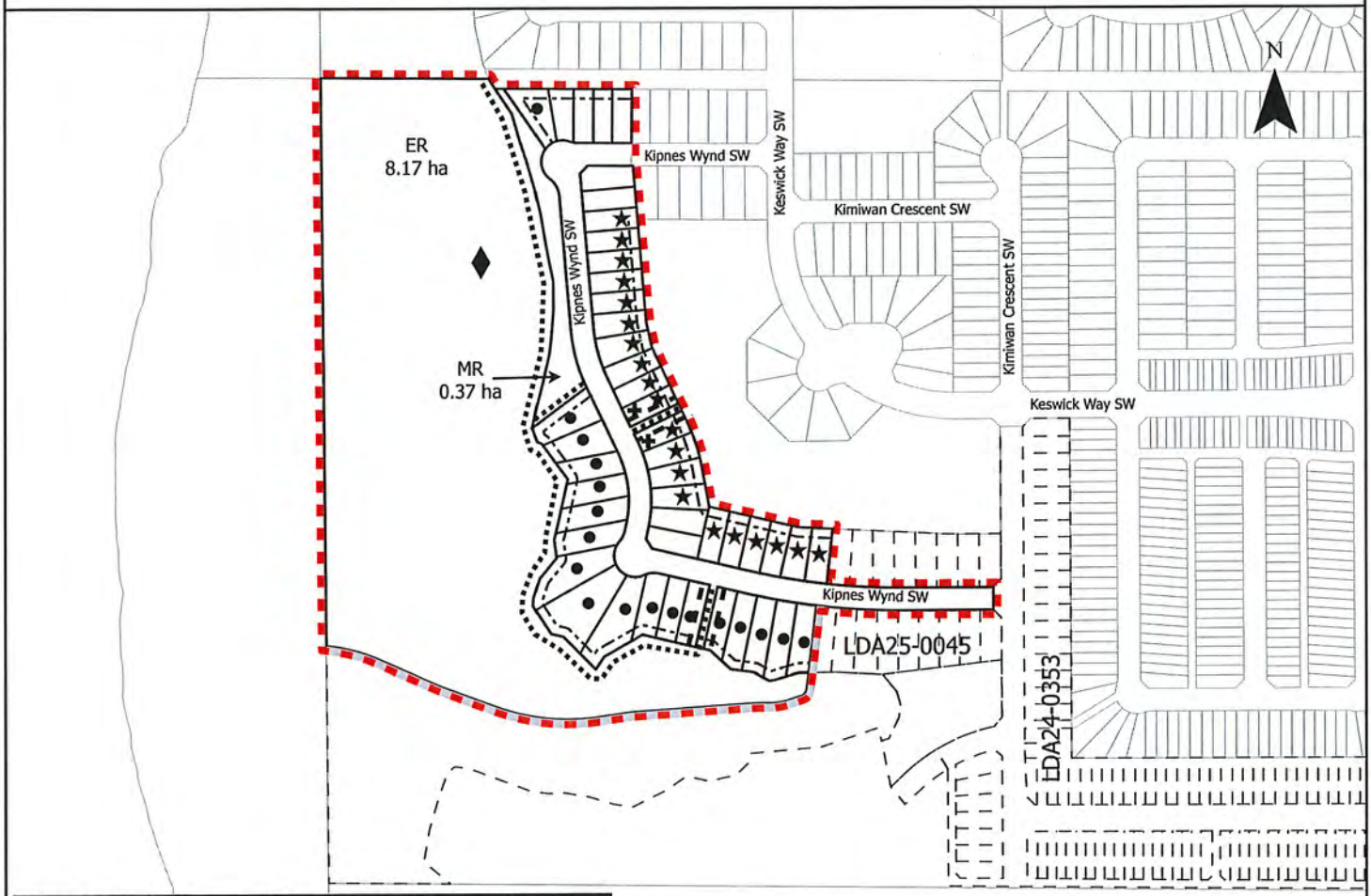
BM/tv/Posse #490674045-001

Enclosure

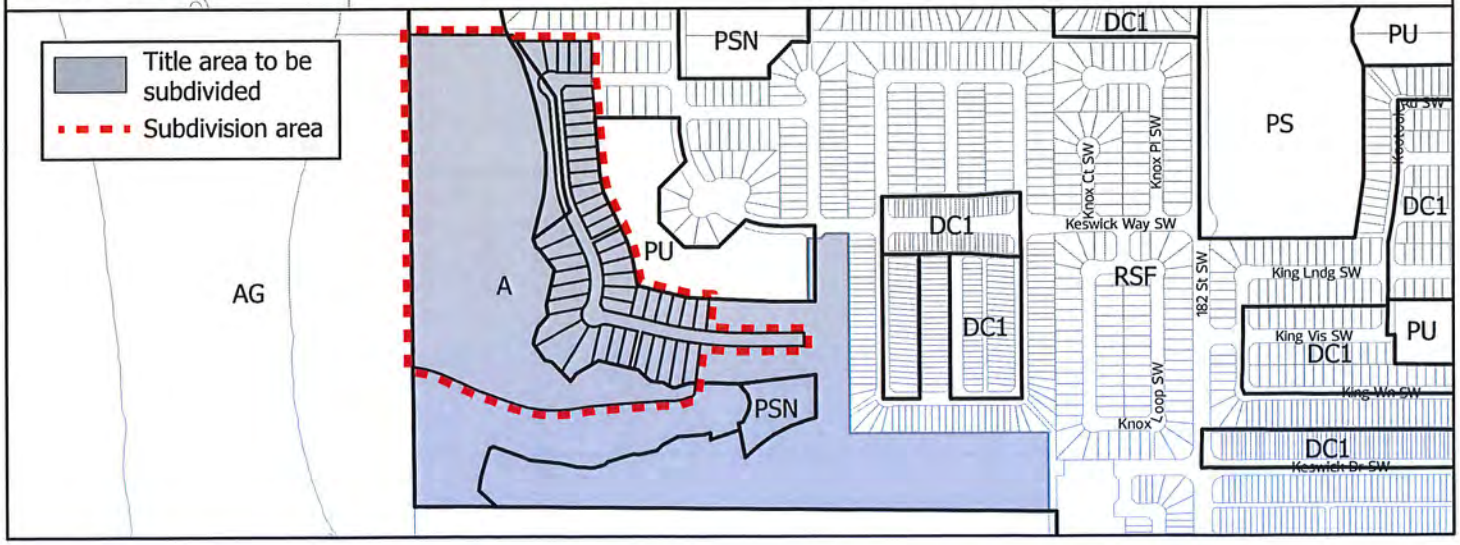
ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP	April 10, 2025	LDA24-0436

- Limit of proposed subdivision
- 1.2 m Uniform fence
- Construct 1.8 m Uniform screen fence as per Zoning Bylaw
- 3m Hard surface shared use path
- Below top of bank park
- Restrictive Covenant re: Top of Bank
- Restrictive Covenant re: Freeboard
- Restrictive Covenant re: Disturbed soil
- Register cross lot access easement



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



Subdivision Authority

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

April 10, 2025

File No. LDA24-0518

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

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 200, Block 12, Plan 192 1951, located north of 41 Avenue SW and east of Heritage Valley Trail SW; **DESROCHERS AREA**

I The Subdivision by Plan is APPROVED on April 10, 2025, 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 remnant parcel (Plan 192 1951, Blk 12, Lot 200) 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 temporary public access easements for the permanent construction of Desrochers Way SW through the pipeline right-of-way and a temporary 12 m turnaround as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner pay the Drainage Assessments applicable to this subdivision;

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;

7. that the owner construct the right-in/right-out access to Heritage Valley Trail SW and northbound right turn lane with the required taper and bay to an arterial roadway standard, including channelization, lighting, landscaping, paint line marking modifications, any transitional improvements and any relocation / modifications to existing utility infrastructure, landscaping and/or shared use path construction, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct Desrochers Way SW to an urban collector roadway standard,from Heritage Valley Trail SW to the east boundary of the pipeline right-of-way, including consideration of access locations for the commercial sites in accordance with the Complete Streets Design and Construction standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct appropriate traffic calming measures at the shared use path crossing on the Desrochers Way SW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct underground utilities including sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

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 to the satisfaction of City Departments and affected utility agencies.

