

Thursday, January 23, 2025  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 03

### 1. ADOPTION OF AGENDA

#### RECOMMENDATION

That the Subdivision Authority Agenda for the January 23, 2025 meeting be adopted.

### 2. ADOPTION OF MINUTES

#### RECOMMENDATION

That the Subdivision Authority Minutes for the January 16, 2025 meeting be adopted.

### 3. OLD BUSINESS

### 4. NEW BUSINESS

- |    |                             |   |
|----|-----------------------------|---|
| 1. | LDA24-0365<br>525342568-001 | Tentative plan of subdivision to create 126 residential lots from Lot F, Block 1, Plan 242 1218 and Lot G, Block 1, Plan 242 1219, located north of Riverview Boulevard NW and west of 192 Street NW; <b>RIVER'S EDGE</b>   |
| 2. | LDA24-0378<br>518919129-001 | Tentative plan of subdivision to create 90 residential lots, four (4) Municipal Reserve lots, one (1) Environmental Reserve lot, and one (1) Public Utility lot, from the SE-13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; <b>KINGLET GARDENS</b> |
| 3. | LDA24-0463<br>535520549-001 | Tentative plan of subdivision to create 160 residential lots from Lot 100, Block A, Plan 242 1369, and Lot 3, Block 1, Plan 022 4568 located south of 92 Avenue NW and east of 231 Street NW; <b>ROSENTHAL</b>  |
| 4. | LDA24-0270<br>515337649-001 | Tentative plan of subdivision to create three (3) additional commercial lots from Lot 3, Block 1, Plan 182 3415 located south of 51 Avenue NW and west of 51 Street NW; <b>ROPER INDUSTRIAL</b>   |
| 5. | LDA24-0503<br>548415804-001 | Tentative plan of subdivision to create three (3) bare land condominium units from Lot 20, Block 3, Plan 112 4684, located south of 121 Avenue NE and west of 28 Street NE; <b>CLOVER BAR AREA</b>  |
| 6. | LDA24-0476<br>543685628-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 7B, Plan 426 HW, located east of 89 Street NW and south of 78 Avenue NW; <b>KING EDWARD PARK</b>   |

7.	LDA24-0477 543728364-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 3, Block 8, Plan 6192 HW, located north 96 Avenue NW and east of 163 Street NW; <b>GLENWOOD</b>
8.	LDA24-0491 546221665-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 49, Plan 1847 KS, located south of 128 Avenue NW and west of 130 Street NW; <b>ATHLONE</b>
9.	LDA24-0514 550771424-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 30-31, Block 5, Plan 609 KS, located south of 119 Avenue NW and east of 47 Street NW; <b>BEACON HEIGHTS</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

January 23, 2025

File No. LDA24-0365

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 126 residential lots from Lot F, Block 1, Plan 242 1218 and Lot G, Block 1, Plan 242 1219, located north of Riverview Boulevard NW and west of 192 Street NW; **RIVER'S EDGE**

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**I The Subdivision by Plan is APPROVED on January 23, 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, clear and level Riverview Boulevard NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA23-0385 and LDA24-0356 (Phase 1) be registered prior to or concurrent with this application to provide the logical roadway and servicing infrastructure extensions;
6. that Bylaw 21021 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and 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;
8. that the owner construct a temporary 6 m gravel surface roadway connection with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will serve as a temporary emergency access roadway and will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination). A 'Swept Path Analysis' for fire trucks should be included in the submission of engineering drawings to ensure interim functionality of the temporary/local roadway intersections;
9. that the owner construct the first two (2) lanes of Riverview Boulevard NW to an arterial roadway standard, from south of the roundabout at 192 Street NW to the local road, including accesses, intersections, 3 m shared use paths on both sides, traffic calming, bus stops, lighting, landscaping, and any transitional improvements, with Phase 2 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Riverview Boulevard NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination. The arterial must be constructed before the opening of the adjacent school;



10. that the owner construct a 3 m shared use path with lighting and bollards, within the walkways, with connections to the adjacent shared use paths and sidewalks, with Phase 1 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include a wildlife crossing on Riverview Boulevard NW in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on the "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](mailto:ecologyecircs@edmonton.ca) for more information).
12. that the owner construct a 1.83 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), for all lots backing onto Riverview Boulevard NW, 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 and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot F, Block 1, Plan 242 1218 was previously addressed by a DRC with LDA21-0580. The 6.670 ha DRC will be adjusted for the Riverview Boulevard NW arterial roadway dedication, Environmental Reserve dedication and amended subdivision boundary for additional ER with LDA24-0366 (to be confirmed through plan of survey). The DRC will carry forward on the title.

MR for Lot G, Block 1, Plan 242 1219 was previously addressed by a DRC with LDA21-0601. The 7.714 ha DRC will be adjusted for the Riverview Boulevard NW arterial roadway dedication, Environmental Reserve dedication with LDA24-0366 and the 22.591 ha ravine lands (ER) that were transferred to the Province. The DRC will carry forward and will be reduced for the dedication of the school/park site through LDA23-0222 and LDA23-0228.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/my/Posse #525342568-001

