

Thursday, April 9, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 14

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 9, 2020 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 2, 2020 meeting be adopted.	
3.	<b>OLD BUSINESS</b>	
4.	<b>NEW BUSINESS</b>	
1.	LDA19-0416 342210626-001	Tentative plan of subdivision to create 37 single detached residential lots from the SE 23-51-24-W4M, located south of 22 Avenue SW and west of 50 Street SW; <b>WALKER</b>
2.	LDA19-0490 344347661-001	Tentative plan of subdivision to create 56 single detached residential lots, one (1) Future Municipal Reserve (MR) lot and three (3) Environmental Reserve lots, from Lot 3, Block 1, Plan 022 7056, and Lot 6, Block 1, Plan 182 0084 located north of Cavanagh Common SW and east of 111 Street SW; <b>CAVANAGH</b>
3.	LDA19-0544 347282732-001	Tentative plan of subdivision to create one (1) additional industrial lot from the NE 8-53-25-W4M, located south of 118A Avenue and east of Anthony Henday Drive; <b>WHITE INDUSTRIAL</b>
4.	LDA19-0585 342514466-002	Tentative plan of subdivision to create two (2) multi-unit housing lots from the NE 25-52-26-W4M and the SE 36-52-26 W4M, located west of Winterburn Road NW and south of 92 Avenue NW; <b>ROSENTHAL</b>
5.	LDA14-0495 157733737-001	REVISION of conditionally approved tentative plan of subdivision to create 52 single detached residential lots, 60 semi-detached lots, four (4) row housing lots, one (1) commercial lot and one (1) Municipal Reserve (MR) lot from the SE 13-53-26-W4M, located west of Winterburn Road and north of Yellowhead Trail; <b>KINGLET GARDENS</b>
6.	LDA18-0496 288109456-001	REVISION of conditionally approved tentative plan of subdivision to create 80 single detached residential lots, 31 row housing lots, one (1) Multi-unit Housing lot (MHL), one (1) other lot, two (2) Municipal Reserve lots, and three (3) Environmental Reserve lots, from Lot 4, Block 1, Plan 202 0206 located south of Glenridding Ravine Road SW and east of 156 Street SW; <b>GLENRIDDING RAVINE</b>

7.	LDA19-0489 343758691-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 14, Plan 1909 HW, located north of 97 Avenue NW and east of 160 Street NW; <b>GLENWOOD</b>
8.	LDA20-0073 355725306-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 19, Plan 3067 HW, located north of 103 Avenue NW and west of 160 Street NW; <b>BRITANNIA YOUNGSTOWN</b>
9.	LDA20-0081 356386180-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 23 and 24, Block 7, Plan 1345 AJ, located north of 90 Avenue NW and east of 92 Street NW; <b>BONNIE DOON</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

April 9, 2020

File No. LDA19-0416

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 37 single detached residential lots from the SE 23-51-24-W4M, located south of 22 Avenue SW and west of 50 Street SW; **WALKER**

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**I The Subdivision by Plan is APPROVED on April 9, 2020, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$115,645.00 representing 0.208 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the approved subdivision LDA18-0002 be registered prior to or concurrent with this application, to provide the emergency access roadway connection;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto or flanking 50 Street, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I(2) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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 constructs 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. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs 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 Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct a 1 m 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 or flanking 50 Street, 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.

MR for the SE 23-51-24-4 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0553. This application will adjust that DRC. Credit was not given for the previous dedication of PUL and MR. The adjusted DRC is being provided as money-in-lieu in the amount of \$115,645.00.

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.