III **The Deferred Servicing Agreement required in Clause I (2) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:**

1. that the owner pay the Drainage Assessments applicable to this subdivision;

2. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

3. that the owner pay a Boundary Assessment for municipal improvements constructed by others within the 41 Avenue road right-of-way from which this development benefits;

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

Municipal Reserve (MR) for Lot 200, Block 12, Plan 1921951 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0581.

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

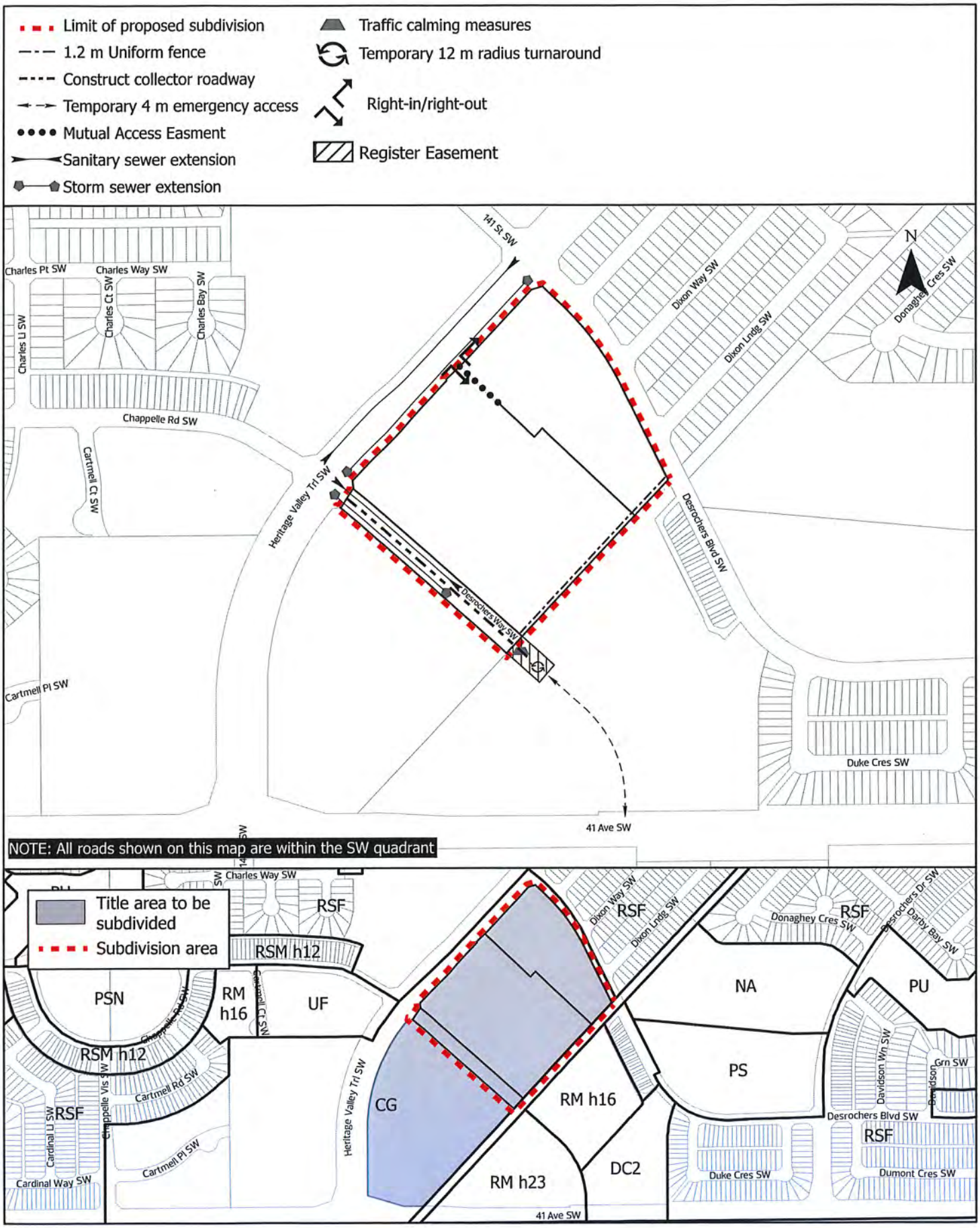
BM/nz/Posse #525231669-001

Enclosure

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP	April 10, 2025	LDA24-0518



Subdivision Authority

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

April 10, 2025

File No. LDA25-0038

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot from Lot A, Block 12, Plan B4, located north of 105 Avenue NW and west of 112 Street NW; **QUEEN MARY PARK**

I The Subdivision by Plan is APPROVED on April 10, 2025, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.15 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I; and
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act; and
3. 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 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;
4. 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;
5. that the owner construct a 3 m hard-surface shared use path including lighting and bollards within the MR parcel in alignment with the approved Park Concept Plan, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner is responsible for the construction of the Municipal Reserve lot to conform to an approved Park Concept Plan, to the satisfaction of Urban Growth and Open Space Strategy (contact parkdevelopment@edmonton.ca for more information), as shown on the "Conditions of Approval" map, Enclosure I;

7. 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

8. that the owner is responsible for the landscape design and construction within the Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot A, Block 12, Plan B4 in the amount of 0.15 ha is being provided by dedication.

Please be advised cost estimates for the park enhancements, valued at $548,572 or higher, must be provided when the Park Concept Plan is submitted and when the detailed engineering drawings for the MR lot are submitted.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/ep/Posse #548758776-001