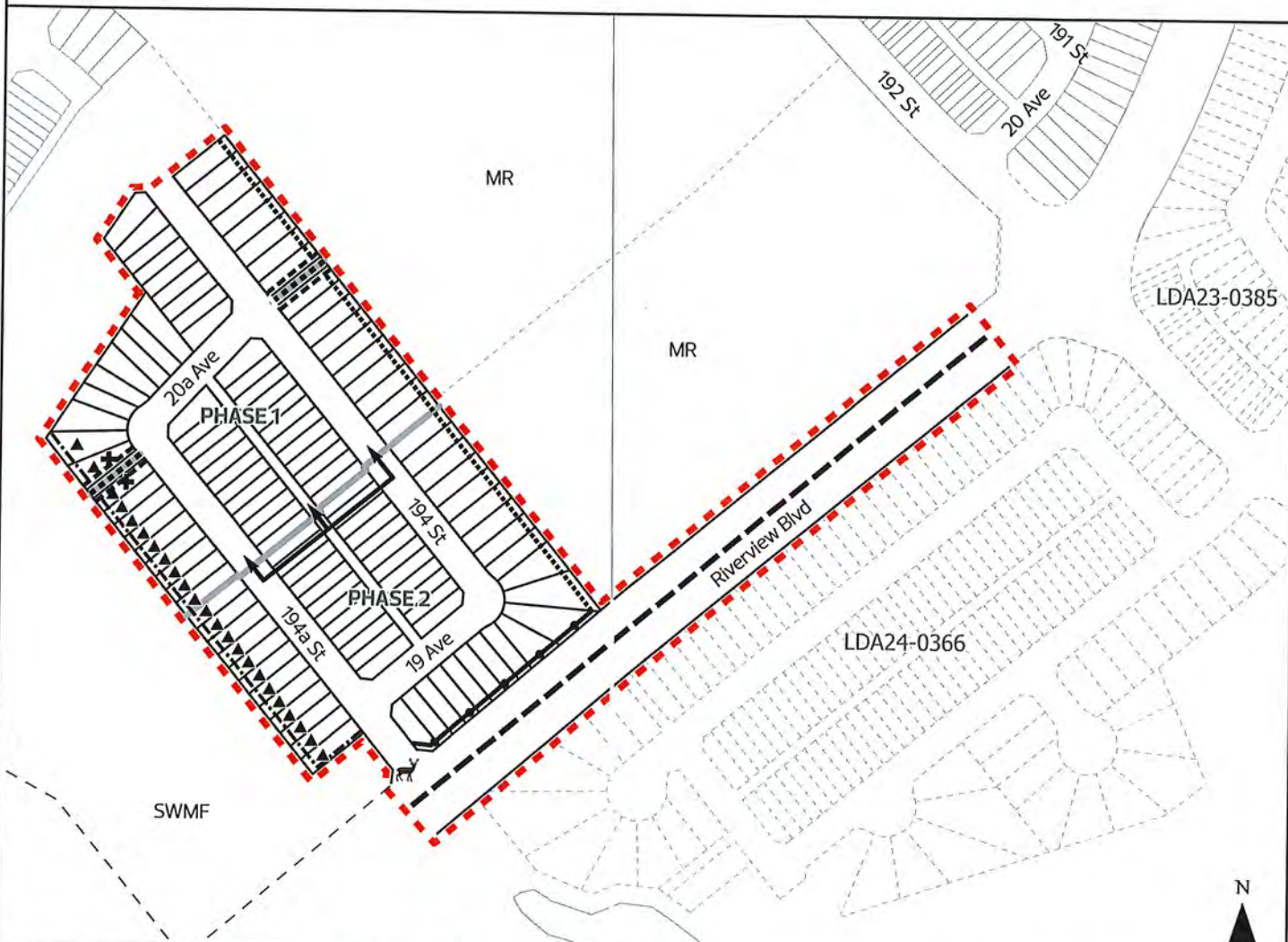
Enclosures

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

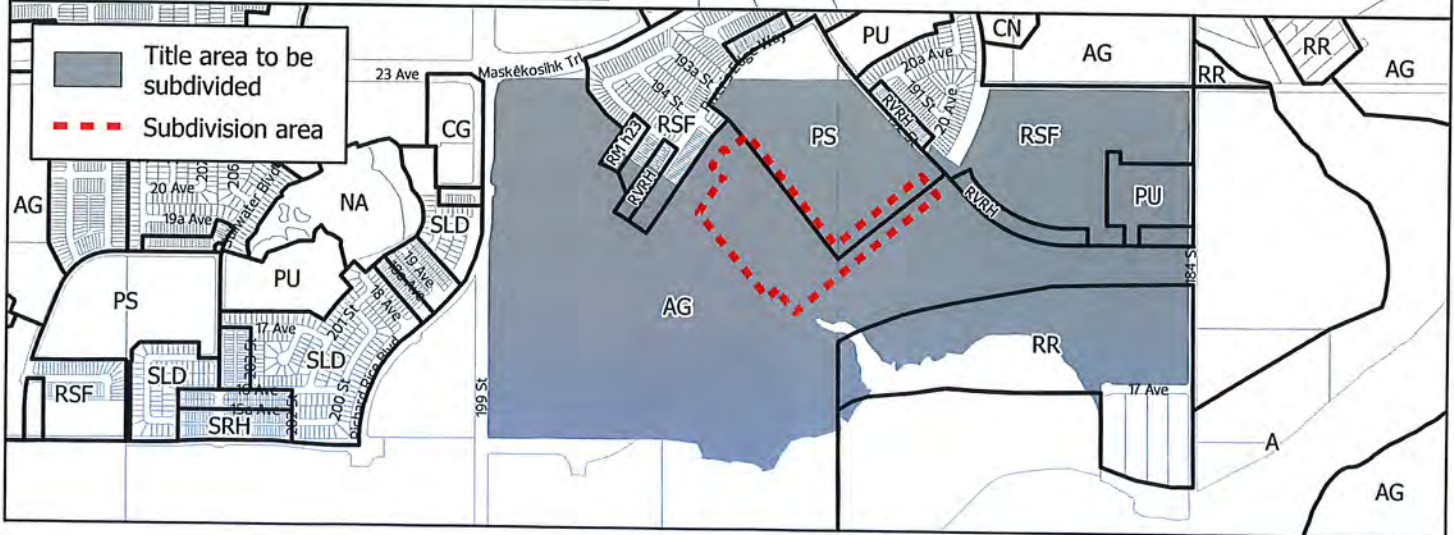
January 23, 2025

LDA24-0365

- Limit of Proposed Subdivision
- Phasing Line
- - - 1.2m Uniform Fence
- ..... 1.8m Uniform Screen Fence
- Noise Attenuation Fence
- 1.8m Uniform Fence as per Zoning Bylaw
- 3m Hard Surface Shared Use Path
- ← Temporary 6m Roadway
- Construct First Two Lanes to an Arterial Roadway Standard
- ▲ Restrictive Covenant re: Freeboard
- ⊕ Restrictive Covenant re: Disturbed soil
- 🦌 Wildlife Crossing



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



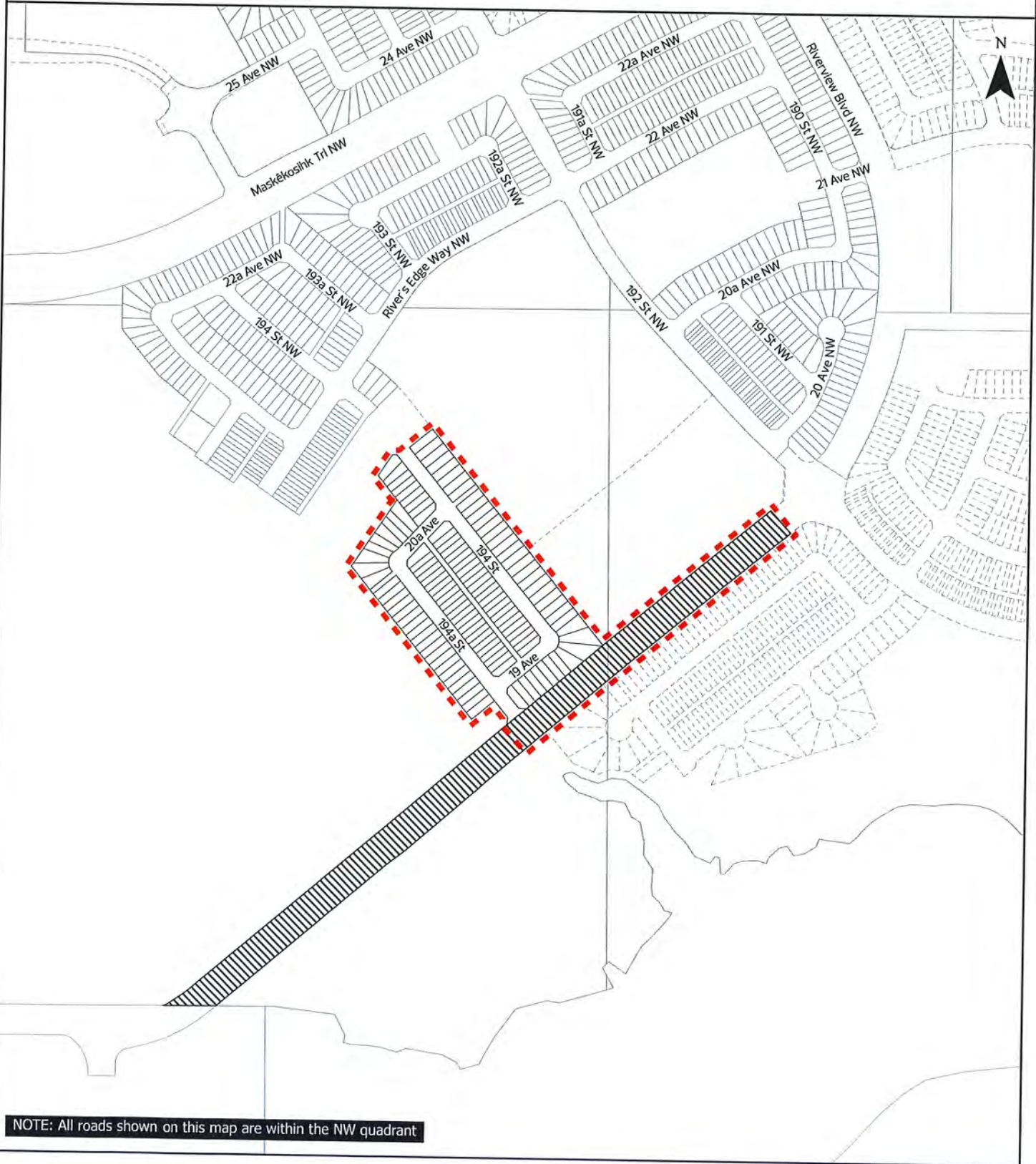


SUBDIVISION CONDITIONS OF APPROVAL MAP

January 23, 2025

LDA24-0365

- Limit of proposed subdivision
- ▨ Dedicate as Road Right of Way



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

January 23, 2025

File No. LDA24-0378

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 90 residential lots, four (4) Municipal Reserve lots, one (1) Environmental Reserve lot, and one (1) Public Utility lot, from the SE-13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; **KINGLET GARDENS**

