

Thursday, February 20, 2025
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 07

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the February 20, 2025 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the February 13, 2025 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA24-0353
513848529-001 | Tentative plan of subdivision to create 101 residential lots from the SE 20-51-25-W4M located north of 28 Avenue SW and west of 184 Street SW; KESWICK |
| 2. | LDA24-0493
535474426-001 | Tentative plan of subdivision to create 25 residential lots, from Lot A, Plan 1446 TR located south of Ellerslie Road SW and east of 50 Street SW; MELTWATER |
| 3. | LDA24-0494
538658793-001 | Tentative plan of subdivision to create 51 residential lots from, Lot C, Block 1, Plan 022 5811, 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 |
| 4. | LDA23-0045
459595658-001 | REVISION of conditionally approved tentative plan of subdivision to create 174 residential lots, three (3) Public Utility lots, and and one (1) other lot, from Lot 1, Block 1, Plan 182 2466 and Plan 5815RS, Blk OT, located north of 167 Avenue NW and west of Meridian Street; MARQUIS |
| 5. | LDA24-0455
533980400-001 | Tentative plan of subdivision to create one (1) other lot from Lot G, Block 1, Plan 242 1219, located north of 17 Avenue NW and west of 184 Street NW; RIVER'S EDGE |
| 6. | LDA24-0511
544869256-001 | Tentative plan of subdivision to create two (2) mixed-use strata lots, one (1) multi unit housing strata lot and 1 other strata lot, from Lot 29, Block 101, Plan 242 2678 located north of Stony Plain Road NW and east of 142 Street NW; GLENORA |

7.	LDA25-0031 557218378-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 8, Plan 6773 MC, located located south of 39A Avenue NW and west of 121 Street NW; ASPEN GARDENS
5.	OTHER BUSINESS	



Subdivision Authority

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

February 20, 2025

File No. LDA24-0353

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

ATTENTION: Michael Reyes

RE: Tentative plan of subdivision to create 101 residential lots from the SE 20-51-25-W4M located north of 28 Avenue SW and west of 184 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on February 20, 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 owner dedicate additional road right of way for Kipnes Link SW, should it be deemed necessary through the Engineering Drawing review;
4. that the subdivision boundary be amended to include dedication of Kossowan Place SW to the east boundary of LDA24-0139, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA22-0320 be registered prior to or concurrent with this application to provide logical roadway and utility connections;
6. that LDA25-0018 to close a portion of 184 Street SW shall be approved prior to the endorsement of the plan of survey;
7. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lot flanking the greenway with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct the second two lanes of 170 Street SW to an arterial roadway standard, from Hiller Road SW to Washburn Drive SW, to an approved Concept Plan, including channelization, accesses, intersections, 3 m shared use path(s), lighting, landscaping, paint line marking modifications and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct Kipnes Link SW (south of Keswick Drive SW) and Keswick Drive SW as enhanced local roadways, to maintain two driving lanes at all times, including the construction of a 3 m hard surface shared use path, in accordance with the City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct Kipnes Link SW (north of Keswick Drive SW) as a local roadway with a 3 m hard surface shared use path, in accordance with the City of Edmonton 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 pay for the installation of "no parking" signage on Keswick Drive SW and Kipness Link SW to support the cross section(s) and operation of the internal roadways, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct appropriate traffic calming measures at the shared use path crossing on Keswick Drive SW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct bollards/fence between the proposed alley and the greenway, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
16. 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
17. that the owner is responsible for the landscape design and construction within the road rights of way, walkways, and greenway 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 SE ¼ 20-51-25-4 was previously addressed by Deferred Reserve Caveat with LDA22-0200. The proposed road closure area will be consolidated with the SE 20-51-25-W4M and will owe 10% Municipal Reserve. 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.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #513848529-001

Enclosures

File No. LDA24-0353

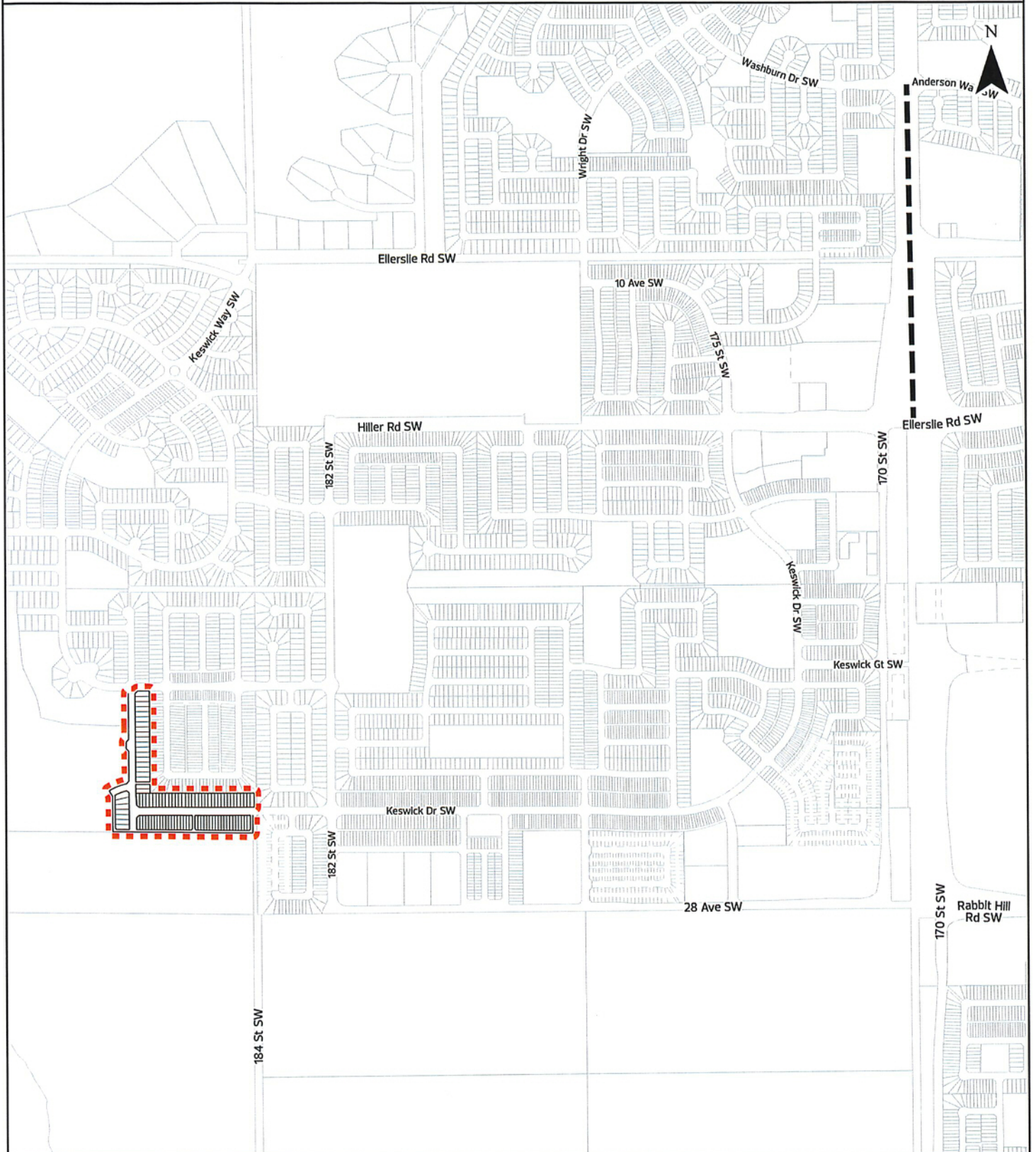
3 of 3

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 20, 2025

LDA24-0353

- ■ ■ ■ Limit of proposed subdivision
- ■ ■ Construct first two lanes to an arterial roadway standard





Subdivision Authority

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

February 20, 2025

File No. LDA24-0493

DC Group
197 Wisteria Ln
Fort Saskatchewan AB T8L 0H1

ATTENTION: Chris Davis

RE: Tentative plan of subdivision to create 25 residential lots, from Lot A, Plan 1446 TR located south of Ellerslie Road SW and east of 50 Street SW; **MELTWATER**

I The Subdivision by Plan is APPROVED on February 20, 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 LDA23-0390 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 that Complete Streets design and cross-section details to construct 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;
8. 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;
9. 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
10. 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.