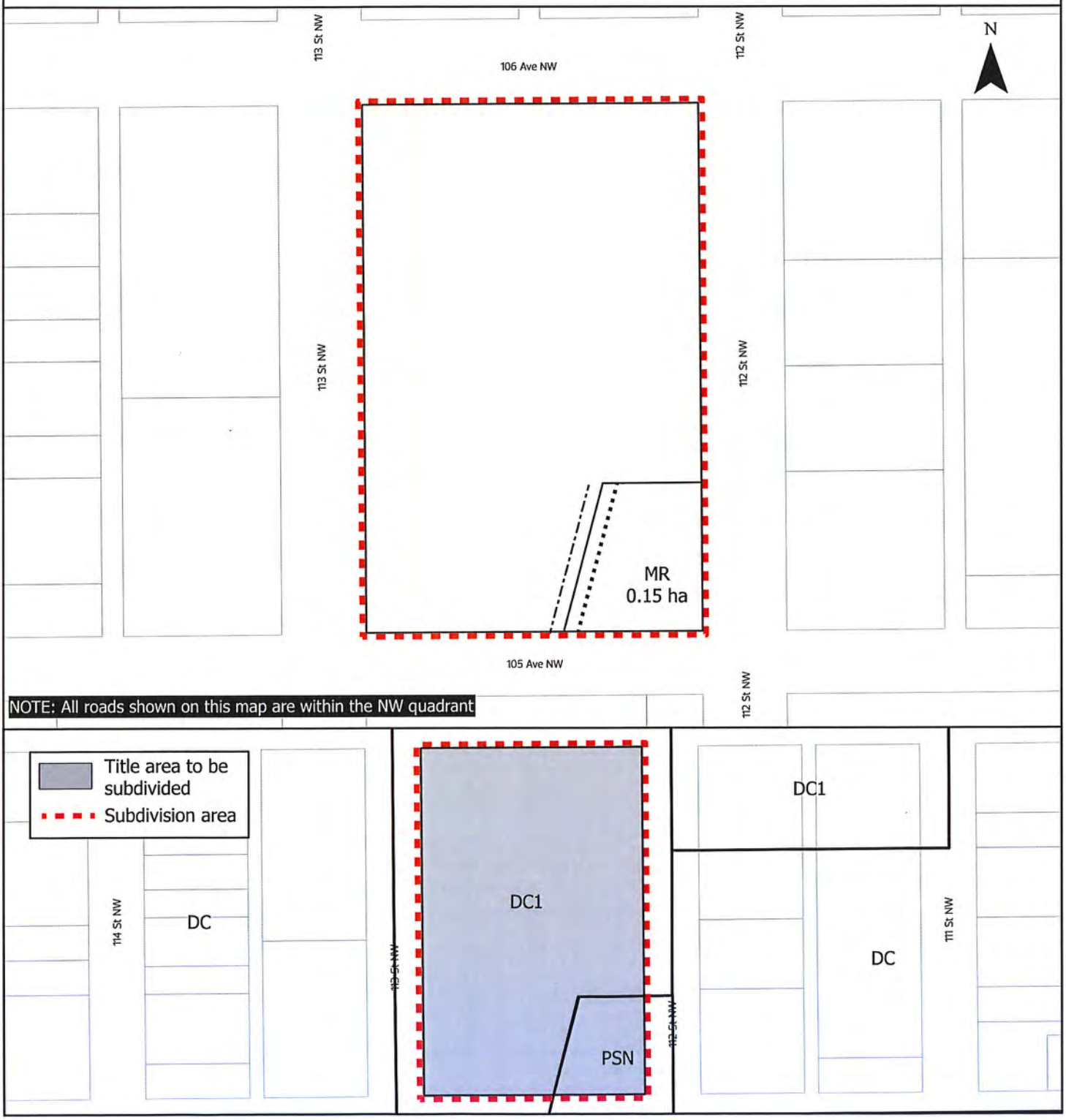
Enclosure

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP	April 10, 2025	LDA25-0038

- Limit of proposed subdivision
- 1.2 m Uniform fence
- 3 m Hard surface shared use path (conceptual location)



Subdivision Authority

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

April 10, 2025

File No. LDA25-0072

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 40 residential lots and one (1) Public Utility lot (PUL), from Lot 101, Block A, Plan 252 0135, located north of Ellerslie Road SW and east of 29 Street SW; **ALCES**

I The Subdivision by Plan is APPROVED on April 10, 2025, 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 LDA24-0388 be registered prior to or concurrent with this application; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;

6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;

8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;

9. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct appropriate traffic calming measures at the shared use path crossing on the local roadway, as per Section 3.8.2. of the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to curb ramps, a two-stage crossing, a raised crossing, zebra marked crosswalk, curb extensions, or pedestrian signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;

12. that the engineering drawings include a wildlife crossing on 6a Avenue SW in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information).

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 naturalized landscape design and construction within the Public Utility lot and landscape design within the road right(s) of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 3, Plan 707RS (now Lot 101, Block A, Plan 252 0135) was previously addressed with LDA22-0136 by registering a deferred reserve caveat (DRC 232 318 358) on title. The DRC transferred to Lot 5, 1659TR with LDA24-0388 to assemble the school site.

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.

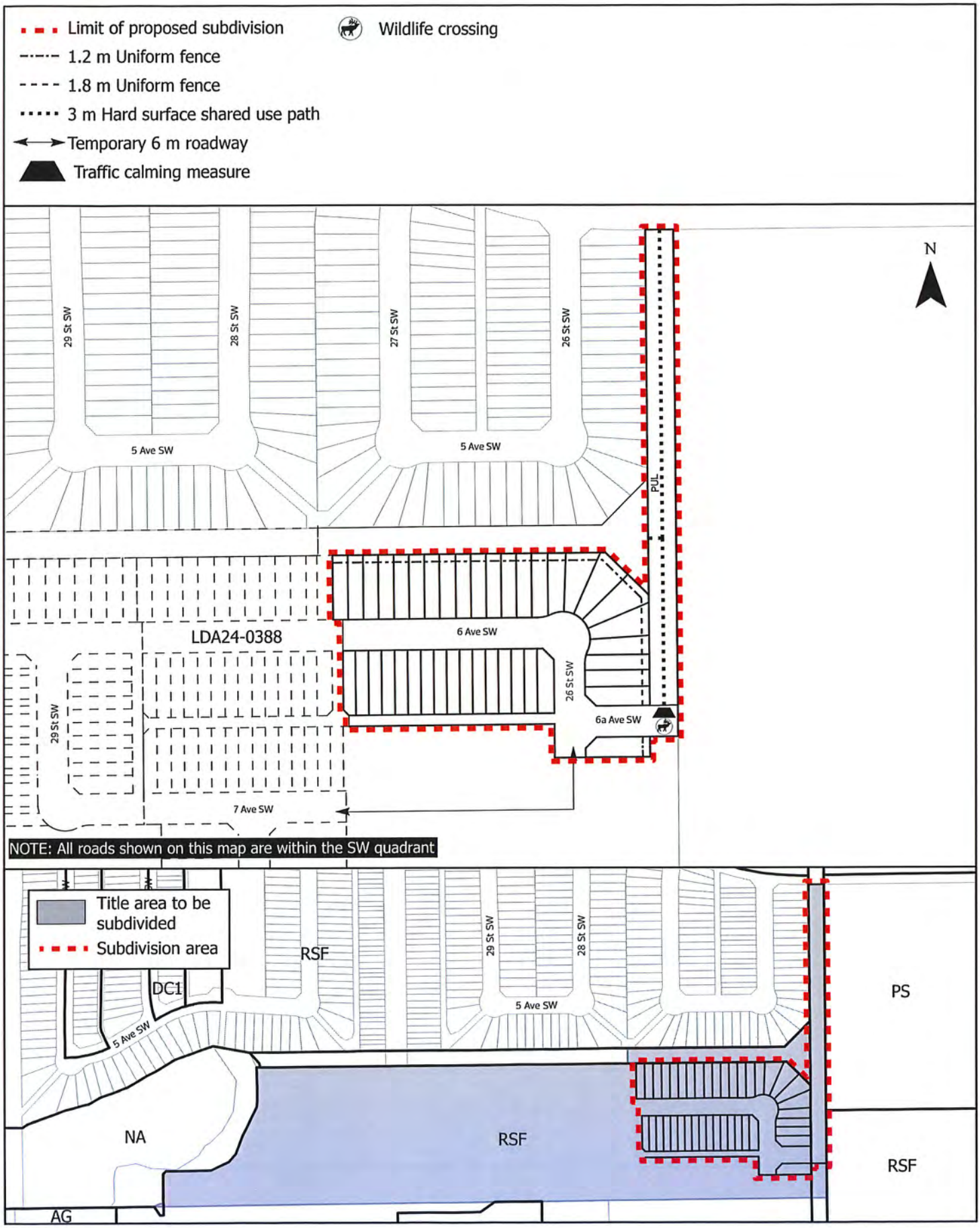
Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #547482970-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP | **April 10, 2025** | **LDA25-0072**



Subdivision Authority

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

April 10, 2025

File No. LDA25-0079

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 37 residential lots, from a portion of Lot 201, Block A, Plan 222 0182, located north of Maskêkosihk Trail NW and east of Winterburn Road NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on April 10, 2025, 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 subdivisions LDA22-0491 and LDA24-0444 be registered prior to or concurrent with this application for underground utilities and logical extensions of roadway connections;

4. 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 "Slope Stability Assessment, Wedgewood Creek, Proposed Riverview Neighbourhoods 1-2 & 23 Avenue NW, Edmonton, Alberta" geotechnical report (File No. 6004), as shown on the "Conditions of Approval" map, Enclosure I; and

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner pay the Drainage Assessments applicable to this subdivision;

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;

6. that the owner 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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;