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**I The Subdivision by Plan is APPROVED on January 23, 2025, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 0.54 ha lot pursuant to Section 664(1.1)(a and b) 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 0.04 ha, 0.025 ha, 0.025 ha, 1.16 ha lots 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 \$902,532.75 representing 1.461 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 subdivision be amended to include an additional phase, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivisions LDA24-0081 be registered prior to or concurrent with this application to provide the logical roadway and utility extensions;
8. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots flanking the walkway and easement, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register an easement in favour of EPCOR Drainage Services, to allow for a storm sewer main and major drainage route across the proposed residential lot, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 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.
8. that the owner construct a temporary 12m radius turnaround, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to the existing roadway network, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner pay for the installation of "no parking" signage on Kinglet Boulevard NW, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner remove the temporary turnaround with Phase 4 and construct curb and gutter and the permanent infrastructure for a portion of Kinglet Boulevard to the satisfaction of Subdivision and Development Coordination , as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include a wildlife crossing on the collector road between the PUL and SWMF 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;
13. that the owner provide naturalization landscaping within the two 0.025 ha MR parcels and the 0.04 ha MR parcel, to the satisfaction of City Departments and affected utility agencies;
14. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights 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 13-53-26-4 were previously addressed with LDA14-0495 by registering a 2.765 ha Deferred Reserve Caveat (DRC) on title. The DRC will be partially discharged to account for 1.16 ha, 0.04 ha, 0.025 ha and 0.025 ha MR dedication, and 0.54 ha Environmental Reserve (ER) dedication. The balance of 1.461 ha will be provided as money in lieu.

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

Please be advised that an appeal may be lodged in accordance 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/nz/Posse #518919129-001

Enclosure

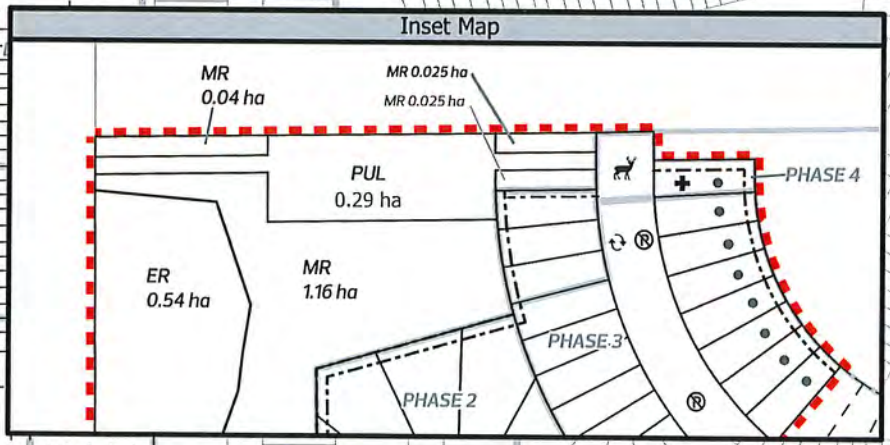
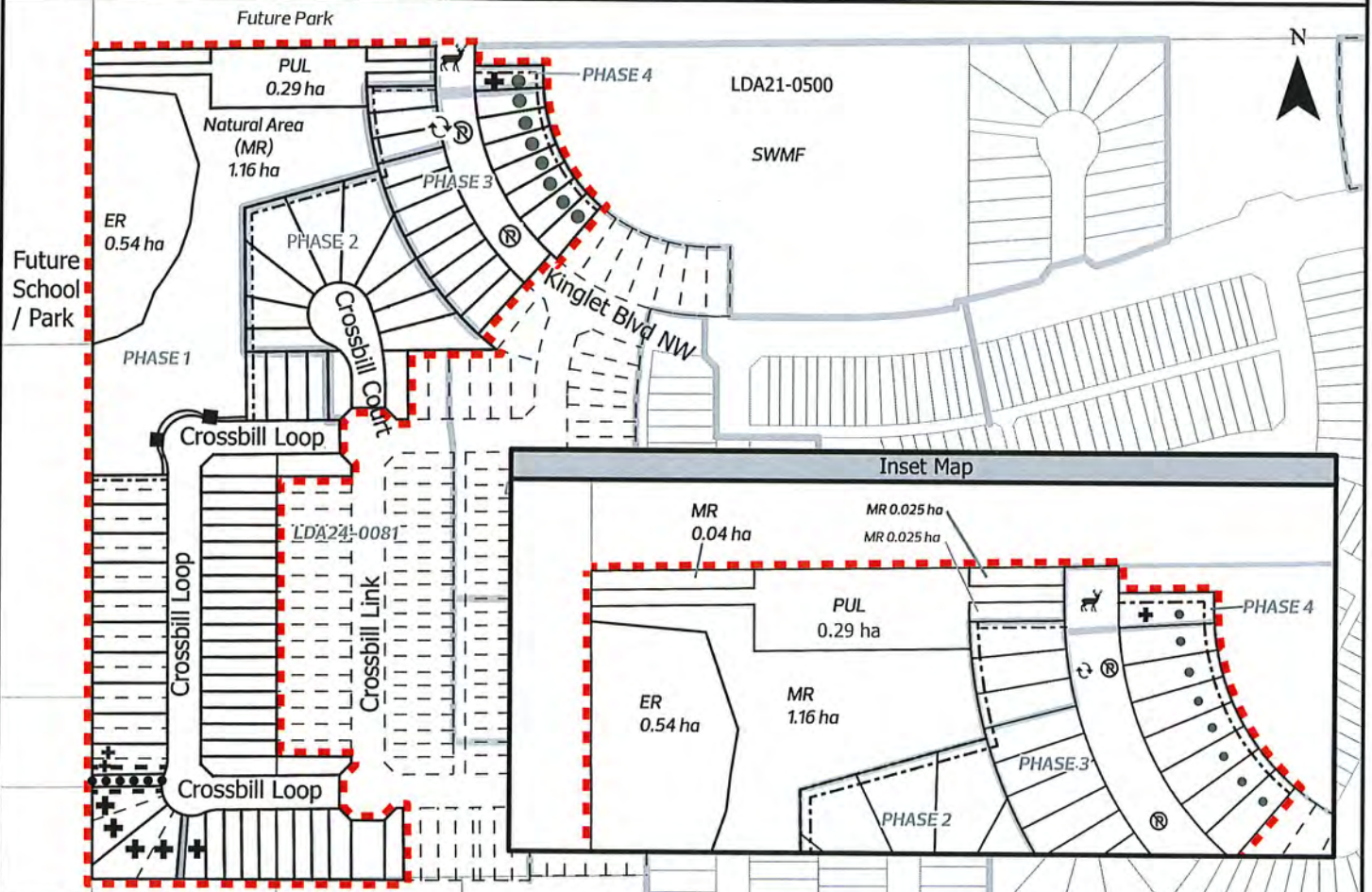
File No. LDA24-0378