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

Municipal Reserve for Lot A, Plan 1446 TR was addressed by Deferred Reserve Caveat (DRC) with LDA23-0390. 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.

Regards,

Blair McDowell
Subdivision Authority

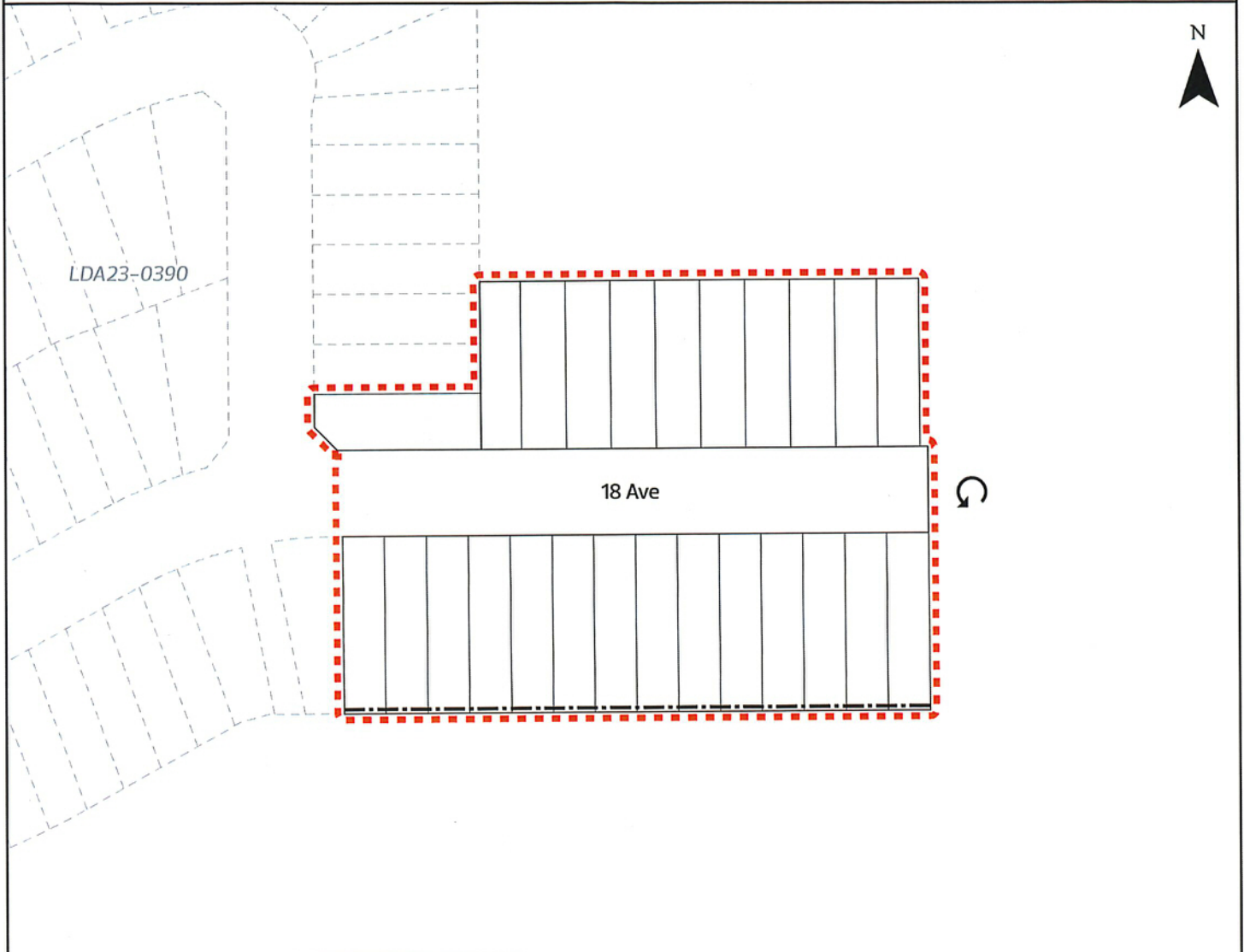
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Enclosure

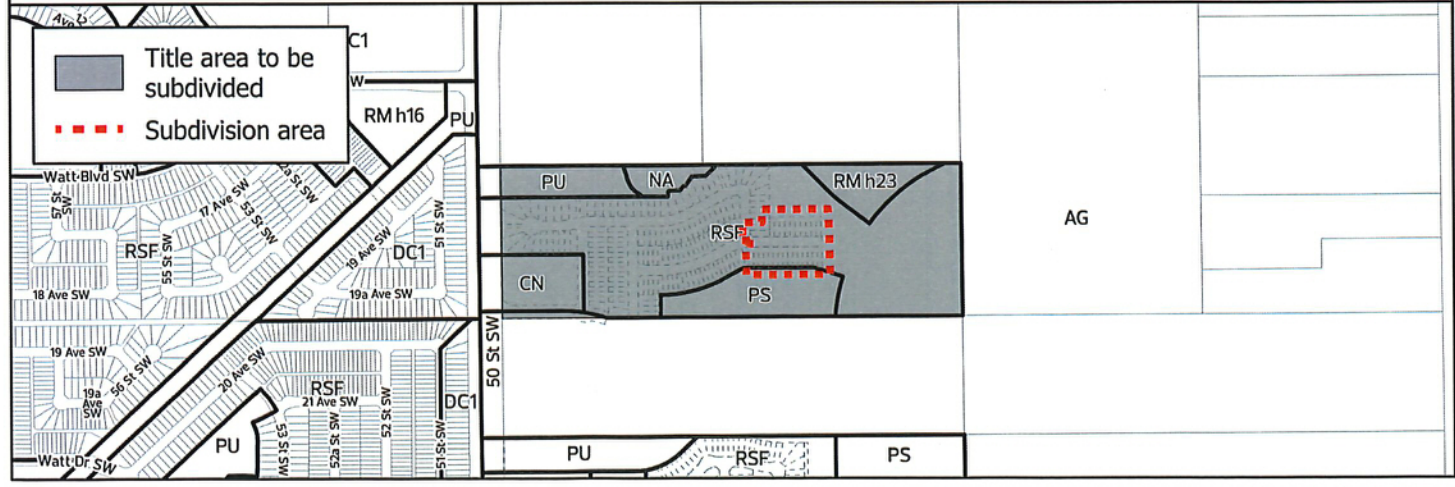
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 20, 2025 LDA24-0493

- Limit of proposed subdivision
- 1.8 m uniform fence
- Temporary 12 m radius turnaround



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

February 20, 2025

File No. LDA24-0494

Select Engineering Consultants Ltd.
17413 107 Ave NW
Edmonton AB T5S 1E5

ATTENTION: Justin Jurincic

RE: Tentative plan of subdivision to create 51 residential lots from, Lot C, Block 1, Plan 022 5811, 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**

I The Subdivision by Plan is APPROVED on February 20, 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 LDA24-0454 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 that Complete Streets design and cross-section details to construct roadways and alleys 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 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 the alleys to a residential standard in accordance with the Complete Streets Design and Construction Standard. A Swept Path Analysis for waste management vehicles must be included in the submission of engineering drawings to ensure functionality of the alley/alley intersection and to confirm right-of-way requirements, to the satisfaction of Subdivision and Development Coordination;
10. 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
11. 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.