8. that the owner construct a 3 m asphalt shared use path within the Top of Bank setback area including "Shared Use" signage and landscaping, as shown on the "Conditions of Approval" map, Enclosure I. The trail location, design and construction shall be in accordance with the approved geotechnical letter report: "Top of Bank Comments; Uplands Stage 26; 215 Street and 23rd Avenue NW; Edmonton, Alberta; File No. 4160-1010"; prepared by J.R. Paine & Associates Ltd.; dated July 10, 2024 that verify the recommendations provided in "Slope Stability Assessment, Wedgewood Creek, Proposed Riverview Neighbourhoods 1-3, 199 Street & 23 Avenue NW, Edmonton, Alberta", dated March 2014, file # 6004 – 32. Prepared by Hoggan, with connections to the adjacent shared use path. Trail routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);

9. that the owner construct the first two lanes of Maskêkosihk Trail NW to an arterial roadway standard, from west of Uplands Boulevard NW to 215 Street NW, including channelization, accesses, intersections at 212 Street NW and 215 Street NW, 3 m shared use path on both sides, bus stops, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;

10. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct a temporary 4 m wide gravel surface emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct a 3 m concrete or hard-surfaced shared use path with T bollards and lighting within the emergency access walkway; with a connection to the adjacent shared use path, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the engineering drawings include grading plans to accommodate the future 3 m shared use path within the top-of-bank setback area, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Subdivision and Development Coordination;

14. that the owner construct the necessary offsite storm sewers and water mains along Maskêkosihk Trail NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

15. that the owner construct a barrier such as a noise fence or enhanced landscaping on the south side of alley and local road right-of-way abutting Maskêkosihk Trail NW, west of 212 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

16. that the owner pay a one-time fee for maintenance and replacement of the barrier required in Clause II (15);

17. excluding the barrier identified in II (15), 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

18. that the owner is responsible for the landscape design and construction within the road right(s) 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 for Lot 201 Block A, Plan 222 0182 was addressed by a Deferred Reserve Caveat with LDA21-0490. The DRC will be adjusted for arterial roadway dedication and will carry forward on 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 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

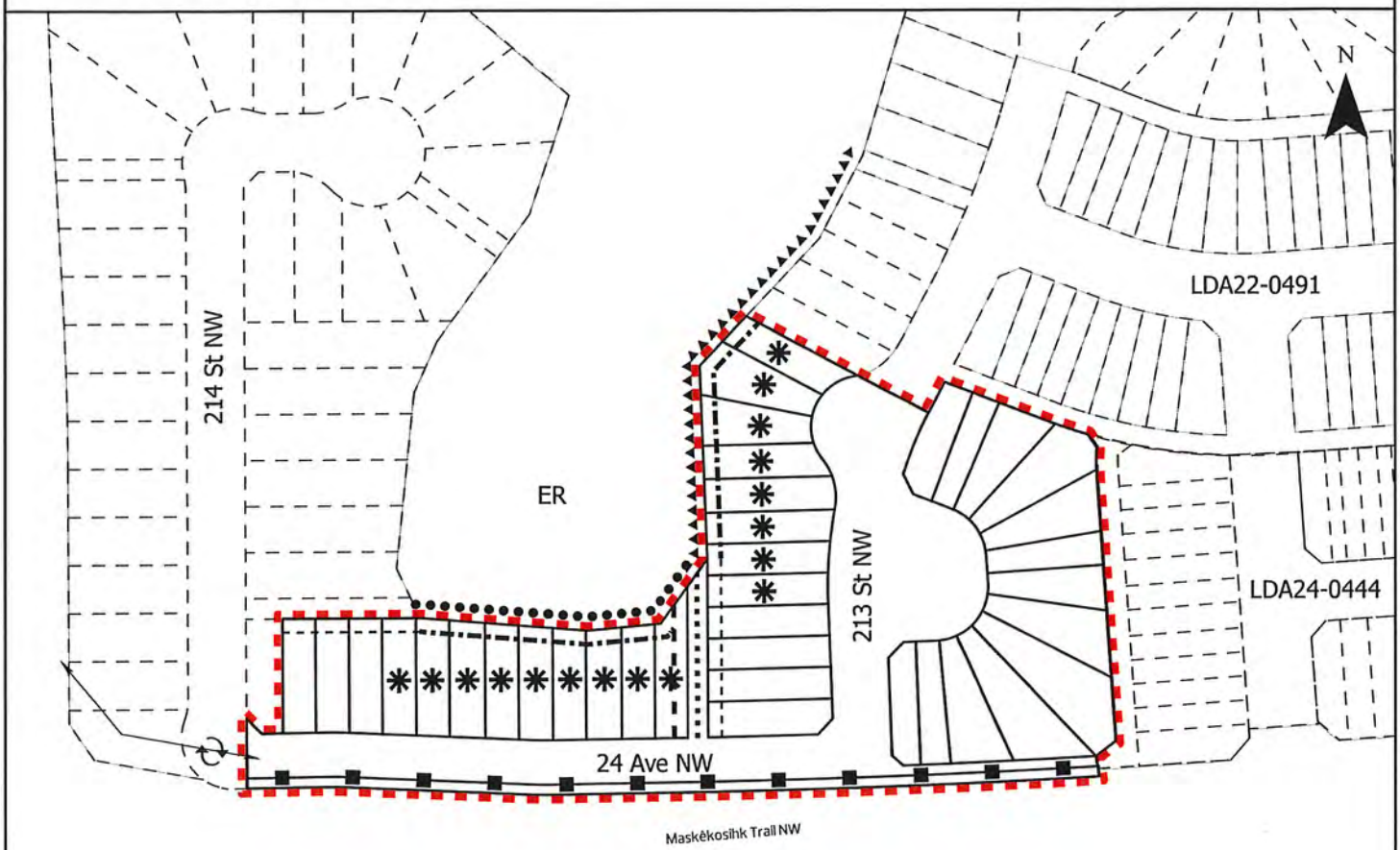
BM/tn/Posse #518868091-001

Enclosures

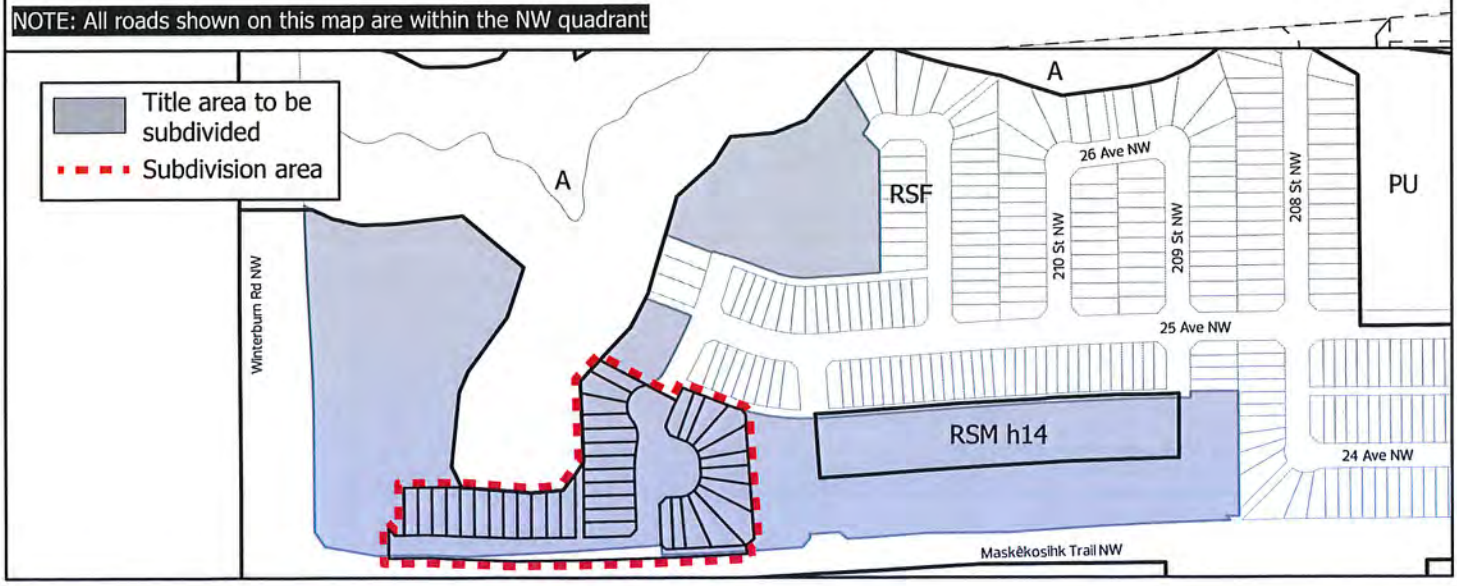
Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