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

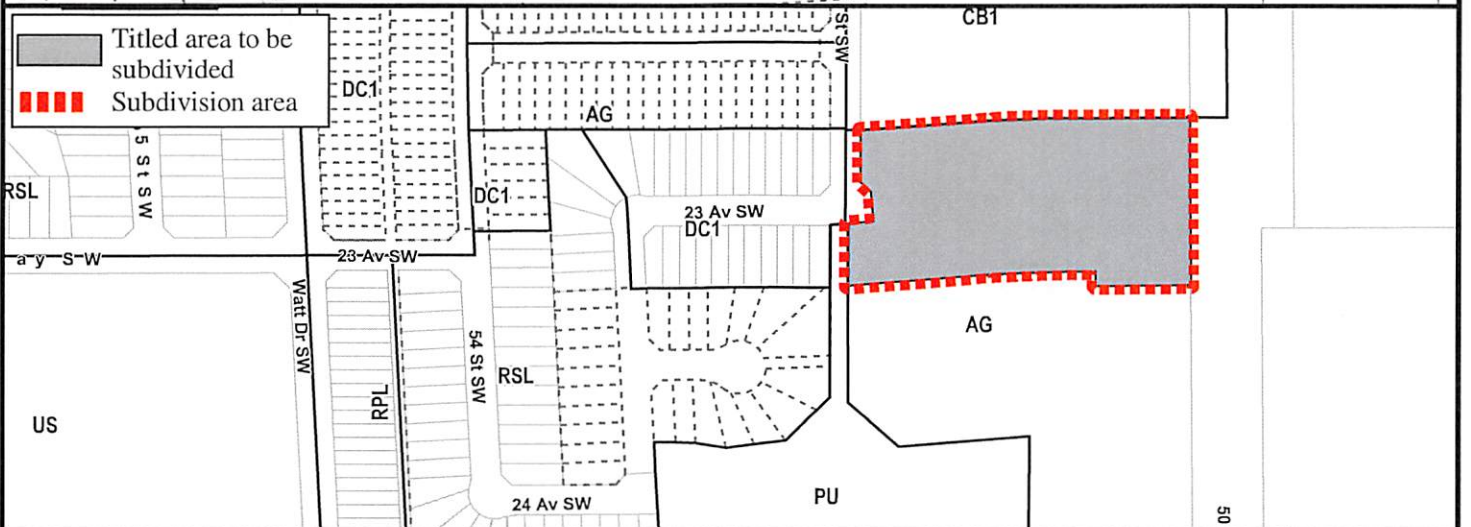
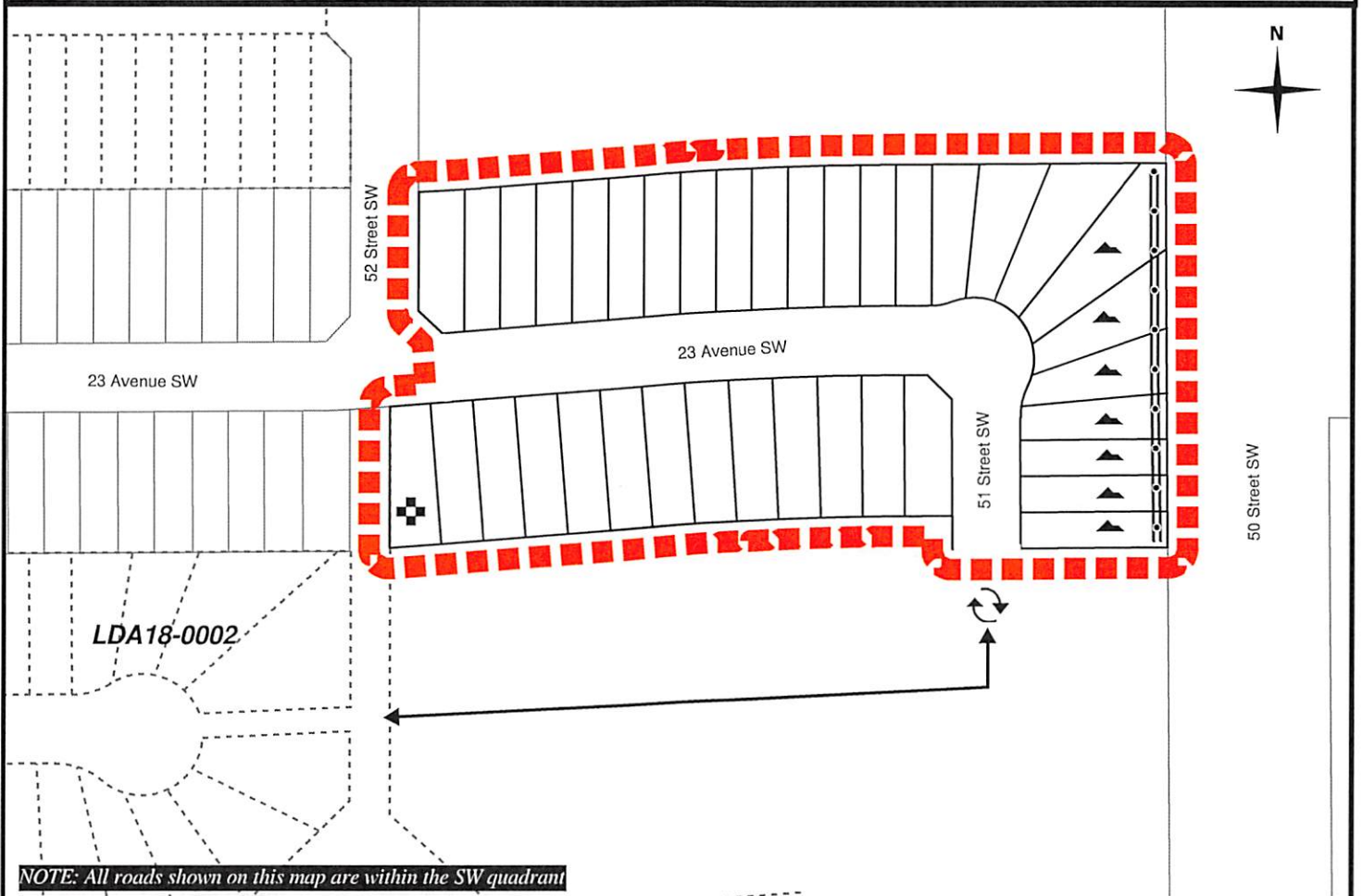
Regards,

Blair McDowell  
Subdivision Authority

BM/cw/Posse #342210626-001

Enclosure(s)

-  Limit of proposed subdivision
-  Temporary 12 m radius turnaround
-  Temporary 4 m emergency access
-  Restrictive covenant re: Berm and Fence
-  Restrictive covenant re: Disturbed Soil
-  Berm and noise attenuation fence





Subdivision Authority

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

April 9, 2020

File No. LDA19-0490

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 56 single detached residential lots, one (1) Future Municipal Reserve (MR) lot and three (3) Environmental Reserve lots, from Lot 3, Block 1, Plan 022 7056, and Lot 6, Block 1, Plan 182 0084 located north of Cavanagh Common SW and east of 111 Street SW; **CAVANAGH**

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**I The Subdivision by Plan is APPROVED on April 9, 2020, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as 0.07 ha, 0.30 ha and 0.37 ha lots pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the lot identified be withheld from registration until the temporary shared use path is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-0413) and CT & Associates Engineering Inc. slope stability evaluation report (File No. 02-0413), as shown on the "Conditions of Approval" map, Enclosure I; and

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

**II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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 enter into a cost sharing agreement with other developers within the Heritage Valley neighbourhoods to pay its pro rata share of the costs of the construction of two lanes of Ellerslie Road SW to an arterial standard from the ECO Station access to east of 141 street SW 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 II;
8. that the owner constructs a 3 m hard surface shared use path with bollards, within the Future MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with lighting 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 constructs a 3 m concrete emergency access to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pays for the installation of "no parking" signage on the collector and local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, should it be deemed necessary through the review of



engineering drawings and the submission of a swept path path analysis, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the Reserve lots, road right of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to ER dedication the existing DRC 182 226 904 for Lot 3, Block 1, Plan 022 7056 will be reduced accordingly, with the balance to carry forward on the remainder of the title. This DRC will also be used to dedicate ER on Lot 6, Block 1, Plan 182 0084. The remainder of DRC 182 226 904 will be used to acquire a portion of the Future MR Lot. The remainder shall be purchased or perhaps acquired by means of DRC transfer from another titled area.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #344347661-001