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

MR for the NE and NW 14-51-24-W4M was addressed by a DRC (242 285 335) with LDA23-0376. The DRC will be exhausted by the dedication of the Walker District Park site through LDA24-0231.

Municipal Reserve for Lot C, Block 1, Plan 0225811 in the amount of 1.08 ha was provided by a DRC with LDA23-0376. The DRC from Lot C, Block 1, Plan 0225811 will be transferred to the NE and NW 14-51-24-W4M and will be exhausted to account for the Walker District Park site through LDA24-0231.

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

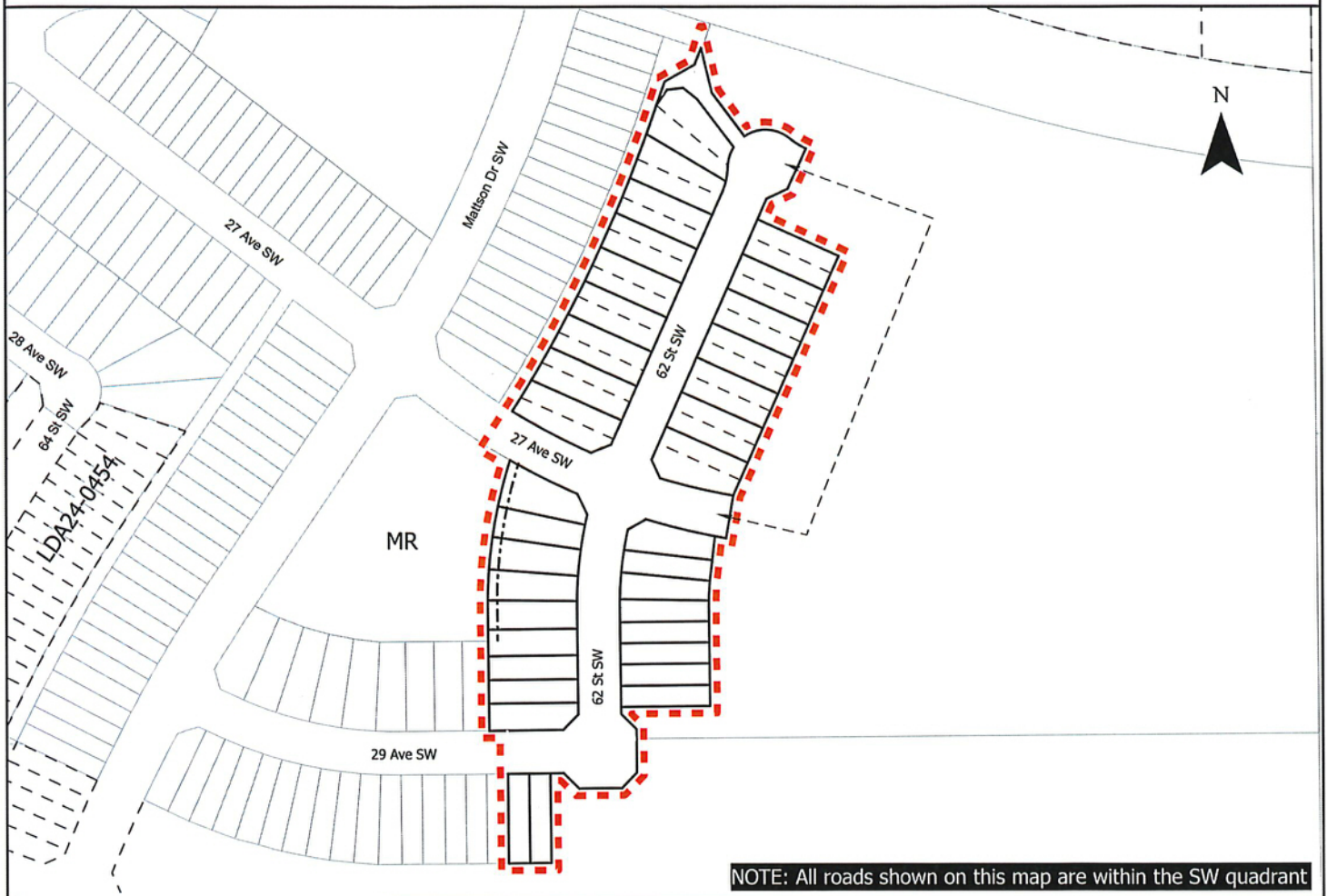
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Enclosure

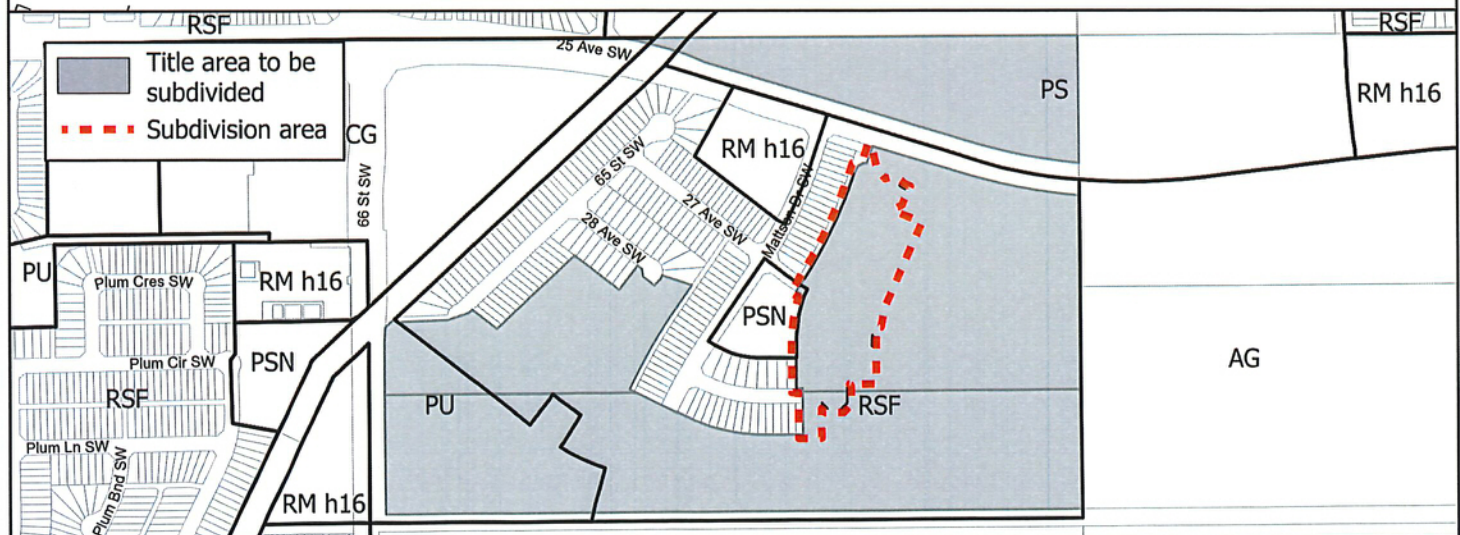
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 20, 2025 LDA24-0494