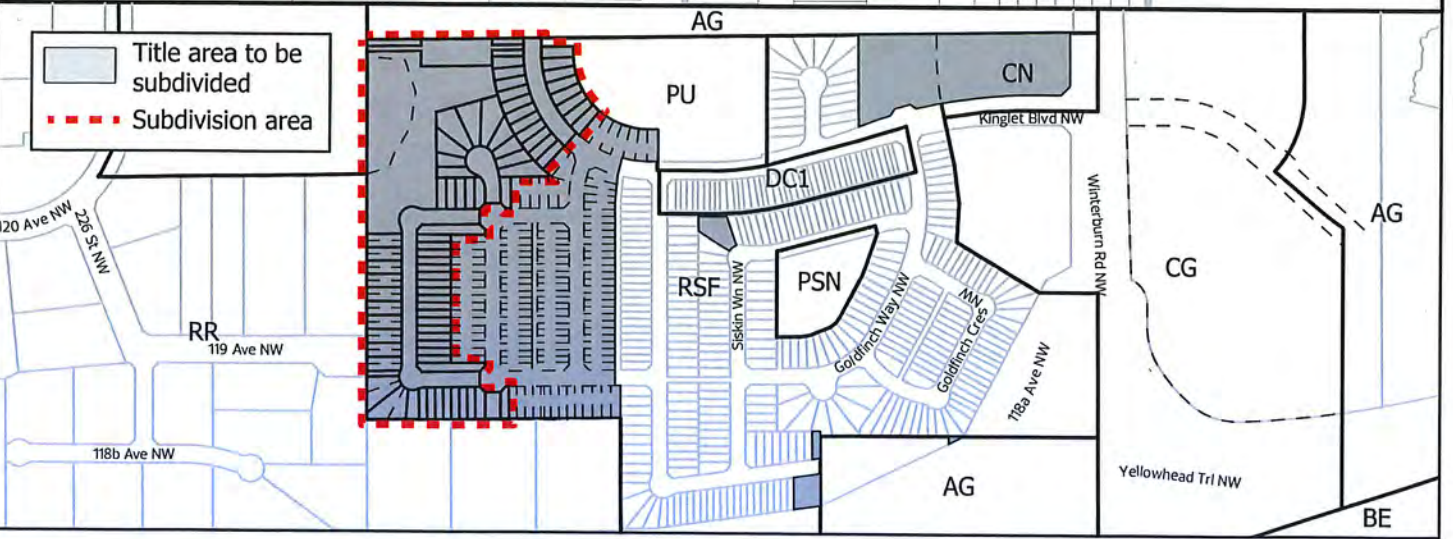
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 23, 2024 LDA24-0378

- Limit of proposed subdivision
- Register easement
- Phasing line
- 1.2 m uniform fence
- 1.2 m Post and rail fence
- - - 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m concrete sidewalk
- Restrictive Covenant re: Freeboard
- ⊕ Restrictive Covenant re: disturbed soil
- Ⓡ No parking signage and caveat
- ↻ Temporary 12 m radius turnaround
- 🦌 Wildlife crossing



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

January 23, 2025

File No. LDA24-0463

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

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create 160 residential lots from Lot 100, Block A, Plan 242 1369, and Lot 3, Block 1, Plan 022 4568 located south of 92 Avenue NW and east of 231 Street NW;  
**ROSENTHAL**

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**I The Subdivision by Plan is APPROVED on January 23, 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, clear and level 231 Street as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner dedicate additional road right of way and that the property lines of the residential lots, flanking and/or backing onto the lane/lane intersection, with an angle of less than 90 degrees, be modified should it be necessary through the review of engineering drawings and submission of detailed Swept path Analysis for Waste Management vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include the complete intersection as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for the offsite sanitary and storm sewer extensions, as shown on the "Conditions of Approval" map, Enclosure II;
7. that Bylaw 21006 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

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 that Complete Streets design and cross-section details for 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 agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the 1 restricted lot until such time that the entire width of local roadway fronting the lot is constructed or the future stage of the subdivision to the east is registered, whichever occurs first, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct Rosenthal Drive NW to an urban collector roadway standard, including removal of the existing 17 m temporary transit turnaround, and concrete 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 a 3 m hard surface shared use path with lighting and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
11. that the owner construct offsite 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 II;



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 road rights of way and the walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for both Lot 100, Block A, Plan 242 1369 and Lot 3, Block 1, Plan 022 4568 were previously addressed with SO/02-0012. Deferred Reserve Caveats (DRCs) of 1.62 ha were registered against Lots 2 and 3, Block 1, Plan 022 4568. The DRCs have been adjusted for the dedication of Public Utility Lots and will be further adjusted for the 231 Street NW arterial roadway dedication. The balance of the DRCs will carry forward on the titles.

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/nz/Posse #535520549-001

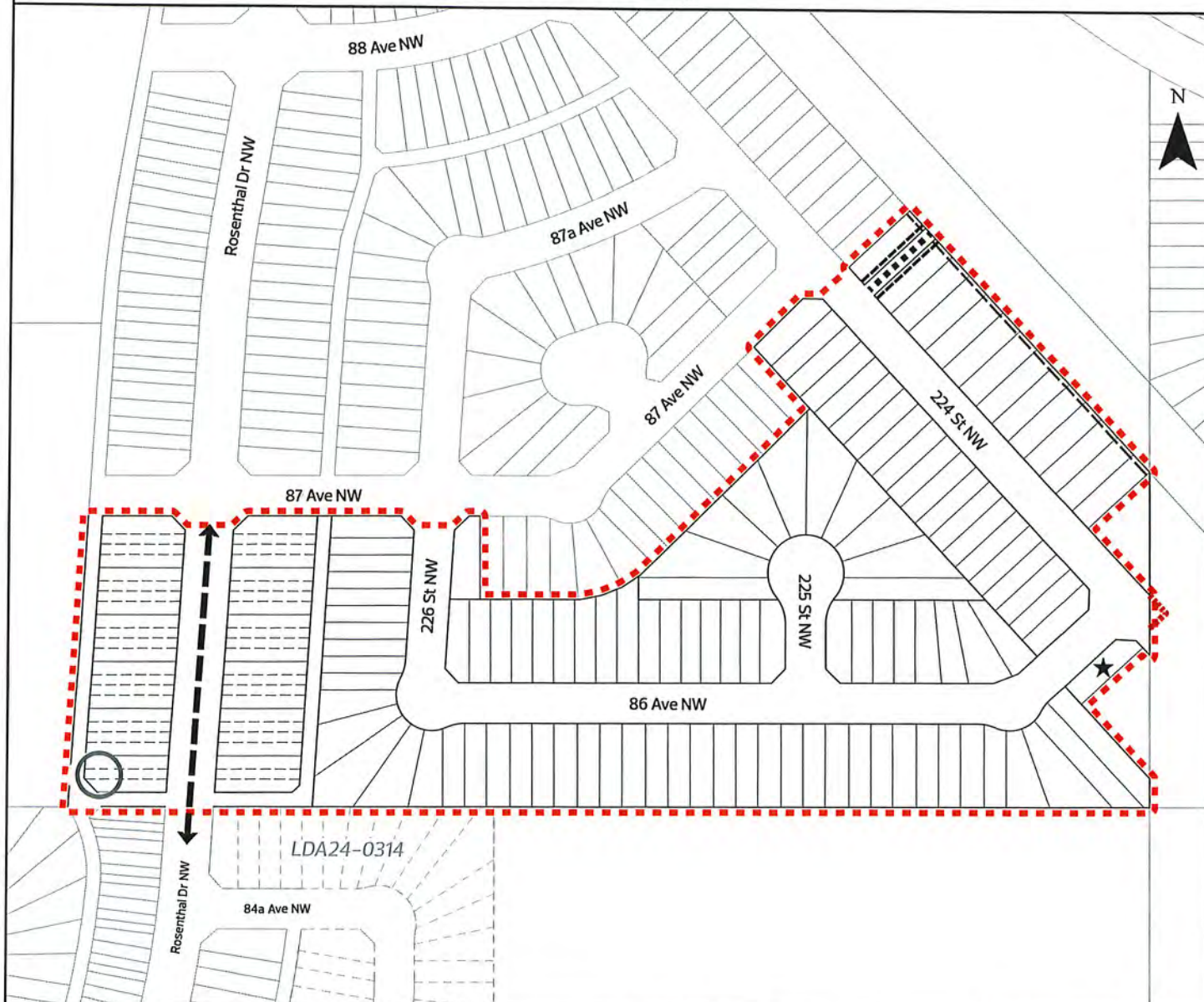
Enclosures

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

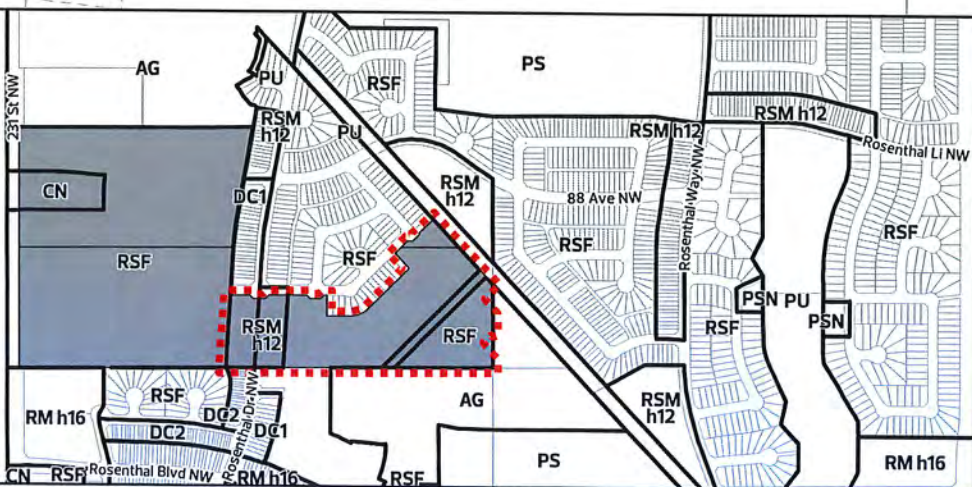
January 23, 2025

LDA24-0463

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.2 m uniform fence
- 1.8 m uniform fence as per Zoning Bylaw
- 3 m hard surface shared use path
- Construct collector roadway
- Restricted lot
- Modify property line if required