SUBDIVISION CONDITIONS OF APPROVAL MAP | **April 10, 2025** | **LDA25-0079**

- Limit of proposed subdivision
- 1.2 m Uniform fence
- 1.8 m Uniform fence
- 1.8 m Uniform fence as per Zoning Bylaw
- 3 m Shared use path
- 3 m Shared use path in grading plans
- 3 m Asphalt shared use path
- Temporary 4 m emergency access
- Construct barrier
- Restrictive Covenant re: Top of Bank
- Temporary 12 m radius turnaround



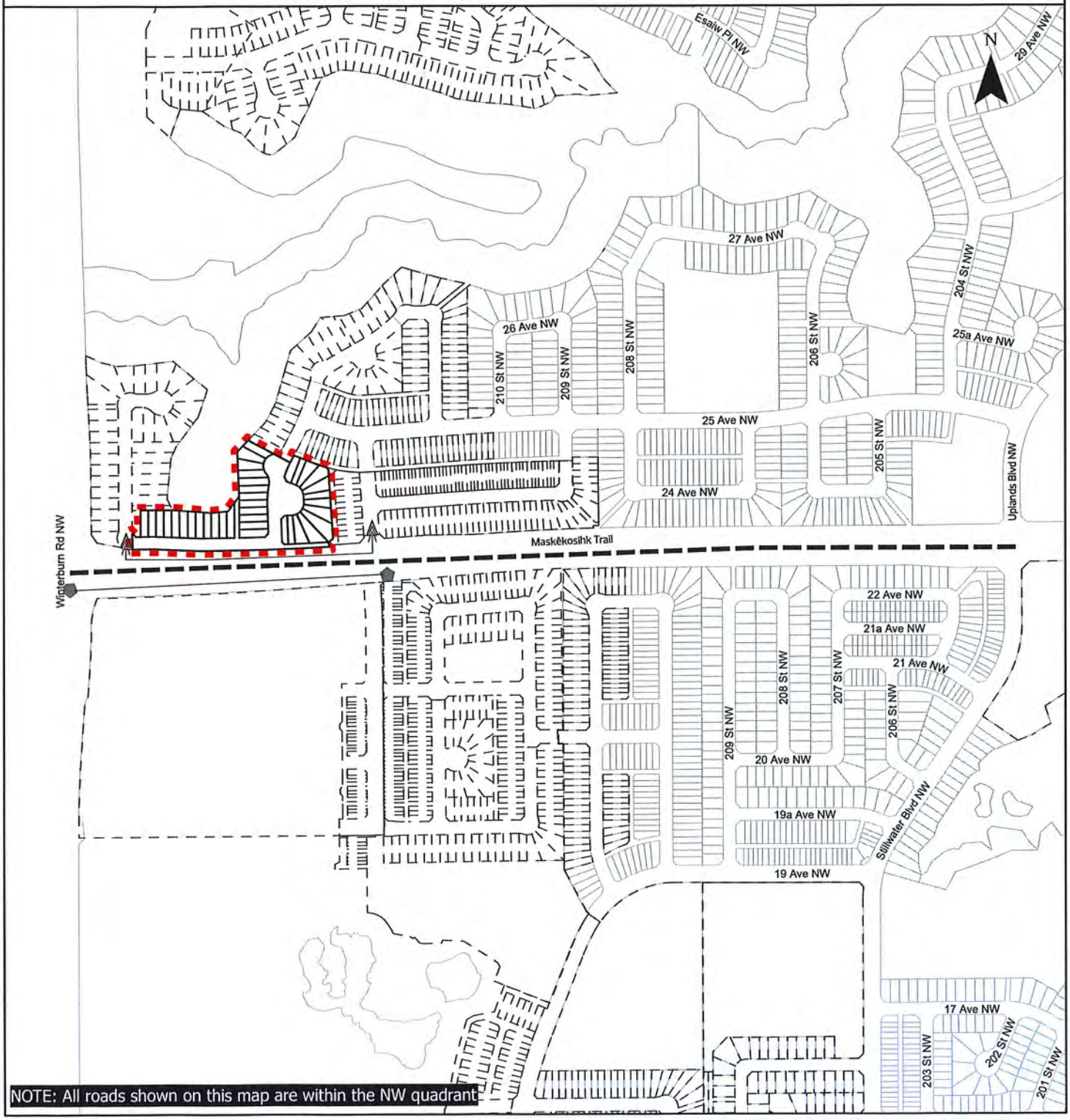
NOTE: All roads shown on this map are within the NW quadrant



ENCLOSURE II

SUBDIVISION CONDITIONS OF APPROVAL MAP	**April 10, 2025**	**LDA25-0079**

- Limit of proposed subdivision
- Construct first two lanes to an arterial roadway standard
- Construct water mains
- Construct stom sewers



Subdivision Authority

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

April 10, 2025

File No. LDA25-0095

Innovision Homes
276, 52327 Range Rd 233
Sherwood Park AB T8B 1C6

ATTENTION: Derek Chan

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 30, Block 7A, Plan 172 0464, located south of 130 Avenue NW and east of 103 Street; **LAUDERDALE**

The Subdivision by Plan is APPROVED on April 10, 2025, 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #568239779-001

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 ($730.00 - 2025 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 (102A Street NW) as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.
- Existing dwelling was previously permitted to have up to 100% glazing (windows or doors with windows) on north wall face as limiting distance could be measured to the middle of the adjacent road (130 Ave). The limiting distance is being reduced from 8.0m+ down to 1.2m. At 1.2m, a maximum of 7% of the wall face can be glazed openings. Confirm all glazed openings combined to not exceed 7% of the total wall face.

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 17.98 m south of the north property line of Lot 30 off the lane east of 103 Street NW. The existing storm service enters the proposed subdivision approximately 11.37 m south of the north property line of Lot 30 off 103 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

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

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 30, BLOCK 7A, PLAN 1720464

IN THE

S.E.1/4 SEC.20-53-24-4

EDMONTON ALBERTA

SCALE 1:200 February 17, 2025

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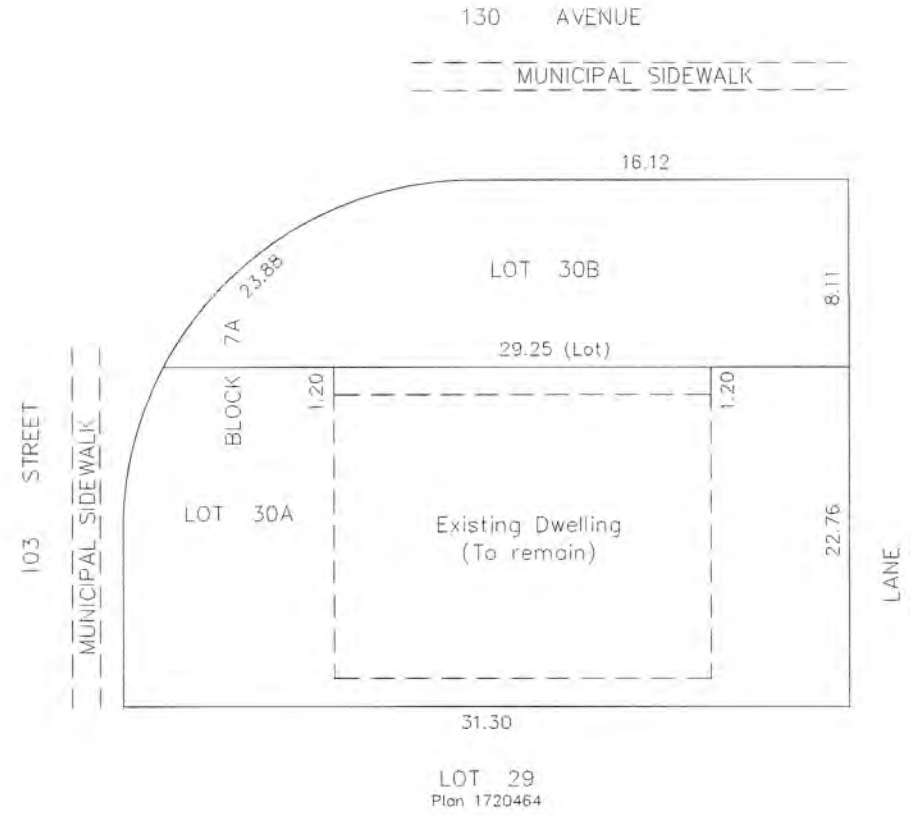