- Limit of proposed subdivision
- Temporary 4 m emergency access
- 1.2 m uniform fence



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

February 20, 2025

File No. LDA23-0045

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

ATTENTION: Rod Heinrichs

RE: REVISION of conditionally approved tentative plan of subdivision to create 174 residential lots, three (3) Public Utility lots, and one (1) other lot, from Lot 1, Block 1, Plan 182 2466 and Plan 5815RS, Blk OT, located north of 167 Avenue NW and west of Meridian Street; **MARQUIS**

The subdivision was initially approved on May 18, 2023. This Change Request retains the original approved layout, but adjusts property lines to increase the residential lot count by 13. It also adds phasing.

I The Subdivision by Plan is APPROVED on February 20, 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 Concept Plan for Horse Hill Drive shall be updated to include the Mass Rapid Transit alignment;
4. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, for Horse Hill Drive NW, from the entire parent parcel, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the owner dedicate road right of way to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, for Meridian Street, from north of CN Rail corridor to north of Horse Hill Drive NW, as shown on the "Conditions of Approval" map, Enclosure II;

6. that the owner register a public access easement or register road right of way, within adjacent private property (SW-8-54-23-4; SE 8-54-23-W4M), to facilitate the construction of the first two lanes of Meridian Street and Horse Hill Drive, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
7. that the owner register road right of way for required Meridian Street, within the Power Line Corridor (Block OT, Plan 5815 RS), to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that subject to conditions I.4, I.5, I.6 and I.7 the owner clear and level the areas required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services;
9. 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;
10. that the approved subdivision LDA23-0039 be registered prior to or concurrent with this application, for the logical extension of underground utilities;
11. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lot flanking the Public Utility Lot (PUL), as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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:

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 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 and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, and technical studies in accordance with the Complete Streets Design and Construction Standards to the satisfaction of Subdivision and Development Coordination;
9. that the engineering drawings include grading plans for Horse Hill Drive NW, with Phase 1, to the satisfaction of Subdivision and Development Coordination, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include grading plans to accommodate the future extension of the 3 m shared use path within the Storm Water Management Facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct the 3 Street NW transit collector roadway to an approved design and cross-section, in accordance with the Complete Street Design and Construction Standards, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The Complete Streets design and cross-section details will be determined through the engineering drawing review and approval process;
12. that the owner construct a temporary 4 metre (m) gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
13. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as a temporary emergency access roadway and is required prior to CCC for roads (or when required by Subdivision and Development Coordination);
14. 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. This turnaround will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
15. that the owner construct the first two (2) lanes of Meridian Street to an arterial roadway standard including channelization, accesses, intersections, wildlife crossing, 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;

16. that the owner construct the first two (2) lanes of Horse Hill Drive NW to an arterial roadway standard including 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 I. Preliminary plan approval for Horse Hill Drive NW is required prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
17. that the owner design and construct the proposed railway crossing to consider Grade Crossing Standards (GCS) for minimum sightline requirements, crossing warning system warrants, and required traffic control devices for at grade railway crossings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards, within the walkway, with a connections to the adjacent path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 3 m asphalt shared use path with lighting and bollards, within the SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner design and constructs the ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct offsite storm and sanitary sewer extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
22. that the owner construct offsite water main extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" maps, Enclosures I and II;
23. that the owner provide naturalization landscaping within the PUL, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I;
25. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards, for all lots backing onto Meridian Street and Horse Hill Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
26. that the owner construct a berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted Noise Study, for all lots backing onto the Railway Corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The total noise barrier height must be 2.5 m; and

27. that the owner is responsible for the landscape design and construction within the Public Utility lots, road rights of way and walkway, 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.

Reserves for Lot 1, Block 1, Plan 182 2466 were addressed by registration of a Deferred Reserve Caveat (DRC no. 182 223 419) with LDA16-0606. The existing DRC will be reduced by this subdivision's arterial roadway dedication, and 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 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

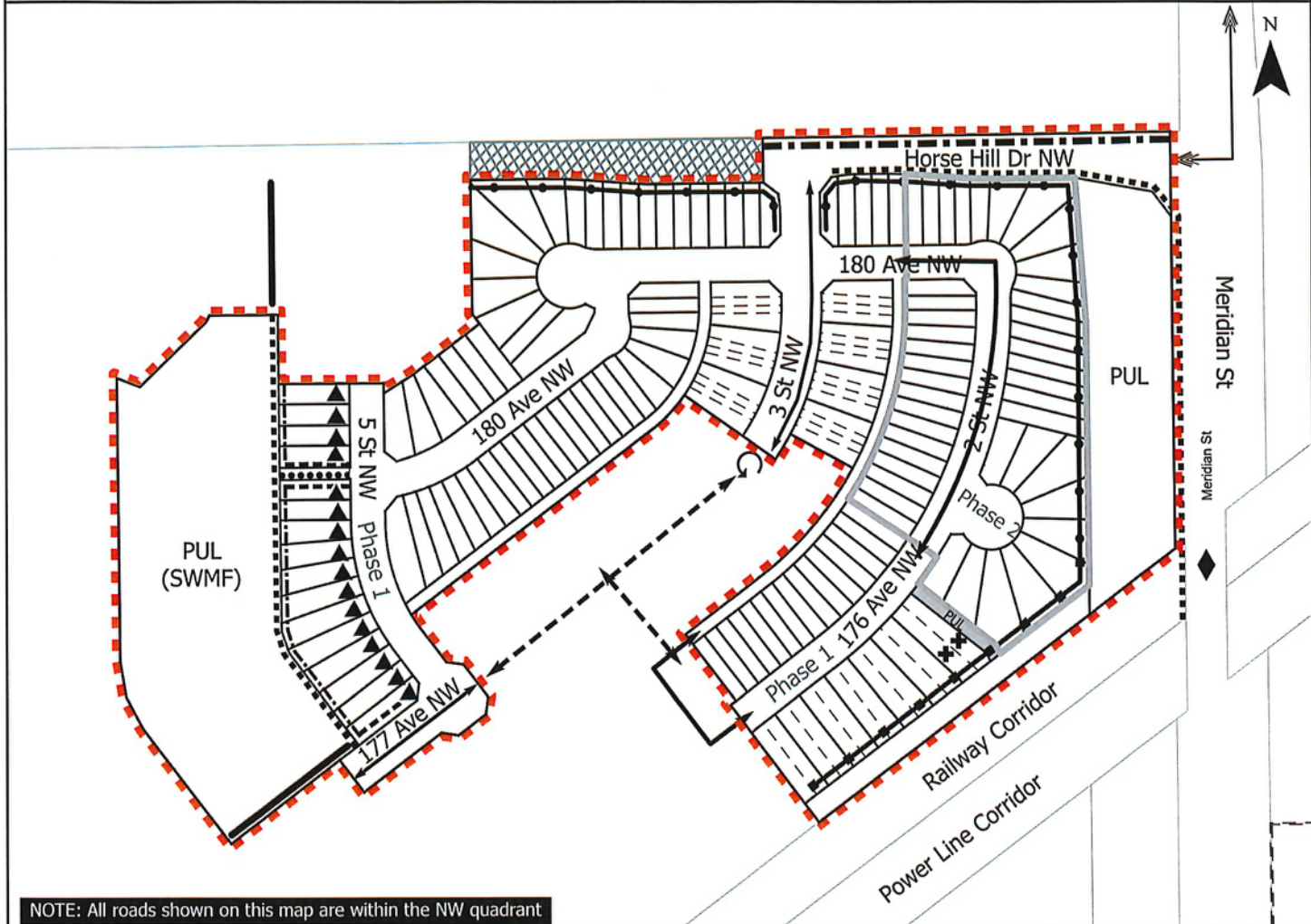
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Enclosures