- Title area to be subdivided
- Subdivision area



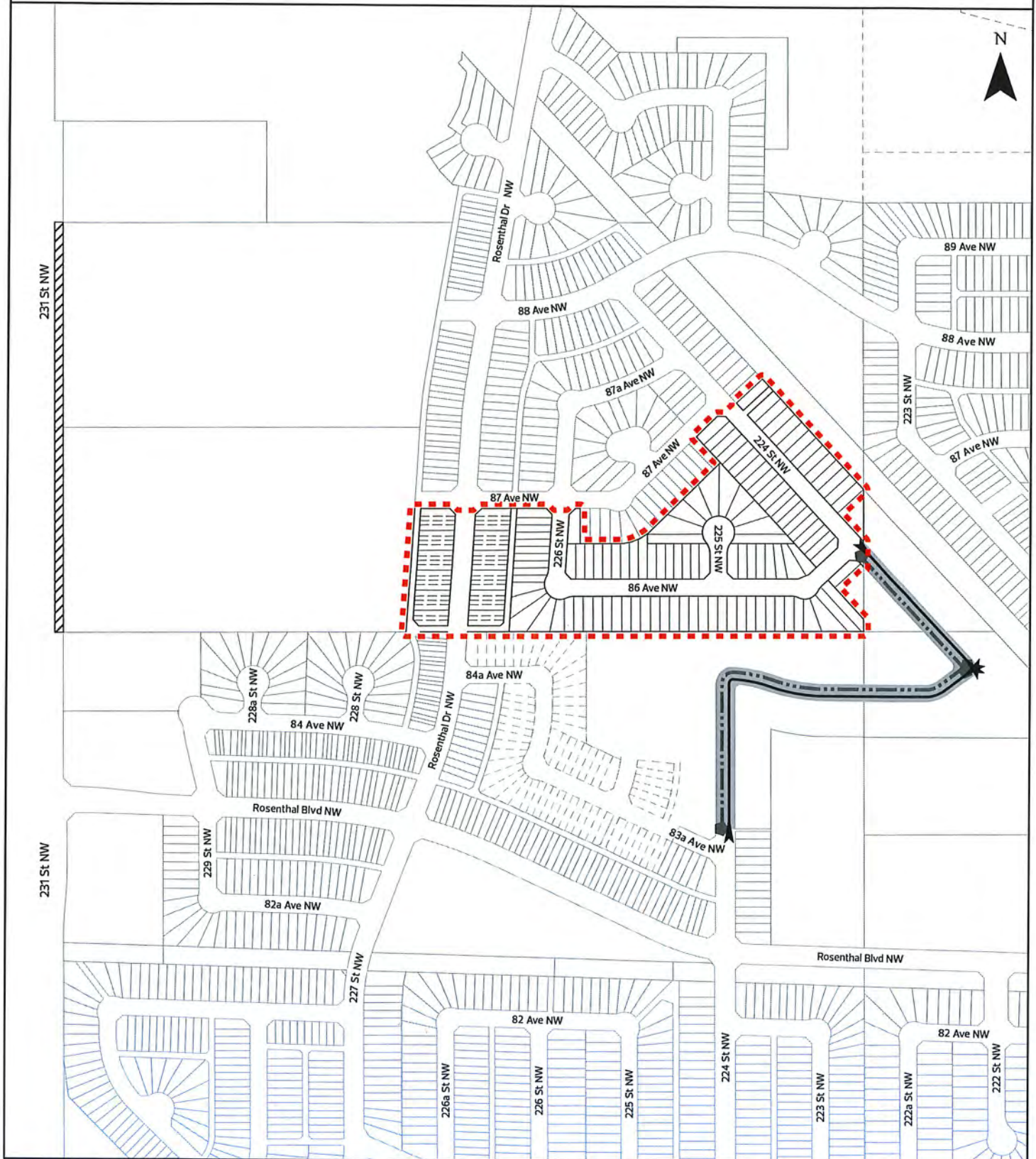


SUBDIVISION CONDITIONS OF APPROVAL MAP

January 23, 2025

LDA24-0463

- Limit of proposed subdivision
- Sanitary sewer extension
- Storm sewer extension
- Dedicate as road right of way
- Register easement







Subdivision Authority

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

January 23, 2025

File No. LDA24-0270

Hagen Surveys (1982) Ltd.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create three (3) additional commercial lots from Lot 3, Block 1, Plan 182 3415 located south of 51 Avenue NW and west of 51 Street NW; **ROPER INDUSTRIAL**

**I The Subdivision by Plan is APPROVED on January 23, 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 register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lot backing onto the Top of Bank, as per the applicable development restrictions shown by Geotechnical Site Investigation & Slope Stability And Setback Analysis Proposed Industrial Development – Roper Industrial (File No. 010639 - E – 01: R1), as shown on the "Conditions of Approval" map, Enclosure I; 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 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; and
5. that the owner construct an offsite storm sewer main extension, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner retains the existing 1.2m chain link fence bordering the adjacent Environmental Reserve lot and the west property line of Lot 3, Block 1, Plan 182 3415.

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

Municipal Reserve (MR), for Lot 3, Block 1, Plan 182 3415 was addressed by money in place and dedication of Environmental Reserve (ER) with LDA12-0022.

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

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

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

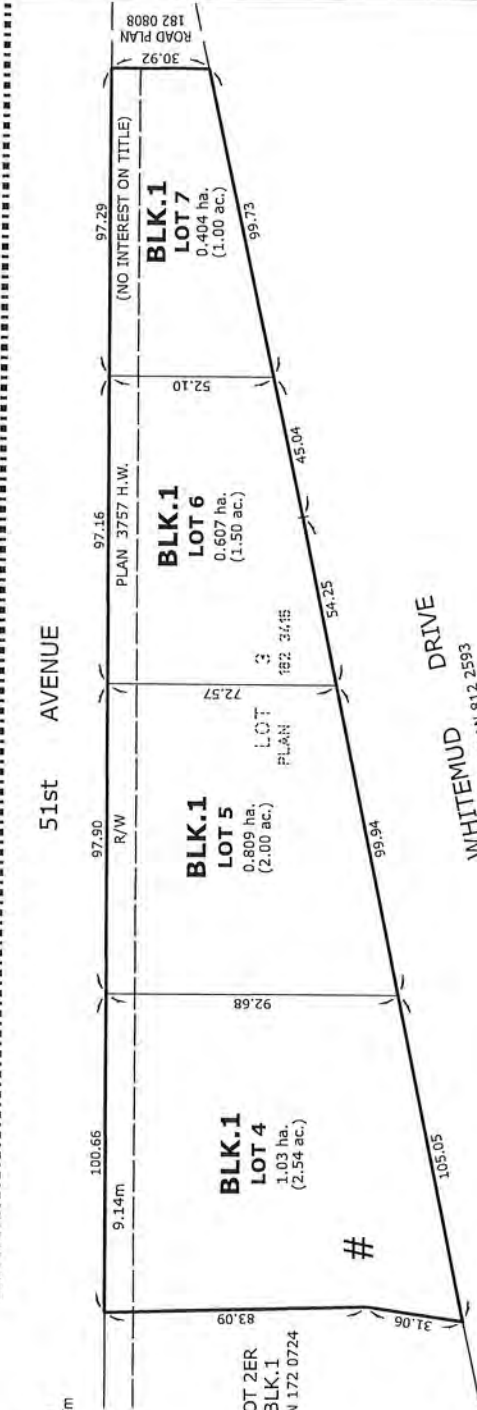
Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #515337649-001

Enclosure





SCALE 1:1500 2024 R.W. SIMPSON, A.L.S.