Application Made By:

Derek Chan

Phone: (780) 710-4090

#164, 314-222 Baseline Road

Sherwood Park, AB T8H 2W7

Subdivision Authority

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

April 10, 2025

File No. LDA25-0096

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

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 8 and the east half of Lot 7, Block 4, Plan 2602 AM, located north of 84 Avenue NW and west of 87 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on April 10, 2025, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #567241680-001

Enclosures

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

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 ($730.00 - 2025 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.
- This site is located close to Whyte Avenue NW / 82 Avenue NW which is a Primary Corridor in the Southeast District Plan and is located in close proximity to the Bonnie Doon LRT station on 83 Street NW. A primary corridor is intended to be a well-designed corridor that integrates with transit, and has high regard for pedestrian circulation.

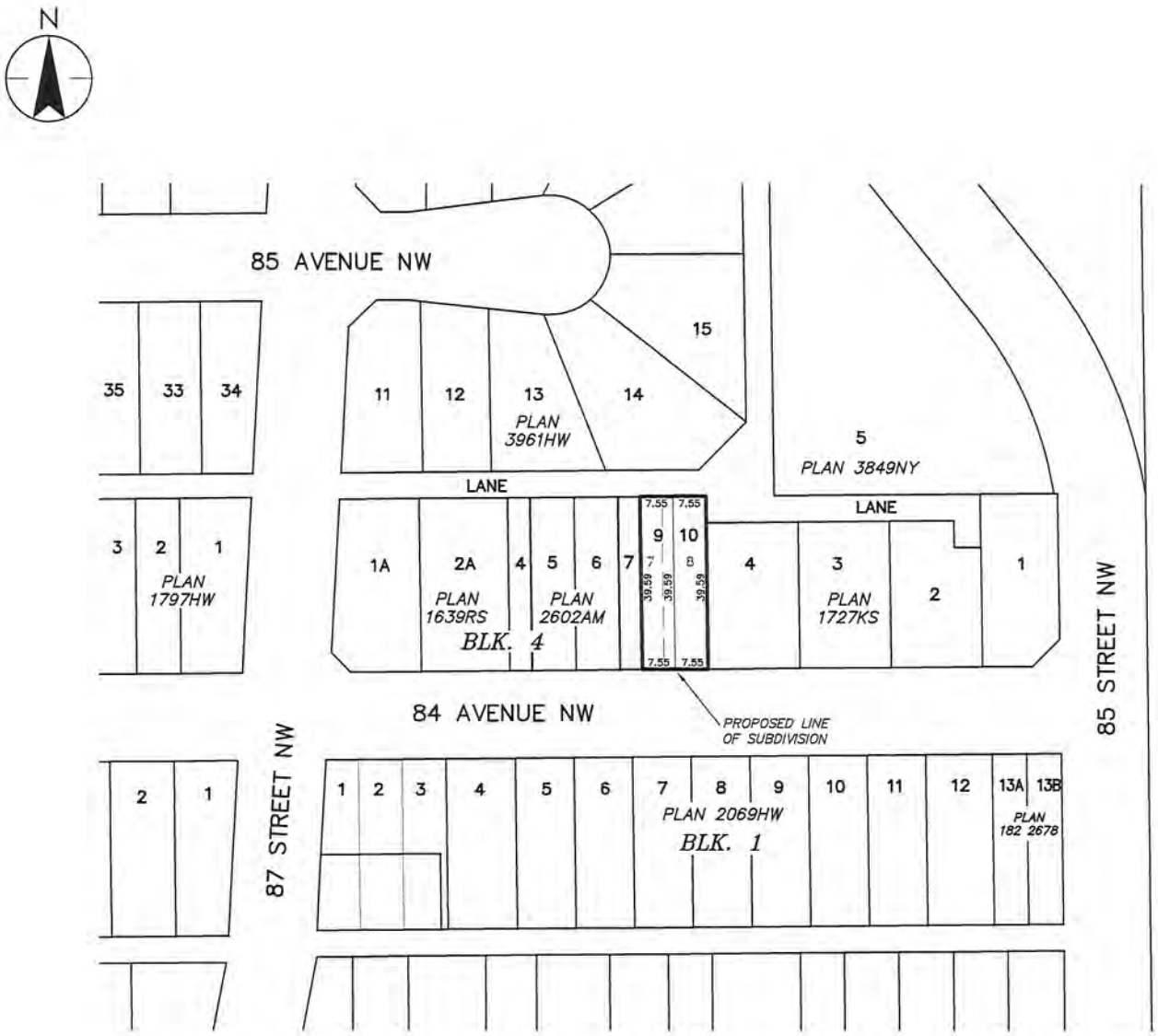
Building / Site

- 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 4.3 m east of the west property line of the current east half of Lot 7 off the lane north of 84 Avenue. 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).



Stantec Geomatics Ltd.
10160-112th Street NW
Edmonton, Alberta, Canada
T5K 2L6
Tel. 780-917-7000
Fax. 780-917-7289
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.
The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client
AREO HOMES

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION
OF
LOT 8 AND THE EAST HALF OF 7
BLOCK 4, PLAN 2602AM

WITHIN
N.W. SEC. 27, TWP. 52, RGE. 24, W.4 MER.

BONNIE DOON
8536 - 84 AVENUE NW

SCALE 1 : 1000
FEBRUARY 25, 2025

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus ——————
  Containing 0.060Hectares.
- Area of each proposed lot is 298.90 m^2

V:\1562\active\56245000\Drawing\Bonnie Doon\2602AM[Stage# Marketing#]\Blk4\7,8\007 Legal\7_8TENT.dwg
2/25/2025 11:37 AM By: Snow, Daniel

Subdivision Authority

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

March 27, 2025

File No. LDA25-0102

Alberta Geomatics Inc.
6908 Roper Rd NW
Edmonton AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 6, Plan 7239 AH, located north of 111 Avenue NW and east of 127 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on March 27, 2025, 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 north lot;

2. that the final plan of survey shall conform to the attached revised tentative plan; and

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

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

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

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

The Subdivision Authority 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/ep/Posse #569573931-001

Enclosures

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

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 ($730.00 - 2025 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.
- The owner is advised that 127 Street NW is part of the active transportation network and the existing Bike Network. It has been designed to include protected/physically separated bike lanes within the 127 Street NW road right-of-way.