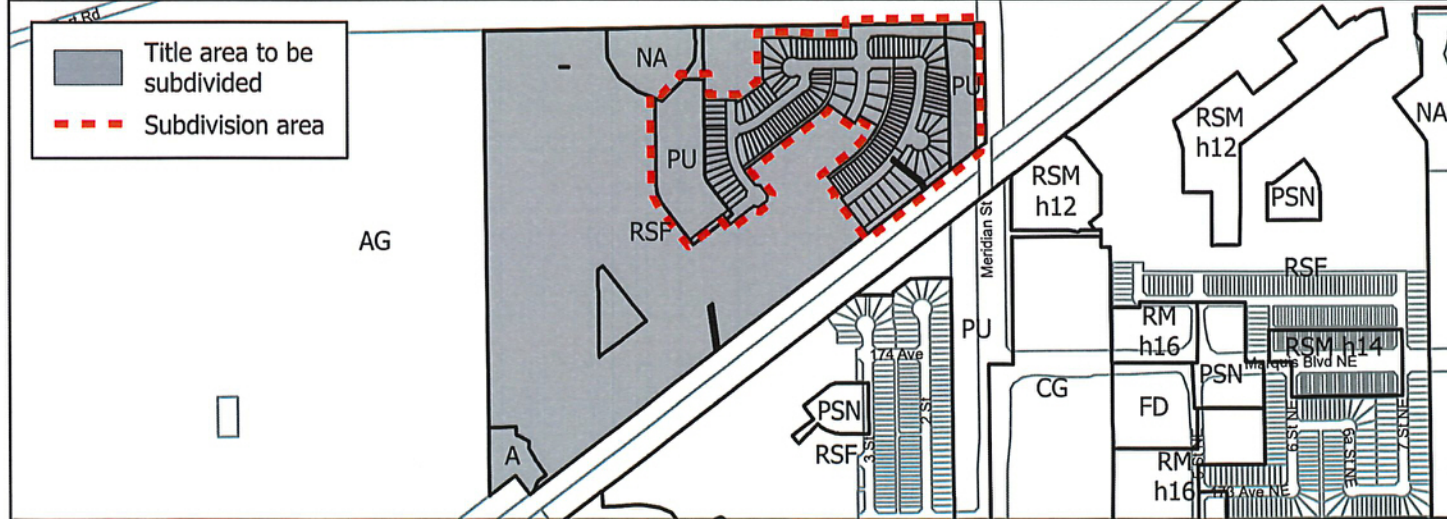
SUBDIVISION CONDITIONS OF APPROVAL MAP










February 20, 2025 LDA23-0045

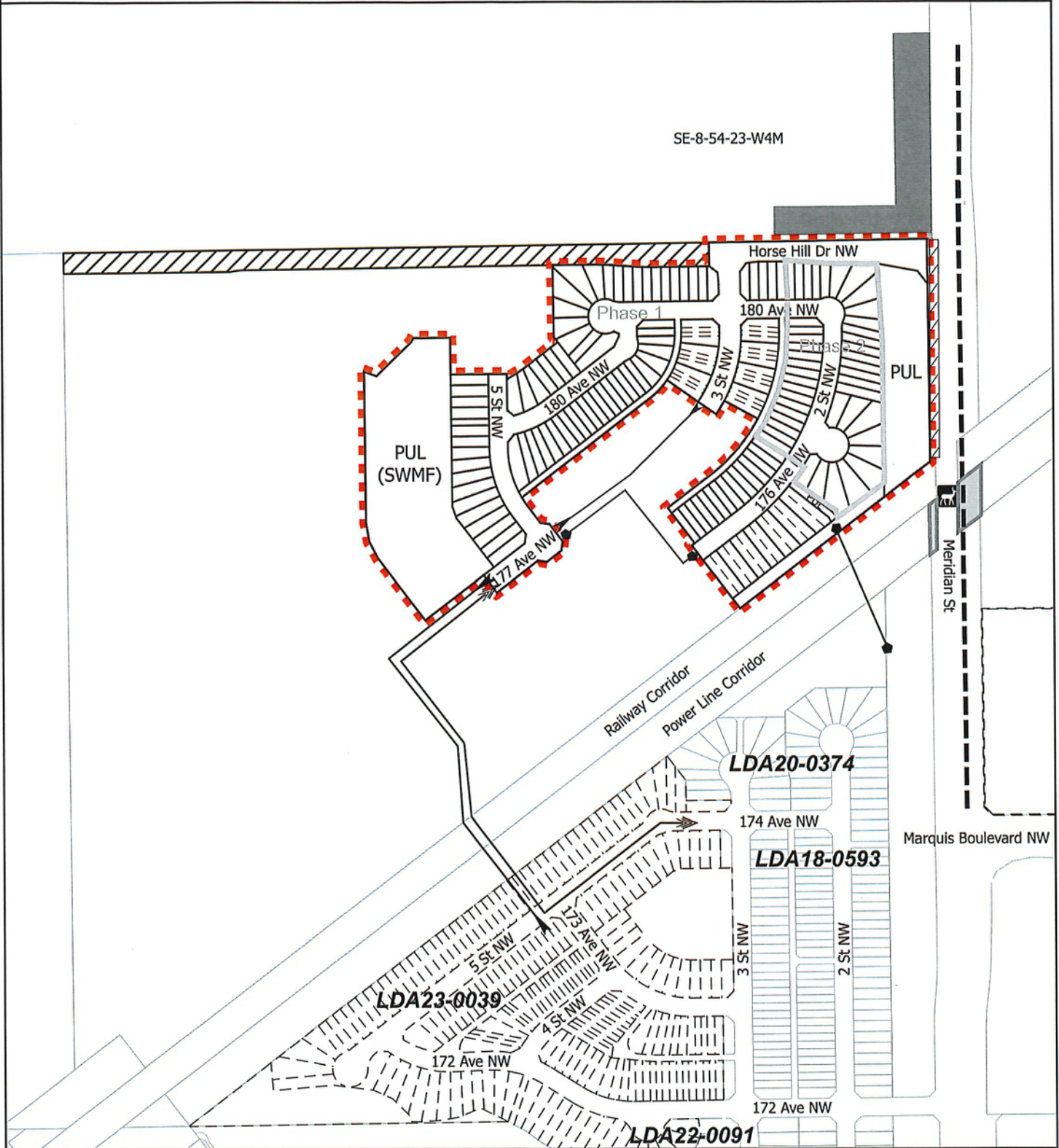
- | | | |
|---|---|---|
| <ul style="list-style-type: none"> ■ Limit of proposed subdivision ⊕ Restrictive Covenant re: disturbed soil ▬ Grading plans for the future shared use path ↔ Construct to an approved design and cross section ▬ Construct first two lanes to an arterial roadway standard ↔ Temporary 4 m emergency access ↔ Temporary 6 m roadway | <ul style="list-style-type: none"> ⤵ Temporary 12 m radius turnaround ◆ Construct railway crossing ●●●● 1.8 m concrete sidewalk ▬ 3 m shared use path ▬ Noise attenuation fence ▬ Berm and noise attenuation fence ↔ Watermain extension | <ul style="list-style-type: none"> ■ Naturalized landscaping ▬ 1.2 m uniform fence ▬ 1.8 m uniform screen fence as per Zoning Bylaw — Phasing line ▲ Restrictive covenant re: freeboard ▨ Grading plans for Horse Hills Drive |
|---|---|---|