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

**HAGEN SURVEYS**  
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 2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T: 780.464.5505 | F: 780.464.4450 | hagensurveys.ca

**SURVEYOR'S STAMP**

ALBERTA LAND SURVEYORS ASSOCIATION  
 P052  
 HAGEN SURVEYS (1982) LTD.

CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	MAY 7, 2024	REVISED:	--
DRAWING:	240418T	FILE NO.:	240418

# Restrictive Covenant RE: Top of Bank  
 # Storm sewer main extension



Subdivision Authority

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

January 23, 2025

File No. LDA24-0503

Hagen Surveys (1982) Ltd.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create three (3) bare land condominium units from Lot 20, Block 3, Plan 112 4684, located south of 121 Avenue NE and west of 28 Street NE;  
**CLOVER BAR AREA**

---

**The Subdivision by Bare Land Condominium is APPROVED on January 23, 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 proportionate share of the Arterial Roadway Assessments applicable to this subdivision for the construction of arterial roadways in the catchment area, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca)); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #548415804-001

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 (\$4,680 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.



**TENTATIVE PLAN**

SHOWING BARELAND CONDOMINIUM

OF

LOT 20, BLK.3, PLAN 112 4684

IN THE

S.E.1/4 SEC.15-53-23-4

**EDMONTON ALBERTA**

SCALE 1:1000 2024 R.W. SIMPSON, A.L.S.



**NOTES:**

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



**HAGEN SURVEYS**

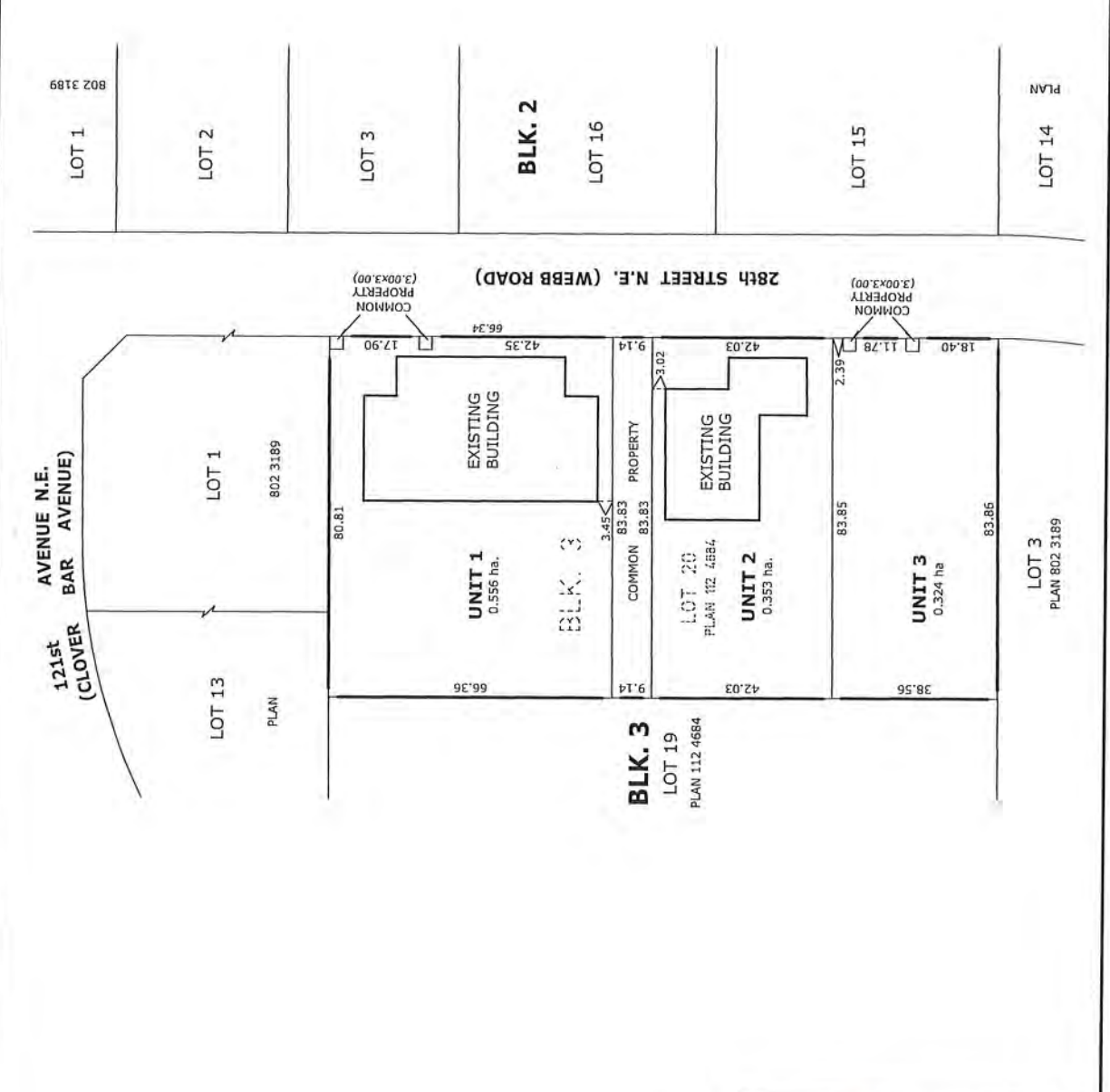
2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T: 780-464-5506 | F: 780-464-4450 | [hagensurveys.ca](http://hagensurveys.ca)  
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SURVEYOR'S STAMP



SHEET 1 OF 1 SHEET

CALCULATED BY:	DA	DRAWN BY:	DA
DATE:	December 2, 2024	REVISED:	-
DRAWING	241380T	FILE NO.	241380



LOT 1 802 3189  
 LOT 2  
 LOT 3  
 BLK. 2  
 LOT 16  
 LOT 15  
 LOT 14  
 PLAN  
 121st AVENUE N.E. (CLOVER BAR AVENUE)  
 LOT 13  
 LOT 1  
 802 3189  
 PLAN  
 UNIT 1  
 0.556 ha.  
 BLK. 3  
 COMMON  
 83.83  
 83.83  
 9.14  
 9.14  
 3.45  
 42.03  
 42.03  
 42.03  
 42.03  
 38.56  
 83.85  
 2.39  
 11.78  
 18.40  
 COMMON PROPERTY (3.00X3.00)  
 66.34  
 17.90  
 42.35  
 66.34  
 28th STREET N.E. (WEBB ROAD)  
 COMMON PROPERTY (3.00X3.00)  
 BLK. 3  
 LOT 19  
 PLAN 112 4684  
 UNIT 2  
 0.353 ha.  
 UNIT 3  
 0.324 ha  
 LOT 3  
 PLAN 802 3189



Subdivision Authority

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

January 23, 2025

File No. LDA24-0476

Hagen Surveys (1982) Ltd.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 7B, Plan 426 HW, located east of 89 Street NW and south of 78 Avenue NW; **KING EDWARD PARK**

---

**The Subdivision by Plan is APPROVED on January 23, 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](mailto: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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #543685628-001

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.