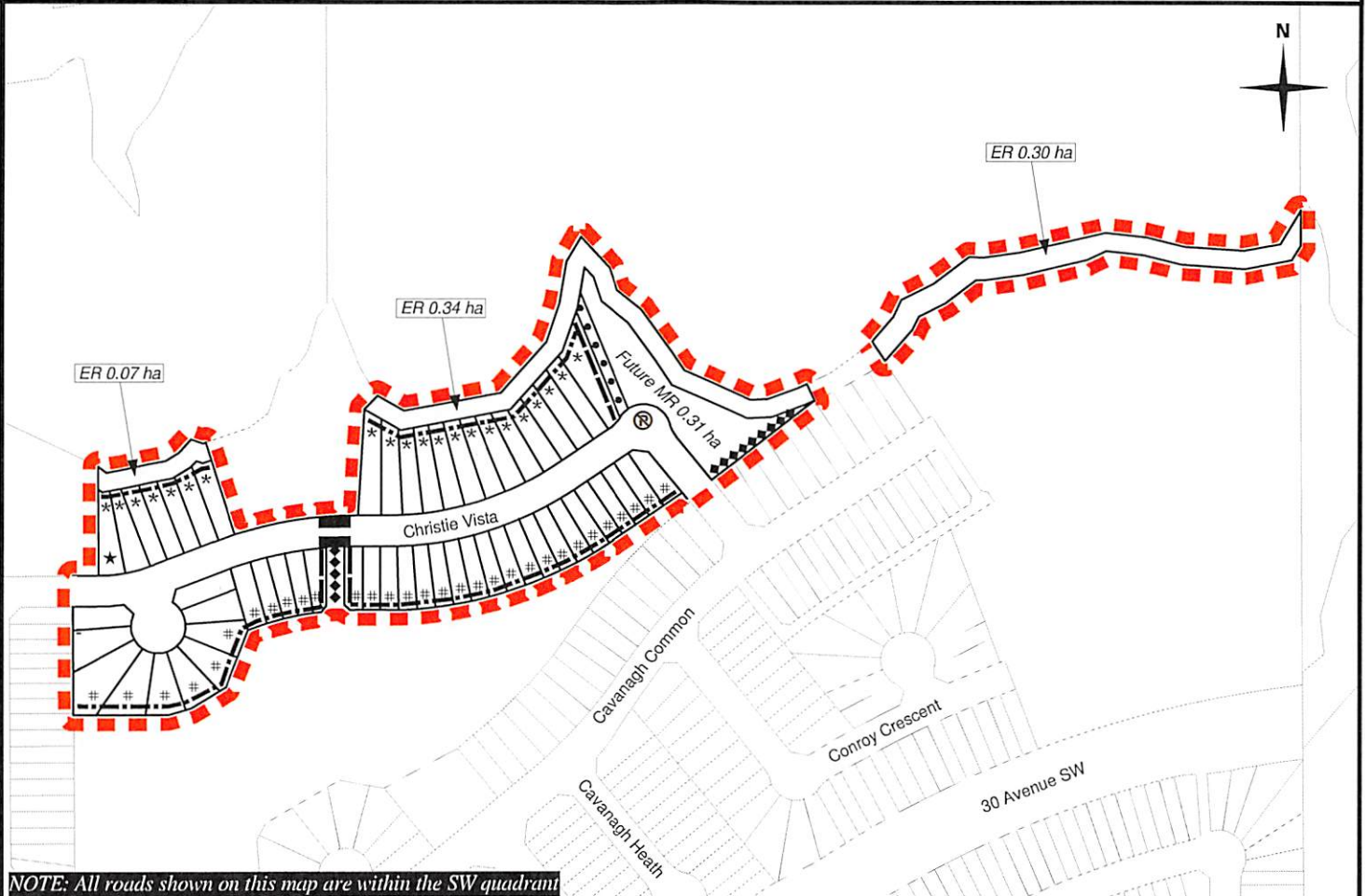
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

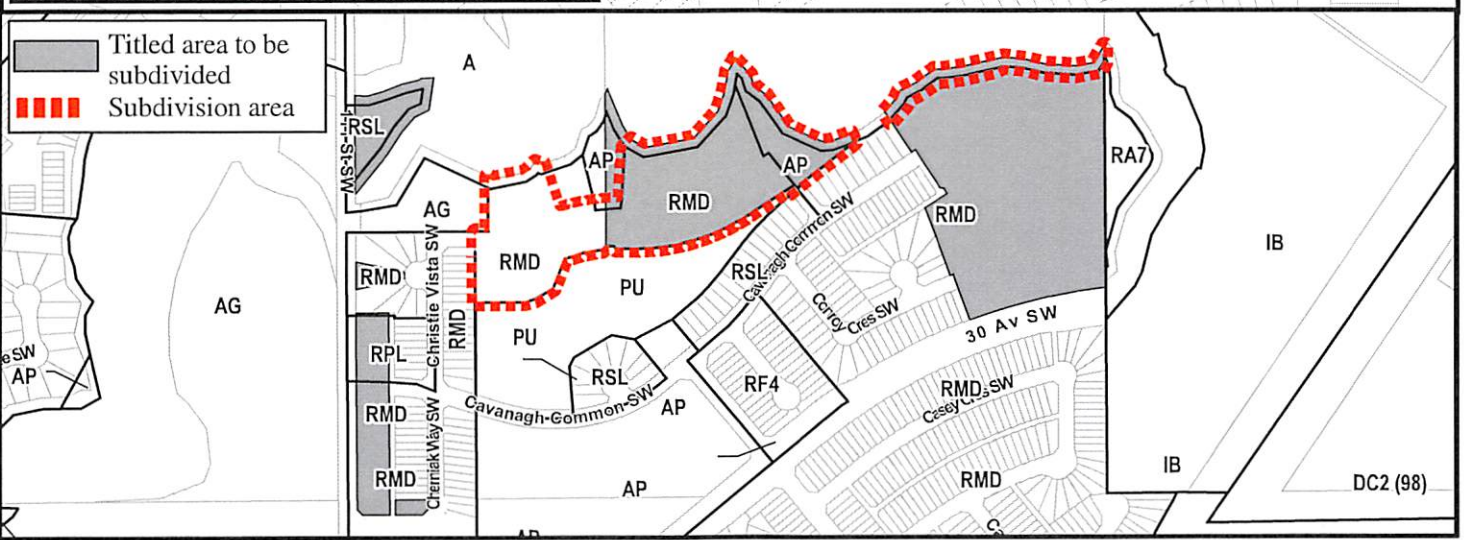
April 9, 2020

LDA 19-0490

- |   |                                  |   |                                      |
|---|----------------------------------|---|--------------------------------------|
|  | Limit of proposed subdivision    |  | Zebra marked crosswalk               |
|  | Withhold lot from registration   |  | 3 m concrete sidewalk                |
|  | No parking signage               |  | Restrictive covenant re: Top of Bank |
|   | 1.2 m fence                      |  | Restrictive covenant re: Freeboard   |
|  | 3 m hard surface shared use path |   |                                      |
|   | 1.8 m fence                      |   |                                      |