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 7.9 m south of the north property line of existing Lot 13 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).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or

less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

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

TENTATIVE PLAN

LEGAL DESCRIPTION: Lot 13
Block 6
Plan 7239AH

MUNICIPAL ADDRESS: 11135 127 Street NW
Edmonton, Alberta

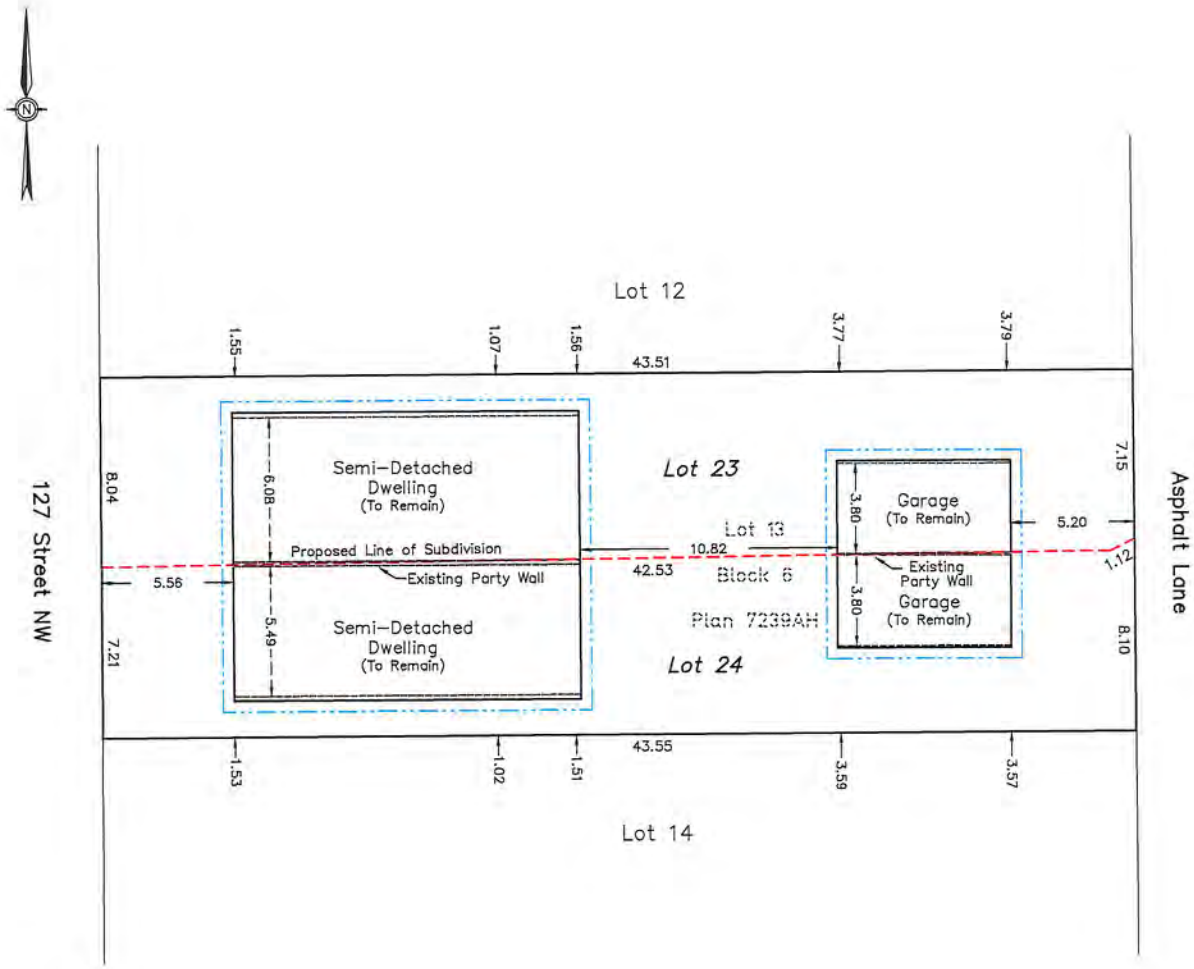
CLIENT: Jason Dean Enarson and
Nancy Monica Enarson

DATE OF SURVEY: January 29th, 2025.

LEGEND

Property lines are shown thus: _____ _____

Proposed Subdivision lines shown thus: ___ - - - - - -



CERTIFICATE OF TITLE AREA: 664 sq. m.
AREA IN PARCEL(S) BEING CREATED: 664 sq. m.
NUMBER OF PARCELS CREATED: 2

NOTE:

Distances are in metres and decimals thereof.
All distances on curved boundaries are Arc distances

ALBERTA LAND SURVEYORS ASSOCIATION
PERMIT NUMBER
P221
ALBERTA
GEOMATICS INC.

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No.	DATE	REVISION DESCRIPTION	Draftsman
1	2025-04-03	Added deflection to Lot	DS
0	2025-02-04	Original drafting date	DS

Alberta Geomatics Inc.
Edmonton, Alberta www.albertageo.com
Ph.: 780-437-8033 info@albertageo.com

Surveyed: MM | Checked By: JG | Scale: 1:200 0m 2 4 8 | File No.: E25899

Subdivision Authority

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

April 10, 2025

File No. LDA25-0106

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

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 23, Block 20, Plan 1738 HW, located south of 81 Avenue NW and west of 83 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on April 10, 2025, 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);

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

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #555200947-001

Enclosures

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

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 ($730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

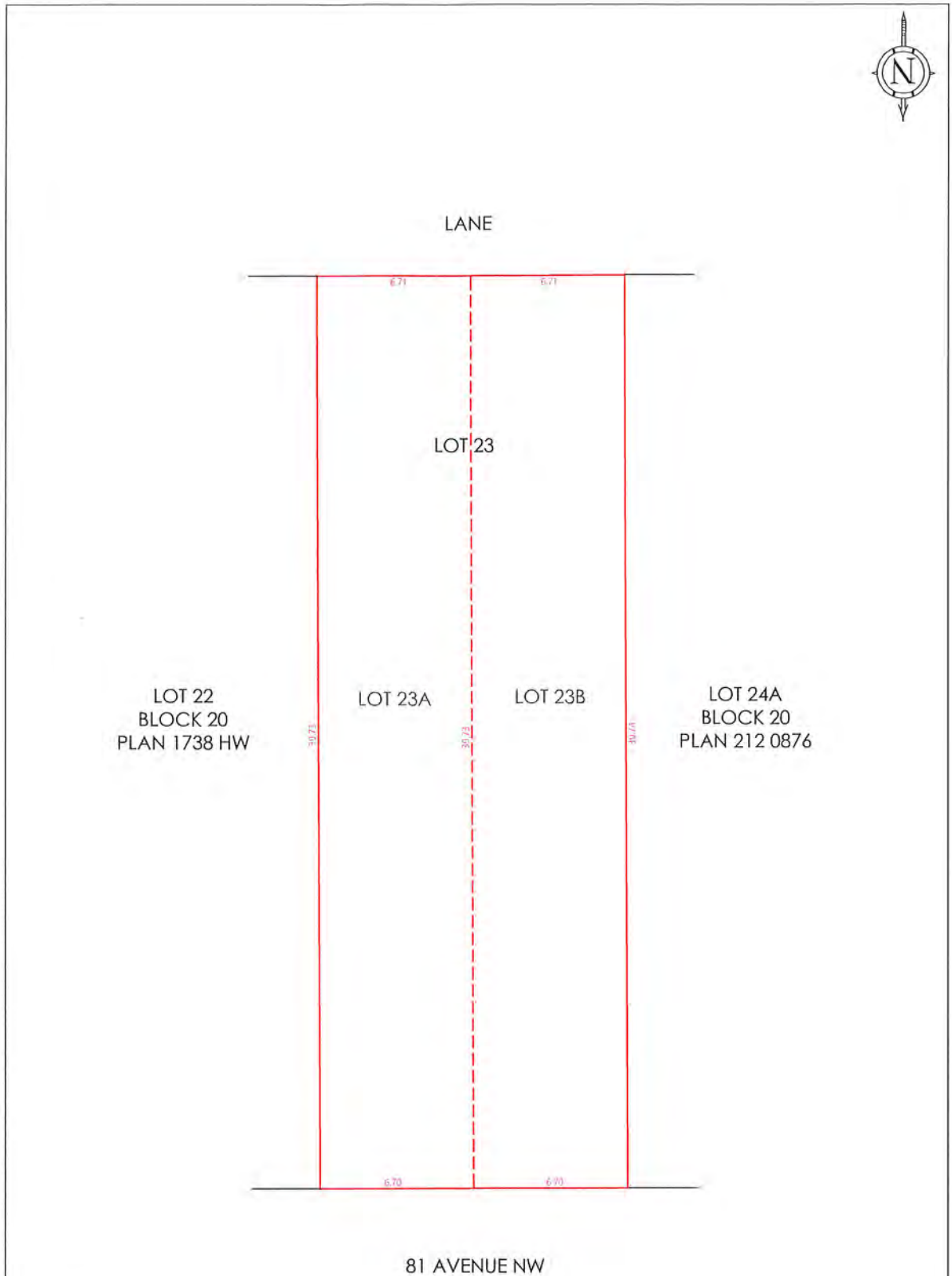
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.61 m east of the west property line of Lot 23 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).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more

information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

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



LOT 23A AREA= 266.48 SQ. MT.
LOT 23B AREA= 266.48 SQ. MT.