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 9.69 m west of the east property line of existing Lot C off of 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).
- There is an existing power pole that may interfere with access to the proposed Lot C2. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com or 780-412-3128).
- 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](http://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

SHOWING SUBDIVISION OF

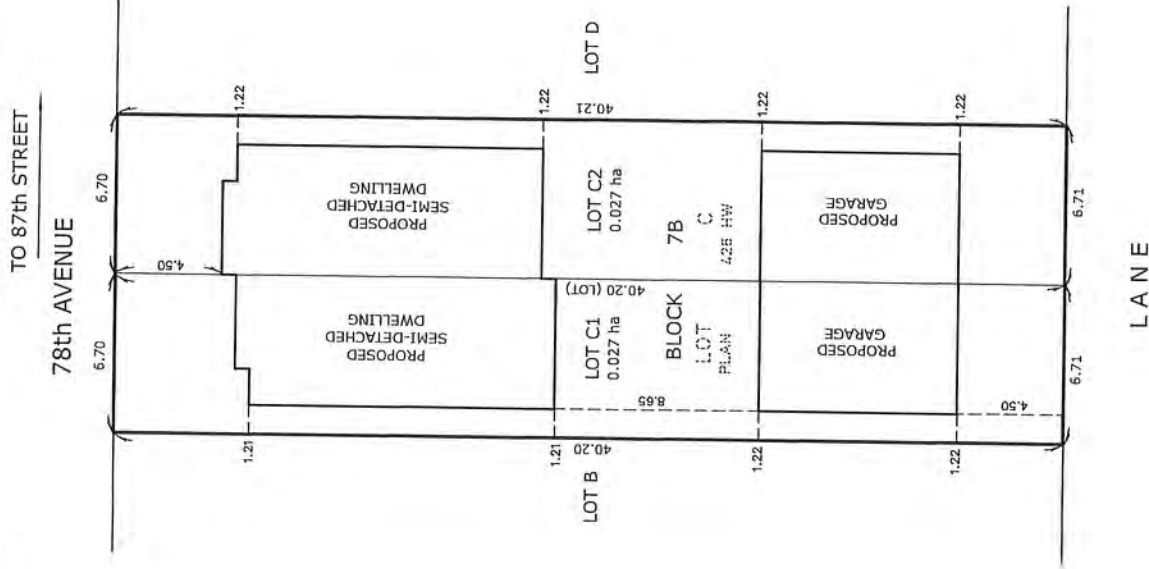
## LOT C, BLK.7B, PLAN 426 HW

IN THE

### TWP.52, RGE.24, W. 4M.

### EDMONTON, ALBERTA

SCALE 1:200 0 2024 R.W. SIMPSON, A.L.S.



#### NOTES:

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



## HAGEN SURVEYS

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CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	NOVEMBER 20, 2024	REVISED:	--
DRAWING	241361T	FILE NO.	241361



Subdivision Authority

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

January 23, 2025

File No. LDA24-0477

Hagen Surveys (1982) Ltd.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 3, Block 8, Plan 6192 HW, located north 96 Avenue NW and east of 163 Street NW; **GLENWOOD**

---

**The Subdivision by Plan is APPROVED on January 23, 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](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #543728364-001

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

- 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.
- The Glenwood neighbourhood is on the Neighbourhood Renewal Program. This specific site is tentatively scheduled for renewal in 2025. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on 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 6.13 m south of the north property line of existing Lot 3 off 163 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 3, BLK.8, PLAN 6192 HW**

IN THE

**E.1/2 SEC.34, TWP.52, RGE.25, W. 4M.**

**EDMONTON, ALBERTA**

SCALE 1:200 0 2024 R.W. SIMPSON, A.L.S.



### NOTES:

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

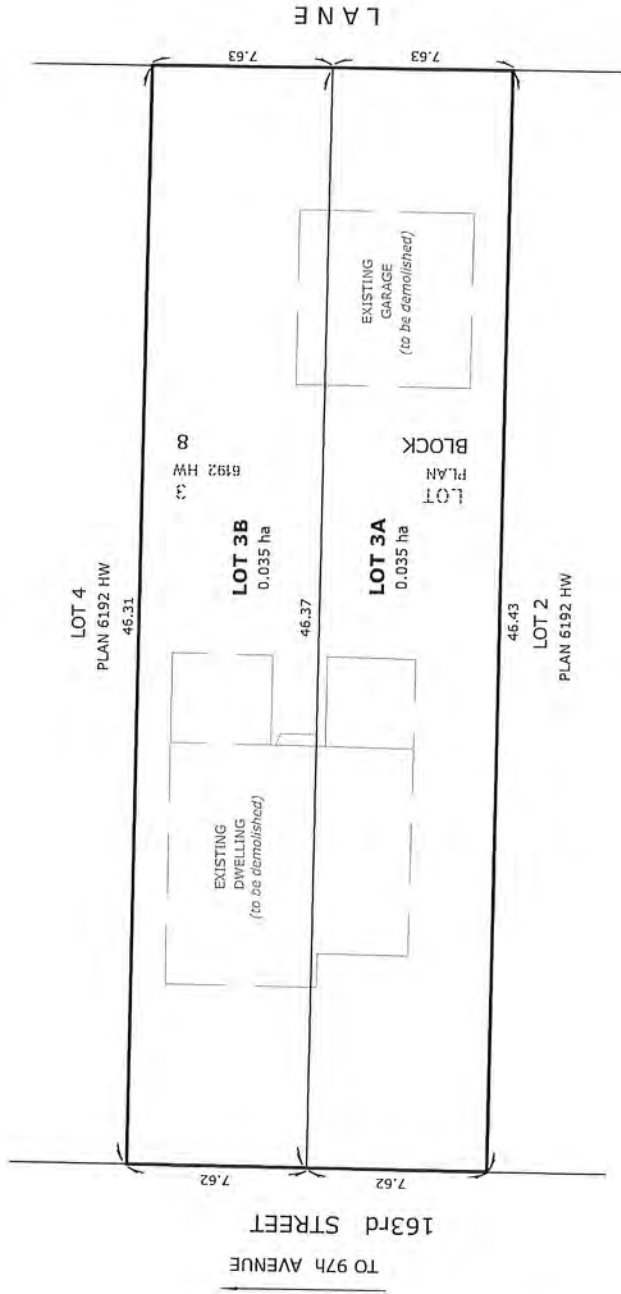


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CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	NOVEMBER 20, 2024	REVISED:	--
DRAWING	241333T	FILE NO.	241333





Subdivision Authority

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

January 23, 2025

File No. LDA24-0491

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 10, Block 49, Plan 1847 KS, located south of 128 Avenue NW and west of 130 Street NW; **ATHLONE**

---

**The Subdivision by Plan is APPROVED on January 23, 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 sewer services to the proposed north lot and separate water services to both the north and south lots; 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #546221665-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