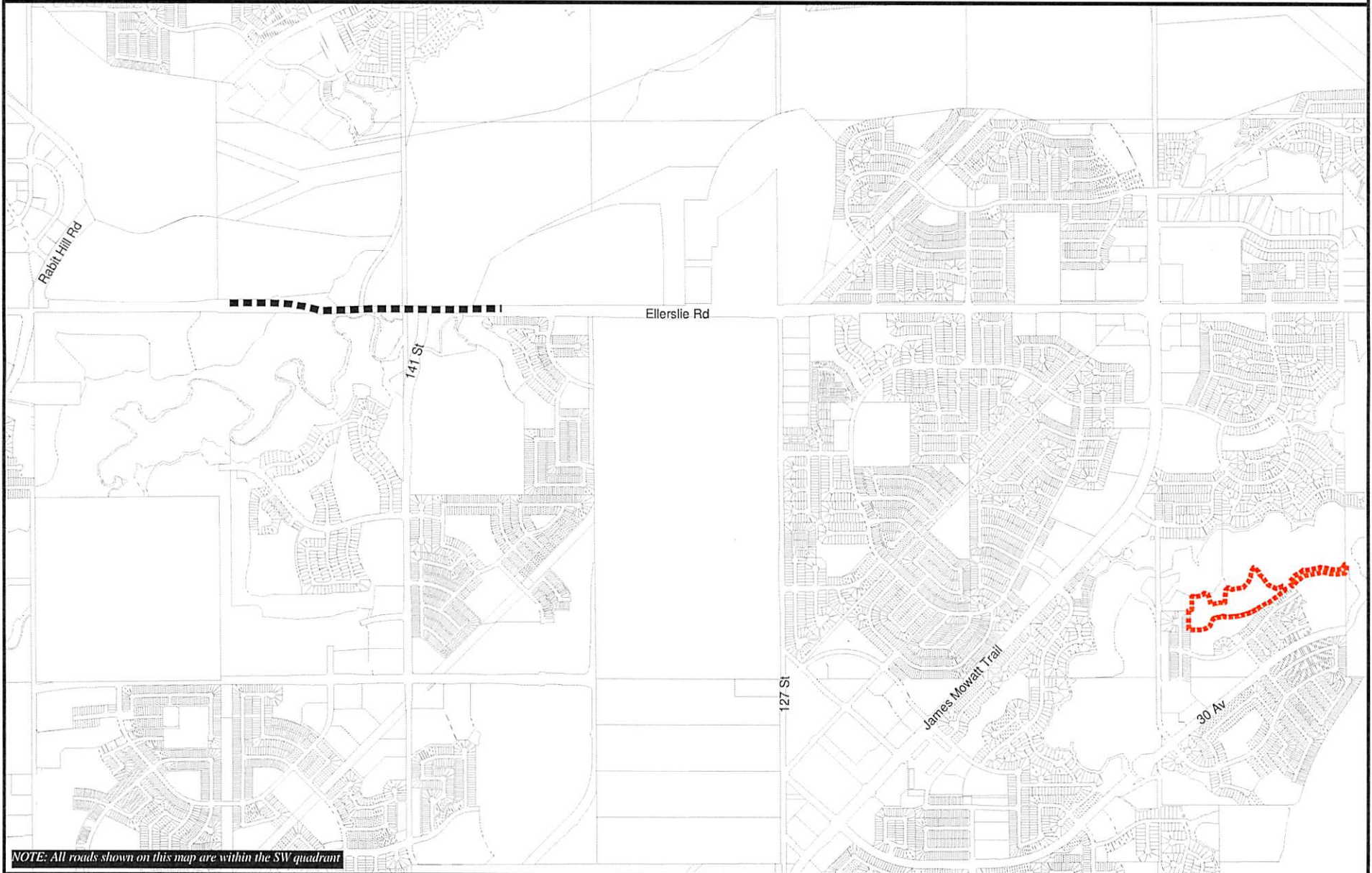


NOTE: All roads shown on this map are within the SW quadrant



■■■■ Limit of proposed subdivision

--- Enter a cost share agreement to construct two lanes to an arterial roadway standard



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



Subdivision Authority

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

April 9, 2020

File No. LDA19-0544

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

ATTENTION: Evan Thompson

RE: Tentative plan of subdivision to create one (1) additional industrial lot from the NE 8-53-25-W4M, located south of 118A Avenue and east of Anthony Henday Drive; **WHITE INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on April 9, 2020, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$501,343.30 representing 0.58 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; 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 (2) shall contain, among other things, the following conditions:**

1. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
2. that the owner pay the Drainage Assessments applicable to this subdivision;
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 constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;

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

MR for NE 8-53-25-W4M in the amount of \$501,343.30, representing 0.58 ha, is being provided by money in place with this subdivision.

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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #347282732-001

Enclosure(s)



118A AVENUE

EXISTING APPROACH

EXISTING APPROACH

R/W PLAN 6615 MC

ROAD PLAN 5178 TR

PLAN 367 MC

107.69

116.34

BUILDING

BUILDING

Existing buildings to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

BUILDING

BUILDING

BUILDING

LOT 1 BLOCK 1 (2.77 ha.) (6.84 acre)

LOT 2 BLOCK 1 (3.03 ha.) (7.48 acre)

259.92

214.74

LOT 1 BLOCK 1 PLAN 022 7465

N.W. 1/4 SEC. 8 - TWP. 53 - RGE. 25 - W. 4th MER.

N.E. 1/4 SEC. 8 - TWP. 53 - RGE. 25 - W. 4th MER.

301.76

125.65

116.38

RAILWAY PLAN 6267R  
CANADIAN NATIONAL RAILWAY

LOT 9 BLOCK 2 PLAN 094 0261

### TOLAINI INVESTMENTS

#### 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 IM.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. . . . . AND CONTAINS: 5.80 ha.



KEY PLAN  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	NOV. 07, 2019	ORIGINAL PLAN COMPLETED	AN

#### REVISIONS

## WHITE INDUSTRIAL

TENTATIVE PLAN SHOWING PROPOSED  
SUBDIVISION

OF

N.E. 1/4 SEC. 8 - TWP. 53 - RGE. 25 - W. 4th MER.  
WITHIN THE

N.E. 1/4 SEC. 8 - TWP. 53 - RGE. 25 - W. 4th MER.