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



-  Limit of proposed subdivision
-  Dedicate as road right of way
-  Register public access easement or road right of way
-  Register road right of way
-  Construct first two lanes to an arterial roadway standard
-  Wildlife crossing
-  Storm sewer extension
-  Sanitary sewer extension
-  Watermain extension





Subdivision Authority

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

February 20, 2025

File No. LDA24-0455

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create one (1) other lot from Lot G, Block 1, Plan 242 1219, located north of 17 Avenue NW and west of 184 Street NW; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on February 20, 2025, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed lot a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a public access easement, or dedicate road right of way, to facilitate construction of 18 Avenue NW, 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 That the Deferred Servicing Agreement required in Clause I (1) 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 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;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submit 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 roadways be determined through the engineering drawing review and approval process, and address emergency access, safety, as well as operational and maintenance considerations, 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 Top-of-Bank roadway to an approved Complete Streets design and cross section, to include a minimum 3 m hard surface shared use path and lighting, to the satisfaction of Subdivision and Development Coordination and Open Space, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct 17 Avenue NW to a Tier 3 Shared Roadway with Wayfinding, including a connection to the top-of-bank shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. An alternate alignment may be considered through the engineering drawing review and approval process and may require a plan amendment;
9. that the owner construct 184 Street NW, between 17 Avenue NW and 18 Avenue NW, to a Tier 3 Shared Roadway with Wayfinding, to the satisfaction of 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 right 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 G, Block 1, Plan 242 1219 were previously addressed with LDA21-0601 by registering a 7.414 ha Deferred Reserve Caveat (DRC) on title. The DRC will carry forward on the title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