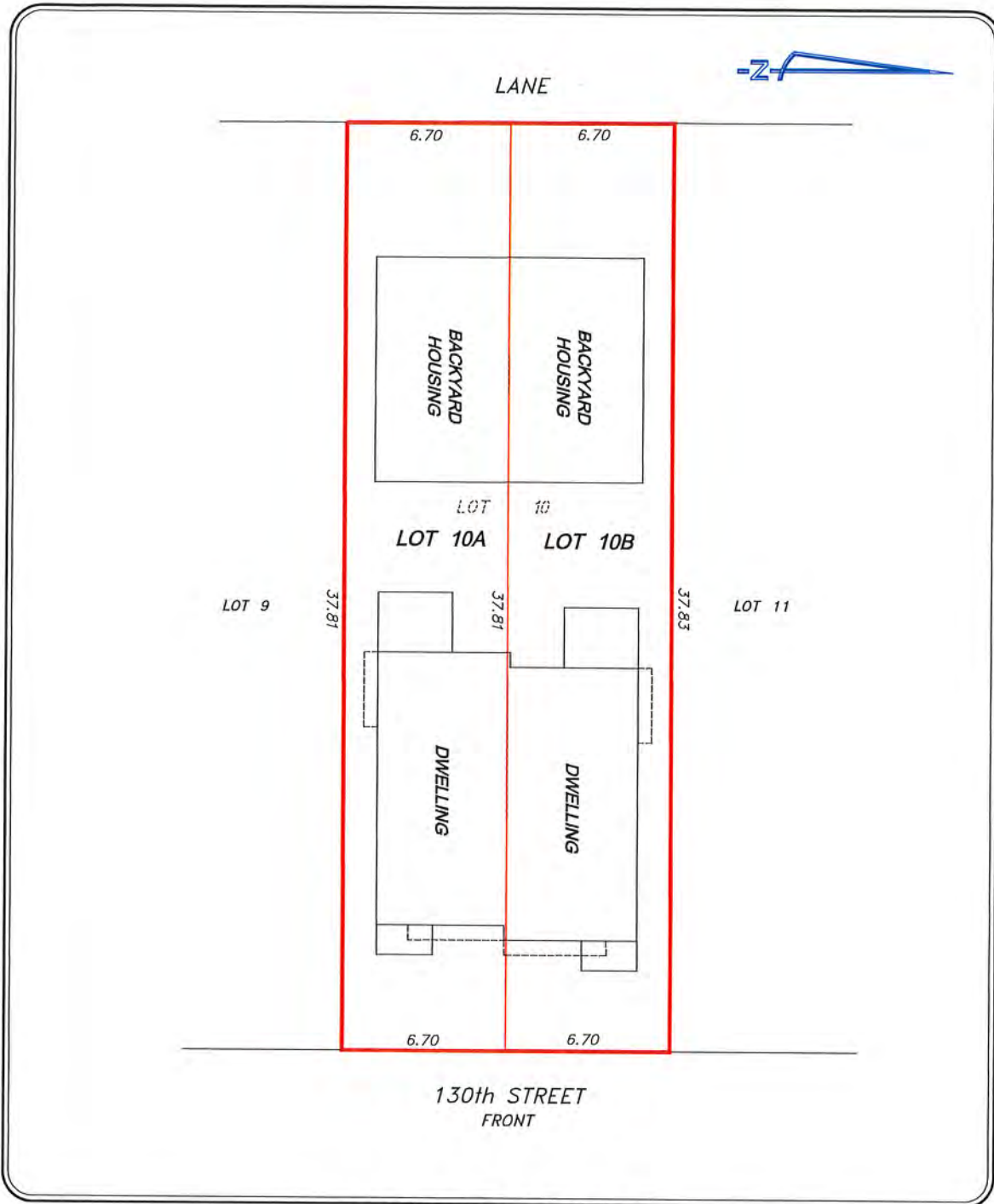
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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 3.7m north of the south property line of Lot 10 off the lane. Please note however that the existing water service is a Lead (Pb) service and cannot be utilized for the proposed development. The existing storm service enters the proposed subdivision approximately 50.7m south of EPCOR manhole #272513 and assumed to go straight in. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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](http://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

LOT: 10		BLOCK: 49	PLAN: 1847 KS
BUILDER/OWNER: ROYAL CANADA HOMES INC.		SUB.: ATHLONE	
ADDRESS: 12740-130 STREET NW		ZONING: RS	
CONTACT: info@albertageo.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.051 ha		
AREA IN PARCEL(S) BEING CREATED	0.051 ha		
NUMBER OF PARCEL CREATED	2		

**NOTES:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY  
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS  
 OR OMISSIONS REPRESENTED BY THIS PLAN.



**Alberta Geomatics Inc.**

6908 ROPER ROAD NW  
 EDMONTON ALBERTA T6B 3H9  
 email: abgeo@telus.net  
 or: info@albertageo.com  
 website: www.albertageo.com  
 PH: (780) 437-8033  
 FAX: (780) 437-8024





Subdivision Authority

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

January 23, 2025

File No. LDA24-0514

Hagen Surveys (1982) Ltd.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 30-31, Block 5, Plan 609 KS, located south of 119 Avenue NW and east of 47 Street NW; **BEACON HEIGHTS**

---

**The Subdivision by Plan is APPROVED on January 23, 2025, subject to the following conditions:**

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

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

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

Please be advised that 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #550771424-001

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](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley 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 47 Street NW. Upon redevelopment of proposed Lot Lot 30A OR Lot 30B, 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](http://www.edmonton.ca/permits).

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.56m south of the north property line of current Lot 30 off 47 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

**LOTS 30 & 31, BLK.5, PLAN 609 KS**

IN THE

**S.W.1/4 SEC.13, TWP.53, RGE.24, W. 4M.**

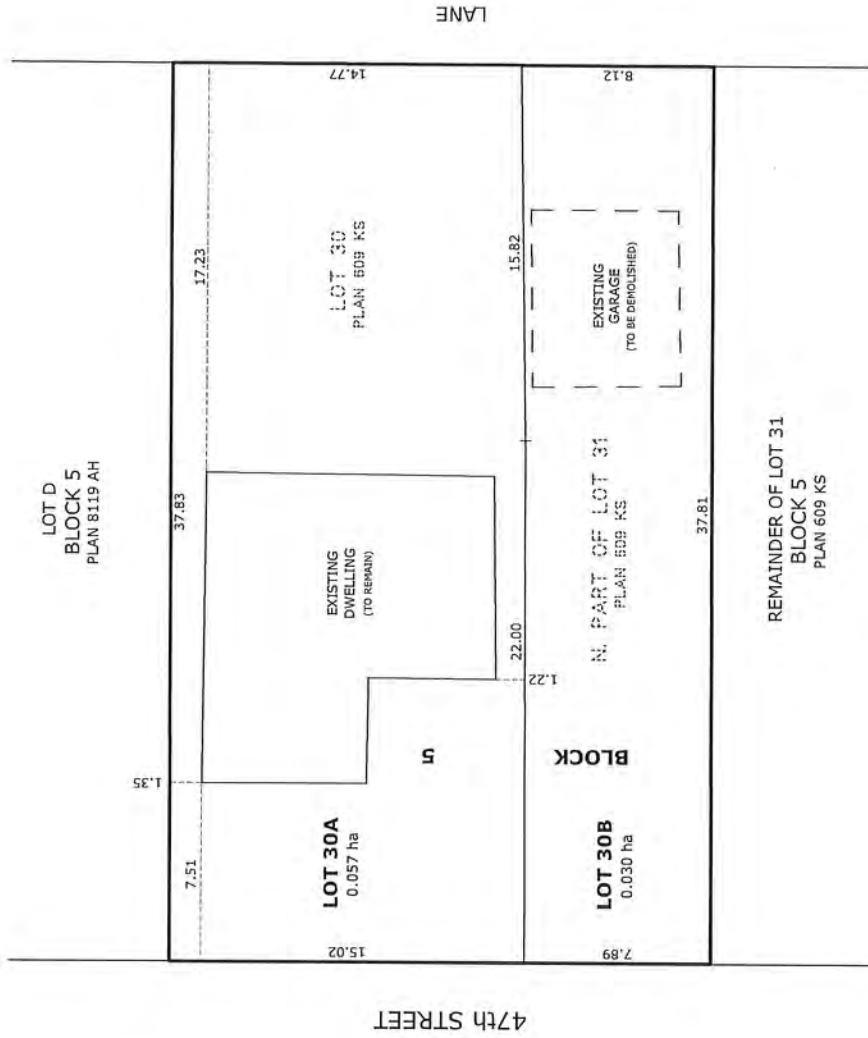
**EDMONTON, ALBERTA**

SCALE 1:200 0 5 10m

2024 R.W. SIMPSON, A.L.S.



TO 119th AVENUE



## NOTES:

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



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SURVEYOR'S STAMP



CALCULATED BY:	ETH	DRAWN BY:	ETH
DATE:	DEC. 16, 2024	REVISED:	--
DRAWING	241414T	FILE NO.	241414

Thursday, January 16, 2025  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 02

<b>PRESENT</b>		Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the January 16, 2025 meeting be adopted.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>		
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the January 9, 2025 meeting be adopted.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>		
1.	LDA24-0473 542395027-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 12, Block 5, Plan 3792 KS, located north of 90 Avenue NW and east of 138 Street NW; <b>PARKVIEW</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA24-0464 540154548-001	Tentative plan of subdivision to create one (1) multi-unit housing lot, from Lots 108 & 109, Block 10, Plan 2436 AB, located north of 119 Avenue NW and west of 76 Street NW; <b>EASTWOOD</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
2.	LDA24-0486 546113428-001	Tentative plan of subdivision to create separate titles for Lots 11 and 12, Block 8, Plan 1000 AJ, located south of 112 Avenue NW and east of 51 Street NW; <b>HIGHLANDS</b>	

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA24-0501 547130553-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 4, Block 22, Plan 865 HW, located north of 114 Avenue NW and east of 46 Street NW; <b>BEVERLY HEIGHTS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:05 a.m.		