## EDMONTON - ALBERTA

EVAN J. THOMPSON, A.L.S. 2019

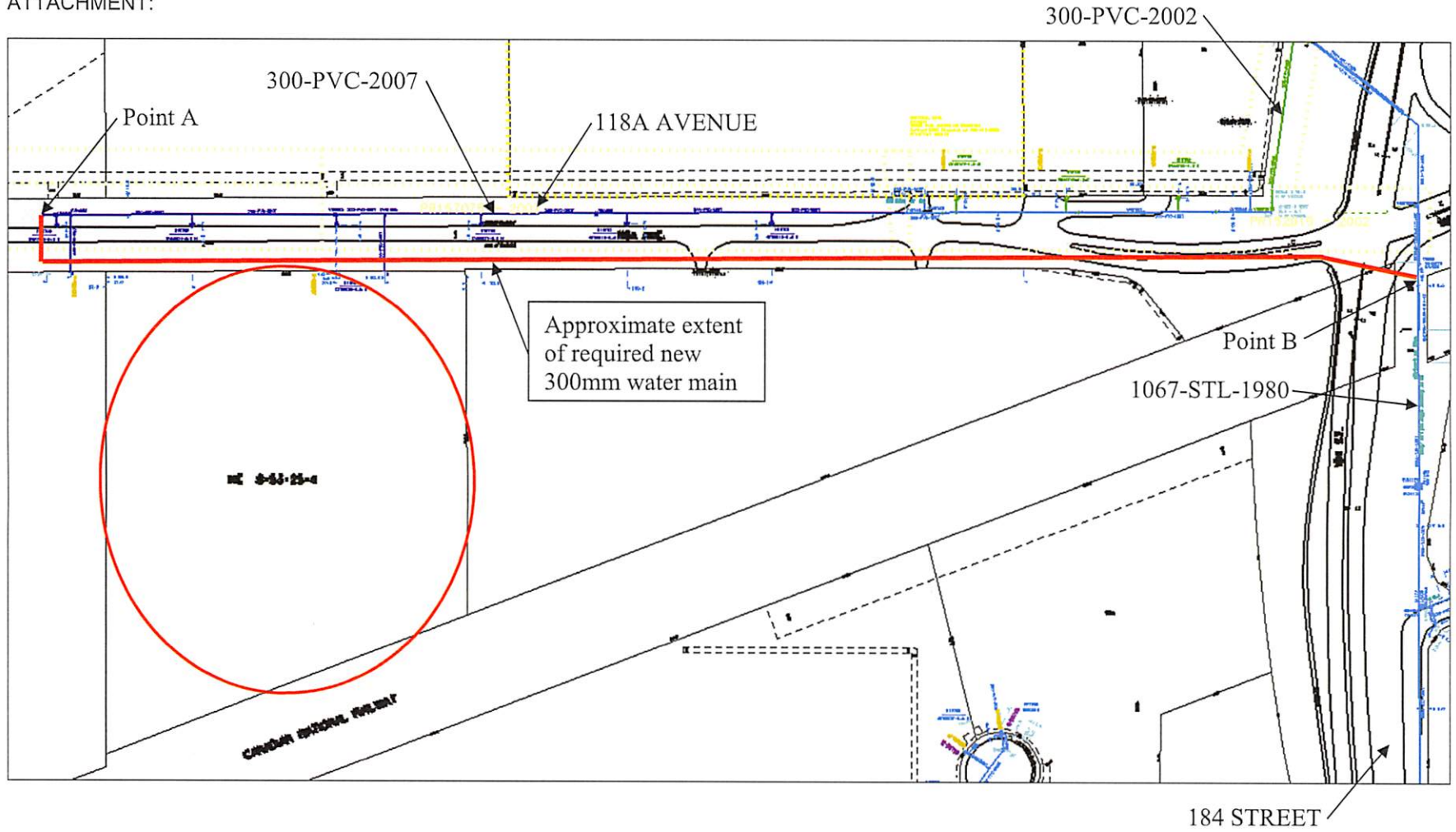
SCALE: 1:1500

Pals Geomatics  
 Phone: (780) 455-3177 Fax: (780) 451-2047  
 Email: edmonton@palsgeomatics.com  
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	11900454T	DRAFTED BY:	AN	CHECKED BY:	TP
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LDA19-0544  
Enclosure I

ATTACHMENT:



LDA19-0544  
Enclosure II



Subdivision Authority

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

April 9, 2020

File No. LDA19-0585

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create two (2) multi-unit housing lots from the NE 25-52-26-W4M and the SE 36-52-26 W4M, located west of Winterburn Road NW and south of 92 Avenue NW; **ROSENTHAL**

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**I The Subdivision by Plan is APPROVED on April 9, 2020, 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 Charter Bylaw 19298 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 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 constructs major drainage infrastructure, sanitary and storm extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. That the owner construct 91A Avenue NW to operate as a right-in/right-out at Rosenthal Way NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct collector roadway Rosenthal Way NW to an approved Complete Streets Design and Construction Standards cross section, including a 3.6 m mono-walk, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner remove the existing 1.5 m concrete sidewalk, south of the curb ramp on the west side of Rosenthal Way NW, and reconstruct a 3.6 m mono-walk to match the sidewalk connectivity to the south, 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 rights 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 the SE 36-52-26-4 was previously addressed with LDA18-0451. MR for the NE 25-52-26-4 was previously addressed by Deferred Reserve Caveat (DRC) with LDA11-0026, and the DRC is being used for assembly of the District Park with LDA19-0256.

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.

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

Regards,







Blair McDowell  
Subdivision Authority

BM/jv/Posse #342514466-002  
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