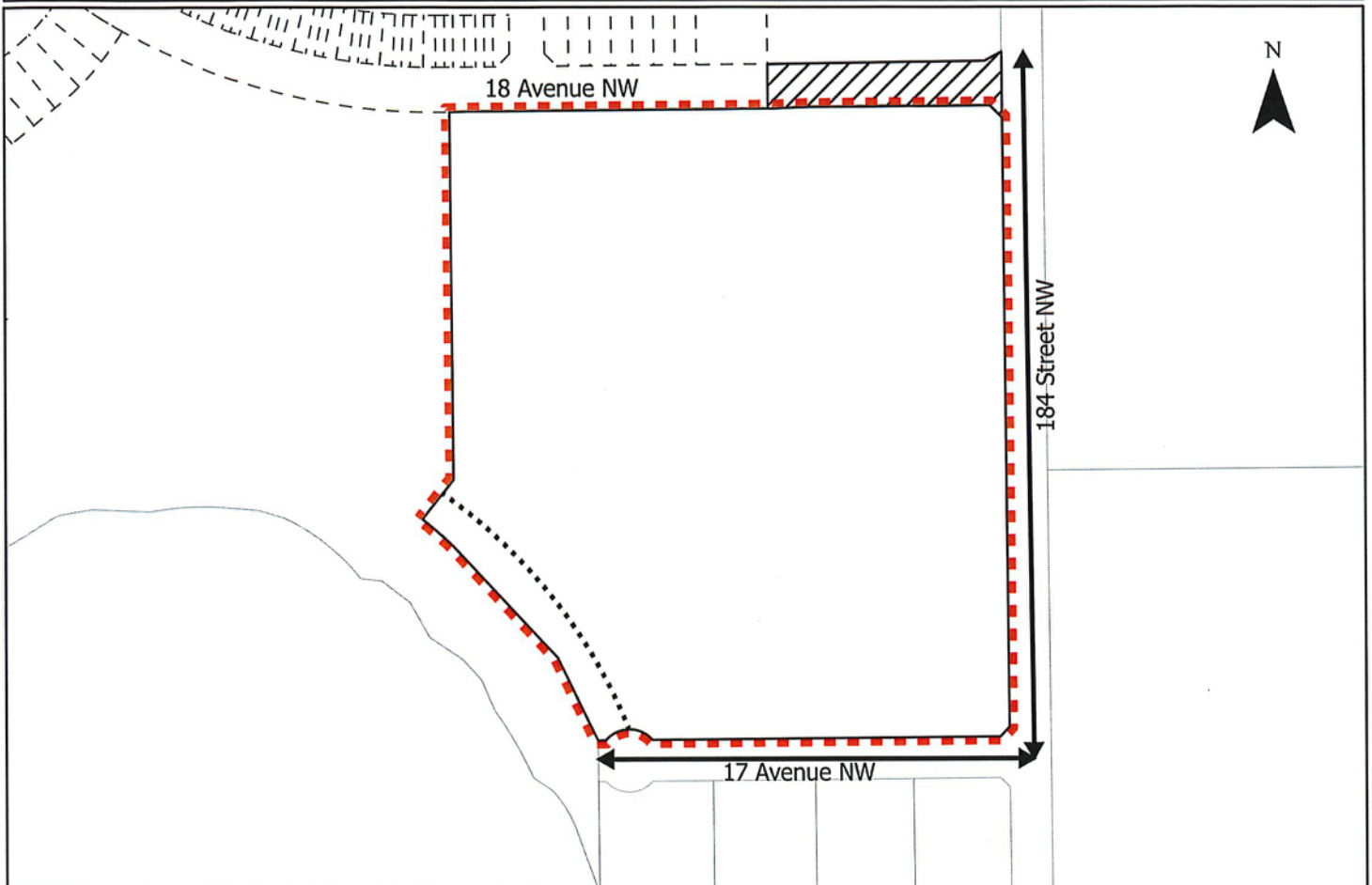
BM/my/Posse #533980400-001

Enclosure

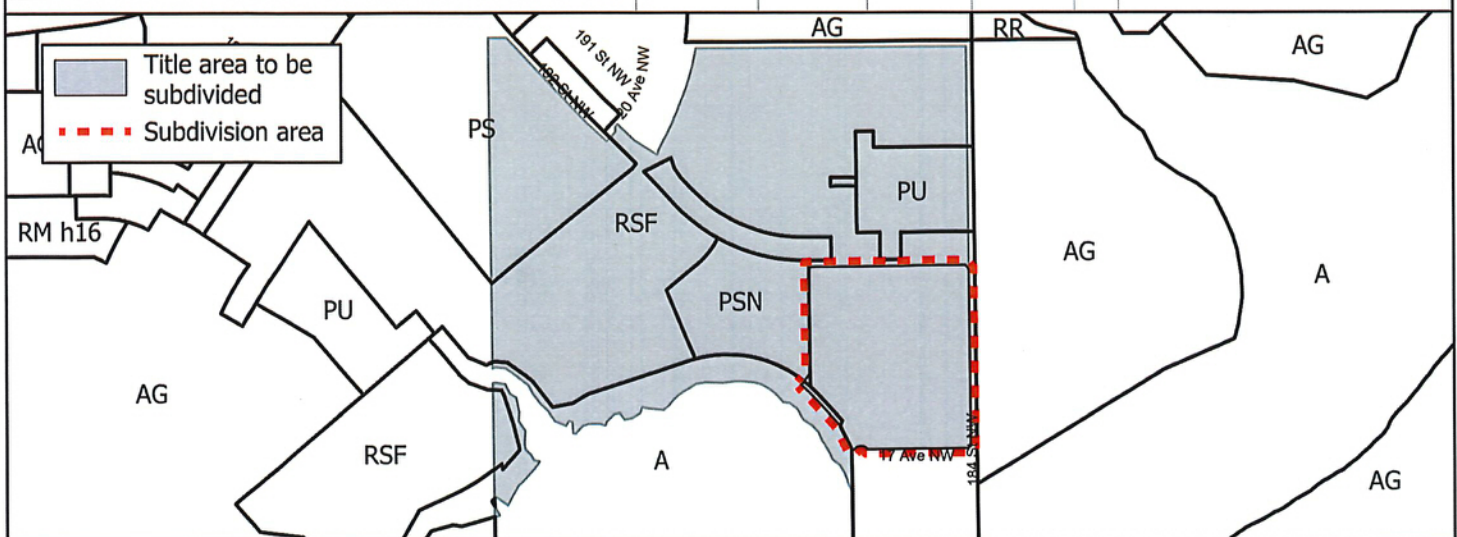
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 20, 2025 LDA24-0455

- Limit of proposed subdivision
- ▨ Register easement or dedicate as road right of way
- ↔ Construct shared roadway with wayfinding
- Construct top-of-bank roadway and 3 m hard surface shared use path



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

February 20, 2025

File No. LDA24-0511

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

ATTENTION: Courtney Ruptash

RE: Tentative plan of subdivision to create two (2) mixed-use strata lots, one (1) multi unit housing strata lot and 1 other strata lot, from Lot 29, Block 101, Plan 242 2678 located north of Stony Plain Road NW and east of 142 Street NW; **GLENORA**

The Subdivision by Strata is APPROVED on February 20, 2025, subject to the following conditions:

1. that the owner shall provide an Easement, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer and power, to the satisfaction of the City of Edmonton Law Branch, EPCOR Water Services Inc., and EPCOR Drainage Services;
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; 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.

The Municipal Reserve (MR) requirement for Lot 29, Block 101, Plan 242 2678 is not applicable as the subject lot is less than 0.8 hectares in area. As the subject parcel has not addressed MR with this application, should the proposed lot be part of a future subdivision greater than 0.8 ha in area, MR will be owing.

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.

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #544869256-001

Enclosure

REGISTRAR
LAND TITLES OFFICE
PLAN NO.
ENTERED AND REGISTERED
ON
INSTRUMENT NO.

A.D. REGISTRAR
SHEET 1 OF X

WESTBLOCK EDMONTON, ALBERTA

PLAN SHOWING TENTATIVE STRATA SPACE SUBDIVISION OF PART OF
LOT 29, BLOCK 101, PLAN 242
ALL WITHIN THE

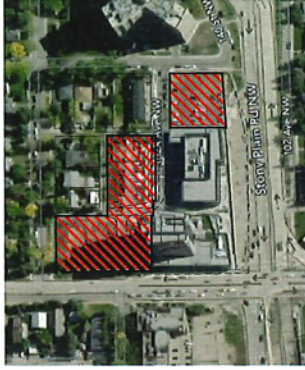
S.W. 1/4 SEC. 1, TWP. 53, RGE. 25, W. 4 MER.

SCALE 1:500
MARRA DUGAND BARROS, A.L.S.

NOTES:

- The locations shown on this plan are based on unadjusted digital data and all boundaries must be confirmed in the field prior to any construction.
- As shown on this plan, all boundaries are in lengths.
- As shown on this plan, all boundaries are in lengths.
- As shown on this plan, all boundaries are in lengths.

DATE OF SURVEY: 2024.08.14
PROJECT NO.: 242/2024



KEY PLAN

LEGEND:

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SURVEYOR:
MARRA DUGAND BARROS, A.L.S.
Registered under the title of
SURVEYOR AND MARRA DUGAND BARROS, A.L.S.
of the Survey Act.

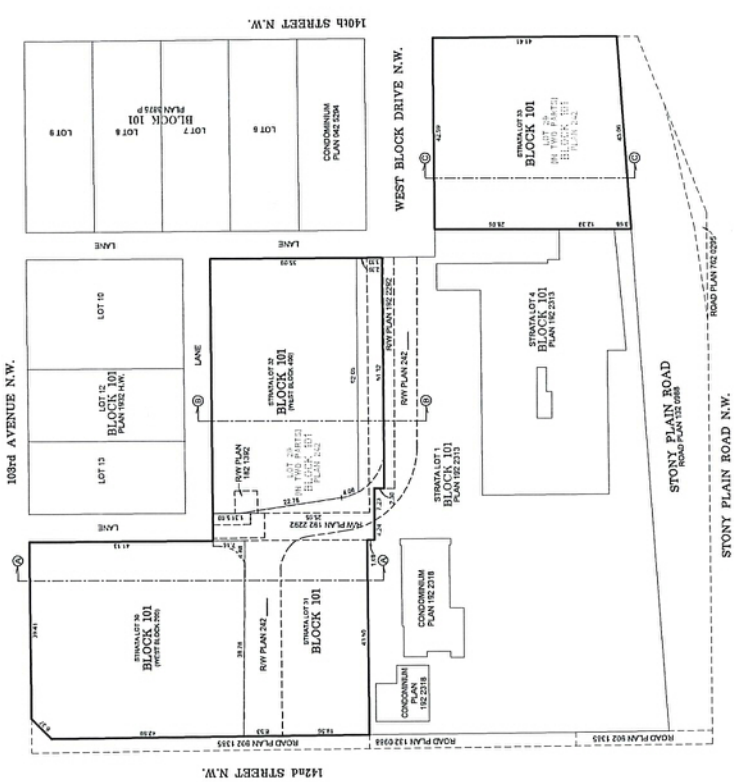
REGISTERED OWNER:
WESTBLOCK LAND GENERAL PARTNER INC.

SUBDIVISION AUTHORITY:
NAME: CITY OF EDMONTON
FILE NO.: 2024

PROJECT NO.:
242/2024

DATE OF SURVEY:
2024.08.14

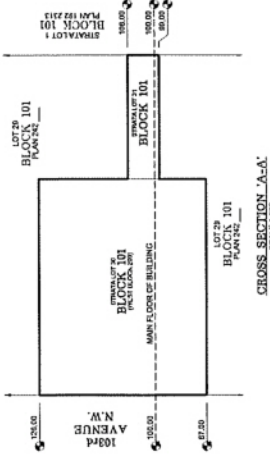
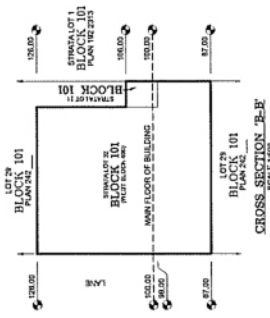
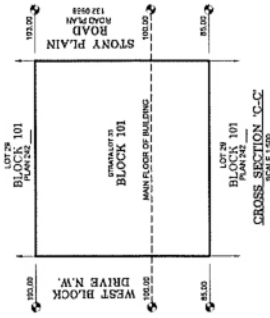
PROJECT NO.:
242/2024



UNREGISTERED

REGISTRAR
LAND TITLE OFFICE
PLAN NO.