NOTE:
1. DISTANCES ARE APPROXIMATE AND IN METERS AND DECIMALS THEREOF.
2. PORTION TO BE SUBDIVIDED OUTLINED THUS ——

Legal Description: LOT: 23 BLOCK: 20 PLAN: 1738HW KING EDWARD PARK	Zone: RS	Scale 1:200	Job # SA24-1823
Municipal Address: 8319 81 AVENUE NW, EDMONTON, AB			
Owner (s) / Builder: DHOTAR DEVELOPMENTS			
TENTATIVE PLAN			

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

Subdivision Authority

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

April 10, 2025

File No. LDA25-0116

Alberta Geomatics
6908 Roper Rd NW
Edmonton AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 14, Block 25, Plan 1815 AW, located east of 154 Street NW and north of 97 Avenue; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on April 10, 2025, 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #574696869-001

Enclosures

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

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 ($730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 154 Street NW. Upon redevelopment of proposed Lot 22, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.7 m south of the north property line of current Lot 14 off 154 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).

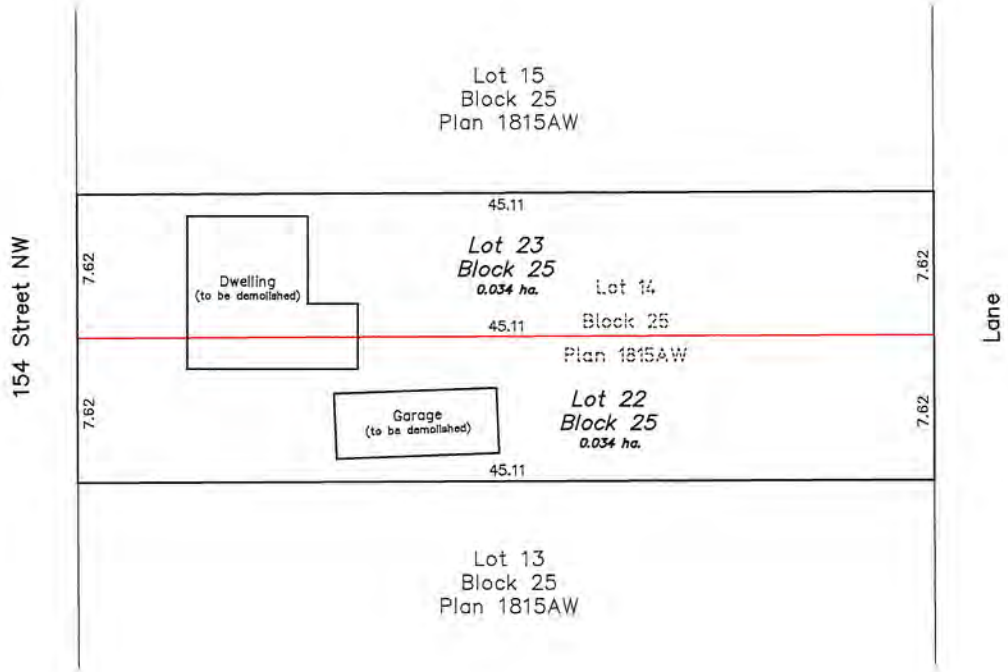
TENTATIVE PLAN

LEGAL DESCRIPTION: Lot 14
Block 25
Plan 1815AW

MUNICIPAL ADDRESS: 9715 154 Street NW
Edmonton, Alberta

CLIENT: Integrum Property Group

DATE OF SURVEY: February 21st, 2025



LEGEND

Property lines are shown thus: _____ _____

Proposed Subdivision lines shown thus: ___ _____

CERTIFICATE OF TITLE AREA: 0.069 ha.
AREA IN PARCEL(S) BEING CREATED: 0.069 ha.
NUMBER OF PARCELS CREATED: 2

NOTE:

Distances are in metres and decimals thereof.
All distances on curved boundaries are Arc distances

This plan represents the best information at the time of survey. Alberta Geomatics Inc. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction. This information is preliminary only and is subject to approval by local authority.

Call Alberta One-Call: 1-800-242-3447

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P221
ALBERTA GEOMATICS INC.

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No.	DATE	REVISION DESCRIPTION	Draftsman
0	2025-03-10	Original drafting date	DS

Alberta Geomatics Inc.
Edmonton, Alberta www.albertageo.com
Ph.: 780-437-8033 info@albertageo.com

Scale: 1: 250 0m 2.5 5 10

Surveyed: MM | Drawn: DS/DS | Checked by: JG | File No.: E25972SD

Thursday, April 03, 2025 **10:00 am.**		

SUBDIVISION AUTHORITY MINUTES
MEETING NO. 13

PRESENT	**Blair McDowell, Chief Subdivision Officer**

1.	**ADOPTION OF AGENDA**		
MOVED		Blair McDowell That the Subdivision Authority Agenda for the April 03, 2025 meeting be adopted.	
FOR THE MOTION		Blair McDowell	**CARRIED**
2.	**ADOPTION OF MINUTES**		
MOVED		Blair McDowell That the Subdivision Authority Minutes for the March 27, 2025 meeting be adopted.	
FOR THE MOTION		Blair McDowell	**CARRIED**
3.	**OLD BUSINESS**		
4.	**NEW BUSINESS**		
1.	LDA24-0467 530916482-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 4, Plan 1365 MC, located north of 128 Avenue NW and east of 163 Street SW; **MISTATIM INDUSTRIAL**	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	**CARRIED**
2.	LDA25-0029 541738833-001	Tentative plan of subdivision to create 235 residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 200, Block A, Plan 232 2155, Lot A, Plan 2500 MC, and Lot 201, Block 1, Plan 242 2260 located south of Maskêkosihk Trail NW and east of Winterburn Road NW; **STILLWATER**	
MOVED		Blair McDowell That the application for subdivision be Approved.	

FOR THE MOTION		Blair McDowell	**CARRIED**
3.	LDA25-0069 557514332-001	Tentative plan of subdivision to create 39 residential lots, from the NE 14-51-24-W4M and the NW 14-51-24-W4M located south of 25 Avenue SW and east of Mattson Drive SW; **MATTSON**	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	**CARRIED**
4.	LDA25-0074 549467187-001	Tentative plan of subdivision to create 106 residential lots and one (1) other lot from Lot 1, Block 1, Plan 182 2466 located north of 167 Avenue NW and west of Meridian Street NW; **MARQUIS**	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	**CARRIED**
5.	LDA22-0496 547177860--002	REVISION of conditionally approved tentative plan of subdivision to create three (3) Industrial lots and one (1) Public Utility lot, from Lot 1, Block 6, Plan 182 1412 and Lot 1, Block 1, Plan 232 1934, located north of 137 Avenue NW and east of 170 Street NW; **ANTHONY HENDAY MISTATIM**	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	**CARRIED**
6.	LDA25-0104 572429206-001	Tentative plan of subdivision to create 89 bare land condominium units from Unit A, Plan 242 1012, located south of Secord Promenade NW and west of Secord Drive NW; **SECORD**	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	**CARRIED**
7.	LDA25-0089 567233955-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 46, Block 12, Plan 6773 MC, south of Aspen Drive West and west of 121 Street; **ASPEN GARDENS**	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	**CARRIED**
5.	**ADJOURNMENT** The meeting adjourned at 10:15 a.m.		