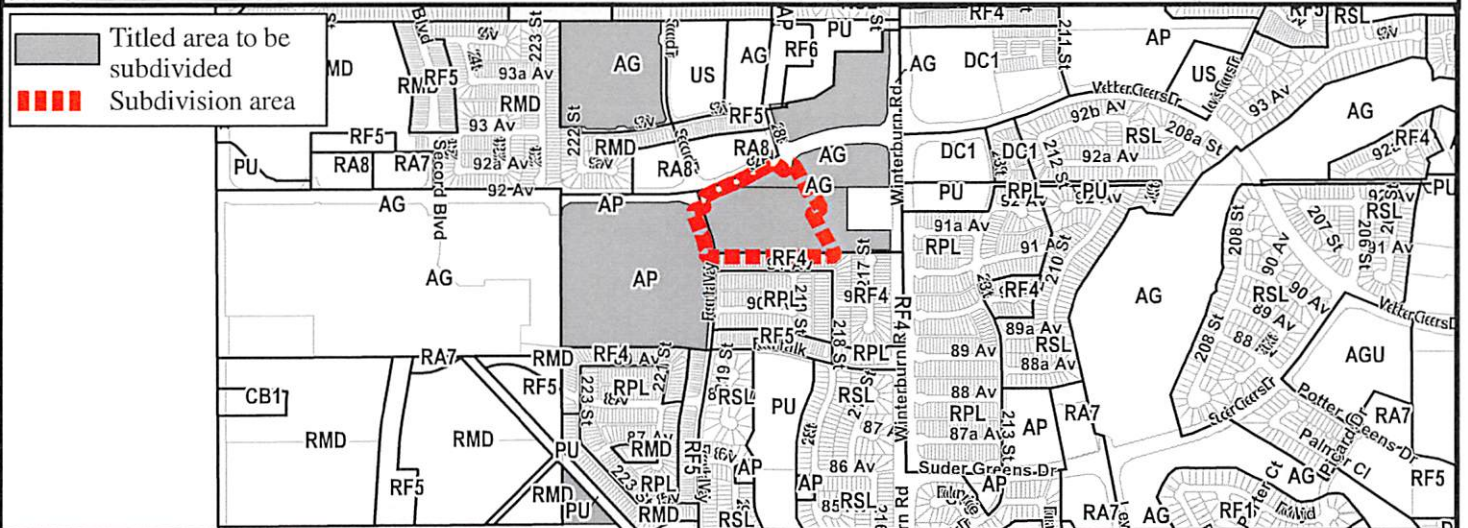
April 09, 2020

LDA 19-0585

-  Limit of proposed subdivision
-  3.6 m mono-walk
-  Remove 1.5 m sidewalk and reconstruct 3.6 m mono-walk
-  Complete streets cross section
-  Major drainage infrastructure
-  Right-in/right-out access



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





Subdivision Authority

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

April 9, 2020

File No. LDA14-0495

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

ATTENTION: Victoria Pham

RE: REVISION of conditionally approved tentative plan of subdivision to create 52 single detached residential lots, 60 semi-detached lots, four (4) row housing lots, one (1) commercial lot and one (1) Municipal Reserve (MR) lot from the SE 13-53-26-W4M, located west of Winterburn Road and north of Yellowhead Trail; **KINGLET GARDENS**

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The application was originally approved on January 31, 2019. This revision proposes four (4) additional single detached lots along Goldfinch way.

**I The Subdivision by Plan is APPROVED on April 9, 2020, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.83 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 2.76 ha by a Deferred Reserve Caveat (DRC) registered proportionately against the proposed and the remnant lots pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the lots identified be withheld from registration until the temporary emergency access is no longer required, as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of Winterburn Road NW to conform to an approved Concept Plan or Preliminary Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

7. that subject to Condition I(6) above, the owner clear and level Winterburn Road NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
8. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Winterburn Road NW, 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 (3) 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 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 constructs 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);
8. that the owner constructs the additional two (2) lanes of Winterburn Road NW to an arterial roadway standard including shared use path, concrete sidewalk, lighting, any transitional improvements, intersection improvements, turn bays, and any modifications required on the Yellowhead Trail interchange laning configuration and/or pavement markings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II. Approval of preliminary plans for Winterburn Road (215 Street) NW is required prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision Planning and Development Engineering and Drawing Review;
9. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the

City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

10. that the owner construct Kinglet Boulevard NW to an approved cross-section, to the satisfaction of Subdivision and Development Coordination;
11. that the owner constructs an all-directional access to Kinglet Boulevard NW from the commercial site to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner installs mini-barriers with signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 3 m hard surface shared use path with lighting, within Kinglet Boulevard NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m hard surface shared use path with curb ramps, within Winterburn Road (215 Street) NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner constructs a 1.5 m concrete sidewalk to the bus stop, within Winterburn Road (215 Street) NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a 1.5 m hard surface path with lighting, and bollards, within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the SWMF, to the satisfaction of Subdivision and Development Coordination;
18. that the owner designs the ultimate Storm Water Management Facility (SWMF) and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
19. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream permanent sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
20. that the owner constructs offsite sanitary and storm sewers, to connect the subdivision to the existing system, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

21. that a Construction Completion Certificate (CCC) for sanitary and storm sewers will not be issued until such time as the downstream permanent sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
22. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
23. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
24. that the owner construct a 1 m 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 Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
25. that the owner construct all fences wholly on privately-owned lands and the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
26. that the owner is responsible for the landscape design and construction within the Reserve lot and road rights of way 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 the SE 13-53-26-W4M, in the amount of 0.83 ha, is being provided by dedication with this subdivision. The remaining 2.76 ha shall be registered as a DRC on the parent parcel.