SHEET X OF X





Subdivision Authority

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

February 20, 2025

File No. LDA25-0031

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 8, Plan 6773 MC, located south of 39A Avenue NW and west of 121 Street NW; **ASPEN GARDENS**

The Subdivision by Plan is APPROVED on February 20, 2025, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; 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 #557218378-001

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 is an existing driveway to 39A Avenue NW. Upon redevelopment of proposed Lot 30, the owner/applicant will be required to ensure that the existing residential access meets current City of Edmonton standards. Access upgrading may be required should the access be retained.
- 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.

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, sanitary, and storm) enter the proposed subdivision approximately 10.3 m west of the east property line of existing Lot 30 off 39A Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TIMBER HAUS DEVELOPMENTS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.087 7/8

39A AVENUE



REV. NO.	DATE	ITEM	BY
1	JAN 10/25	ORIGINAL PLAN COMPLETED	CN

REVISIONS

ASPEN GARDENS TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF
LOT 30, BLOCK 8, PLAN 6773 MC
WITHIN THE

S.E. 1/4 SEC. 12 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

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

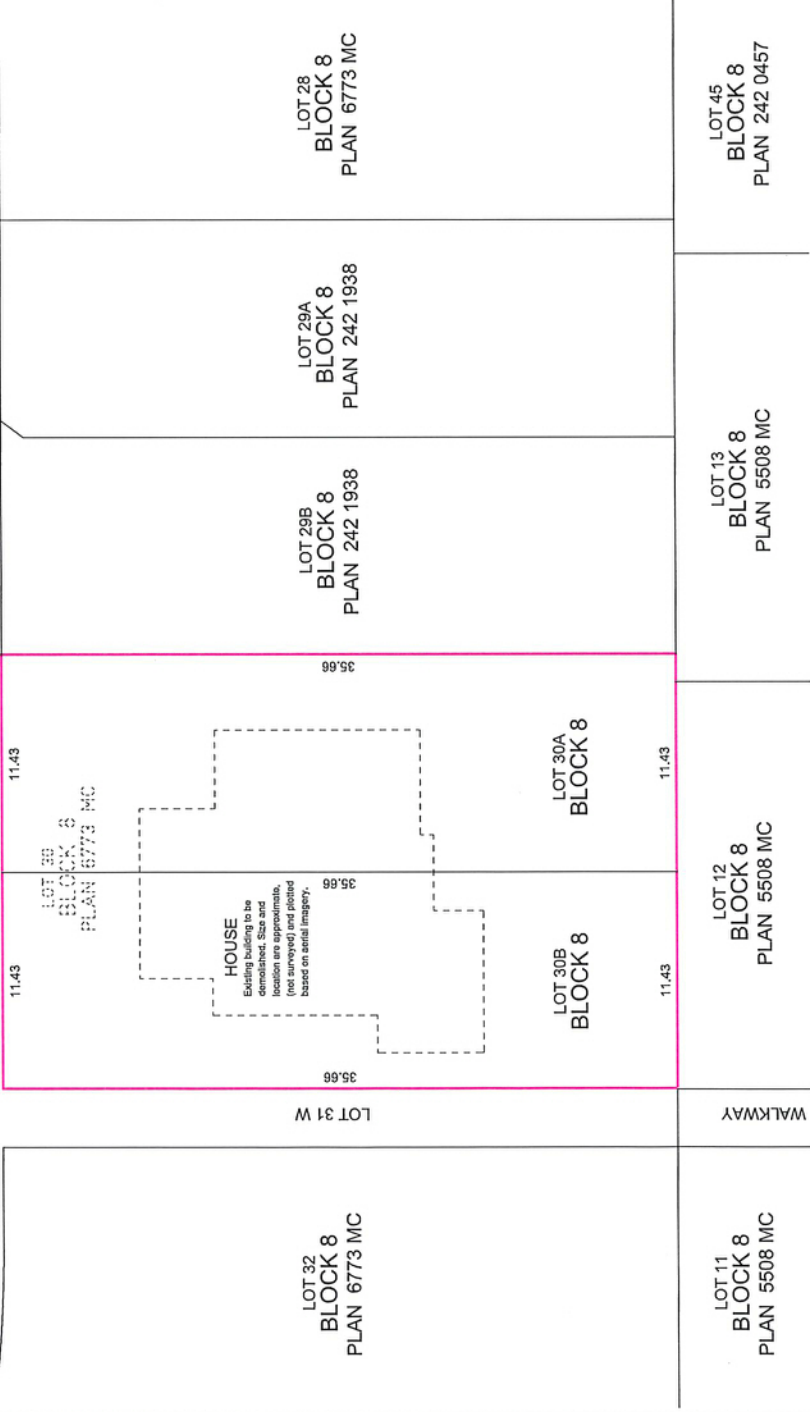


Phone: (780) 451-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 025009007 DRAFTED BY: CN CHECKED BY: DS



39A AVENUE



LOT 32
BLOCK 8
PLAN 6773 MC

LOT 31 W

LOT 30B
BLOCK 8

LOT 30A
BLOCK 8

LOT 29B
BLOCK 8
PLAN 242 1938

LOT 29A
BLOCK 8
PLAN 242 1938

LOT 28
BLOCK 8
PLAN 6773 MC

LOT 11
BLOCK 8
PLAN 5508 MC

WALKWAY

LOT 12
BLOCK 8
PLAN 5508 MC

LOT 13
BLOCK 8
PLAN 5508 MC

LOT 45
BLOCK 8
PLAN 242 0457

Thursday, February 13, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 06

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 13, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 06, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA24-0475
535440845-001

Tentative plan of subdivision to create 40 residential lots, from Lot 200, Block A, Plan 232 2155, located south of 23 Avenue NW and east of Winterburn Road NW; **STILLWATER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA24-0480
534248835-001

Tentative plan of subdivision to create 124 residential lots, from Lot 200, Block A, Plan 232 2155 and SW-31-51-25-W4M, located south of 23 Avenue 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. LDA24-0055
491806309-001

REVISION of conditionally approved tentative plan of subdivision to create 211 residential lots, from Lot 3, Plan 707RS and Lot 4, Plan 707RS located north of Ellerslie Road SW and east of 34 Street SW; **ALCES**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA24-0502 547496752-001	Tentative plan of subdivision to adjust the property lines of Lots 89 to 91, Block 18, Plan 172 3271, located north of Secord Road NW and east of 231 Street NW; SECORD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA25-0001 554320746-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11-12, Block 19, Plan 2306 HW, located south of 70 Avenue NW and west of 97 Street NW; HAZELDEAN	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA25-0011 555571845-001	Tentative plan of subdivision to create one (1) additional residential lot from Plan RN94, Block 32, Lot 16, located north of 122 Avenue NW and west of 87 Street NW; DELTON	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA25-0066 563476065-001	Tentative plan of subdivision to adjust the property lines between Lot 12A, Block 37, Plan 242 2064 and Lot 12B, Block 37, Plan 242 2064, located north of 98 Avenue NW and east of 153 Street NW; WEST JASPER PLACE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:10 a.m.		