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

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

Regards,

Blair McDowell  
Subdivision Authority
















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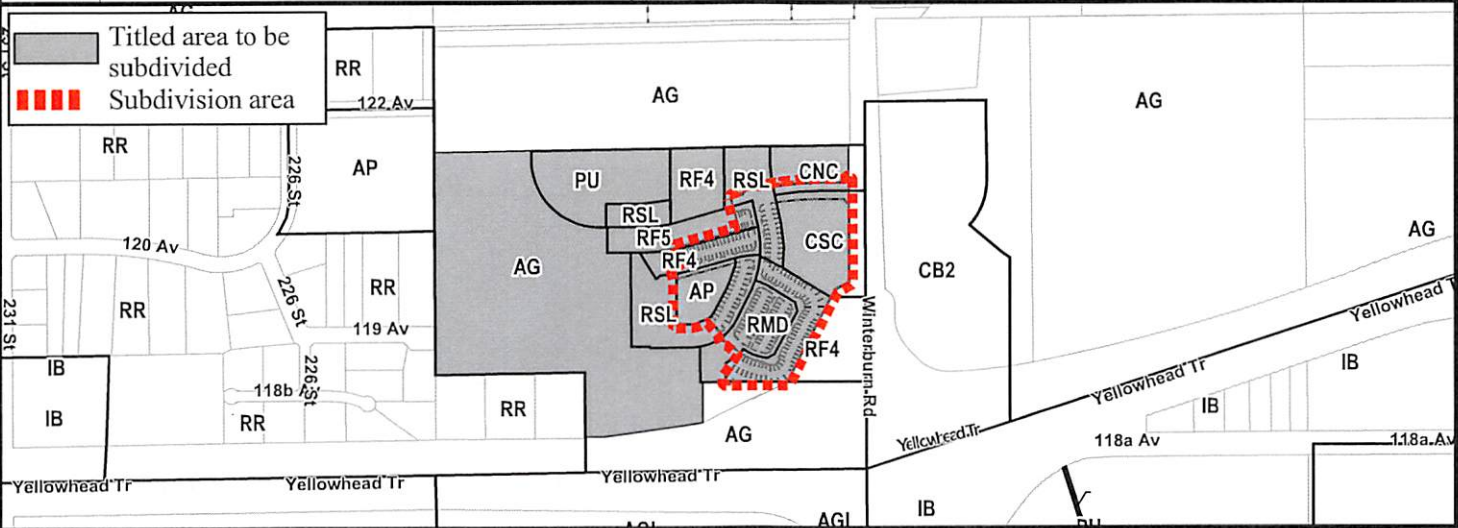
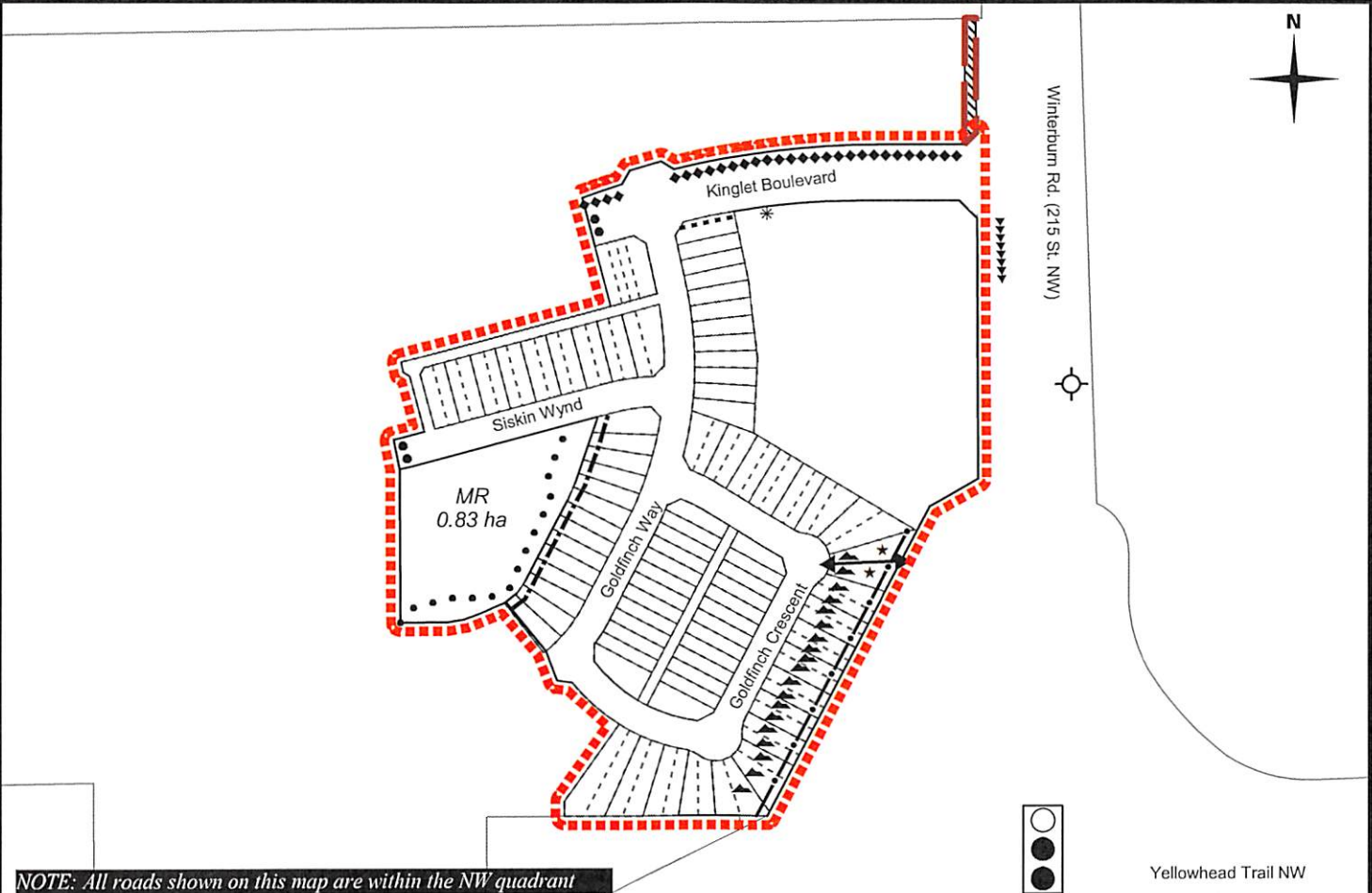
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 9, 2020

LDA14-0495

- |   |                               |   |                                 |  |  |
|---|-------------------------------|---|---------------------------------|--|--|
|   | Limit of proposed subdivision |  | Withhold lots from registration |  | Dedicate as road right of way                  |
|   | Amend subdivision boundary    |  | 1.5 m concrete sidewalk         |  | 1.8 m uniform screen fence as per zoning bylaw |
|  | All directional access        |  | 1.5 m Hard Surface Path         |  | Berm and noise attenuation fence               |
|   | Traffic signal                |  | 1.2 m uniform fence             |   | Restrictive covenant re: berm and fence        |
|  | Mini Barriers                 |  |                                 |  | Abandoned well site                            |
|   | Temporary 4m emergency access |   |                                 |  |  |

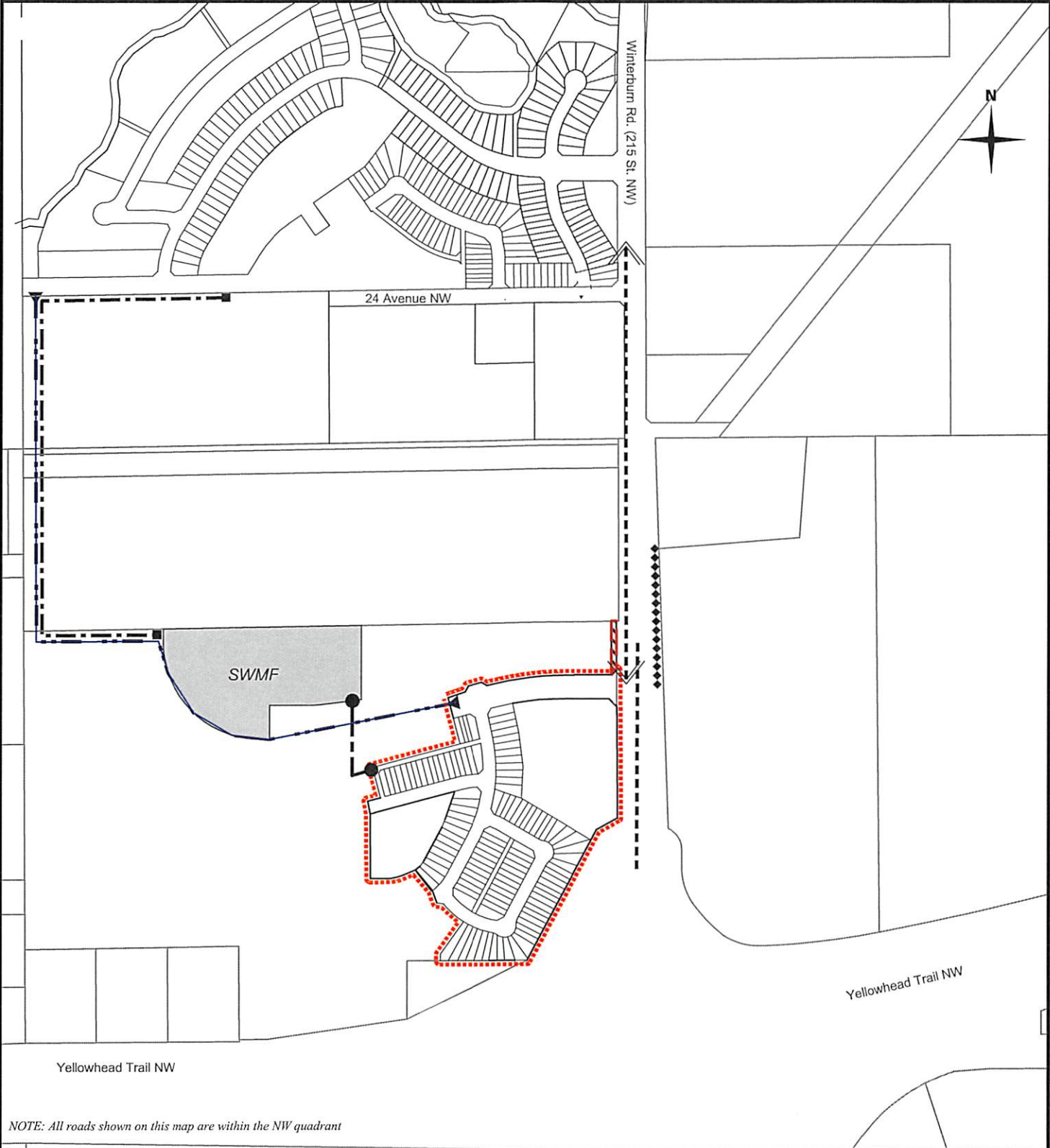


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 9, 2020

LDA14-0495

- Sanitary\_sewer\_extension
- Watermain extension
- Storm\_sewer\_extension
- 3 m hard surface shared use path
- Construct first two lanes to an arterial roadway standard
- Limit of proposed subdivision
- Major drainage infrastructure



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





Subdivision Authority

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

April 9, 2020

File No. LDA18-0496

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 80 single detached residential lots, 31 row housing lots, one (1) Multi-unit Housing lot (MHL), one (1) other lot, two (2) Municipal Reserve lots, and three (3) Environmental Reserve lots, from Lot 4, Block 1, Plan 202 0206 located south of Glenridding Ravine Road SW and east of 156 Street SW;  
**GLENRIDDING RAVINE**

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The application was originally approved on December 19, 2019. This revision proposes two (2) additional single detached lots for a total of 80.

**I The Subdivision by Plan is APPROVED on April 9, 2020, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as 0.30 hectare (ha), 0.71 ha and 3.83 ha lots pursuant to Section 664(1.1)(a) and (c) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.30 ha and 1.64 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 enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the lot identified be withheld from registration until the temporary shared use path connection is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the subdivision boundary be amended to include the dedication of 28 Avenue SW to 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 I;
8. that subject to Condition I(7) above, the owner clear and level 28 Avenue SW as required for road right of way dedication, with the exception of the portion through Environmental Reserve, to the satisfaction of Subdivision and Development Coordination;
9. That the owner dedicate additional road right of way with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the J.R. Paine & Associates Ltd. geotechnical report (File No. 2412-424), as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a temporary public access easement, 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 (3) 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 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 the alley to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner constructs the first two (2) lanes of 28 Avenue SW to an arterial roadway standard including channelization, accesses, intersections, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosure II;
9. that the owner enter into a cost sharing agreement with other developers within the Windermere neighbourhoods to pay its pro rata share of the costs of the construction of two lanes of Ellerslie Road SW to an arterial standard from the ECO Station access to east of 141 street SW 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 II;
10. that the owner constructs Glenridding Ravine Drive SW to an approved Complete Streets design and cross-section, including a 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The construction of Glenridding Ravine Drive SW in Phase 2 must tie into the development to the west to complete the collector roadway;
11. that the owner constructs a temporary 6 m gravel surface roadway connection, with Phases 1 and 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, with Phase 1, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, 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);
13. that the owner constructs a 3 m hard surface shared use path within 28 Avenue SW right-of-way from Glenridding Ravine Drive SW to the west side of Whitemud Creek with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m shared use path within the 28 Avenue SW road right of way, from the west side of Whitemud Creek to the walkway east of 156 Street SW with Phase 2. The shared use path must be designed to accommodate the maintenance and operational needs of the City of Edmonton and EPCOR Water Services Inc., to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the time of signing the Phase 2 Servicing Agreement, flexibility will be provided to support the timing of construction to coincide with the bridge construction;

15. that the owner constructs a 3 m hard surface shared use path, with bollards within both MR lots, and with lighting within the 1.64 ha MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a 3 m asphalt shared use path with "Shared Use" signage within the Top of Bank walkway, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A temporary 3 m shared use path connection must be constructed between the Top of Bank walkway through the withheld residential lot to 158 Street SW, with Phase 2;
17. that the owner constructs a 3 m concrete emergency access with lighting and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A Swept Path Analysis for emergency vehicles must be included in the submission of engineering drawings;
18. that the owner pays for the installation of "no parking" signage on the collector for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services;
19. that the owner constructs underground utilities including storm sewer main extensions, with Phases 1 and 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner constructs offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
21. that the engineering drawings include grading plans for 28 Avenue SW, east of Glenridding Ravine Drive SW, to the satisfaction of Subdivision and Development Coordination;
22. that the engineering drawings include grading plans for the 1.64 ha MR lot, to the satisfaction of Subdivision and Development Coordination;
23. that the owner provides full site servicing for the 1.64 ha MR lot including 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
24. that the engineering drawings include identification of the abandoned well site, demonstrating that a 4 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs;
25. that the owner constructs a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
26. that the owner constructs all fences wholly on privately-owned land and the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

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

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

ER for the Lot 4, Block 1, Plan 202 0206 in the amount of 0.30 ha, 0.71 ha and 3.83 ha lots is being provided by dedication with this subdivision.

MR for Lot 4, Block 1, Plan 202 0206 in the amount of 0.30 ha and 1.64 ha lots is being provided by dedication with this subdivision. Subsequent to MR, ER and arterial road dedication the existing Deferred Reserve Caveat (DRC) for the Lot 4, Block 1, Plan 202 0206 will be reduced accordingly, with the balance to 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.























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

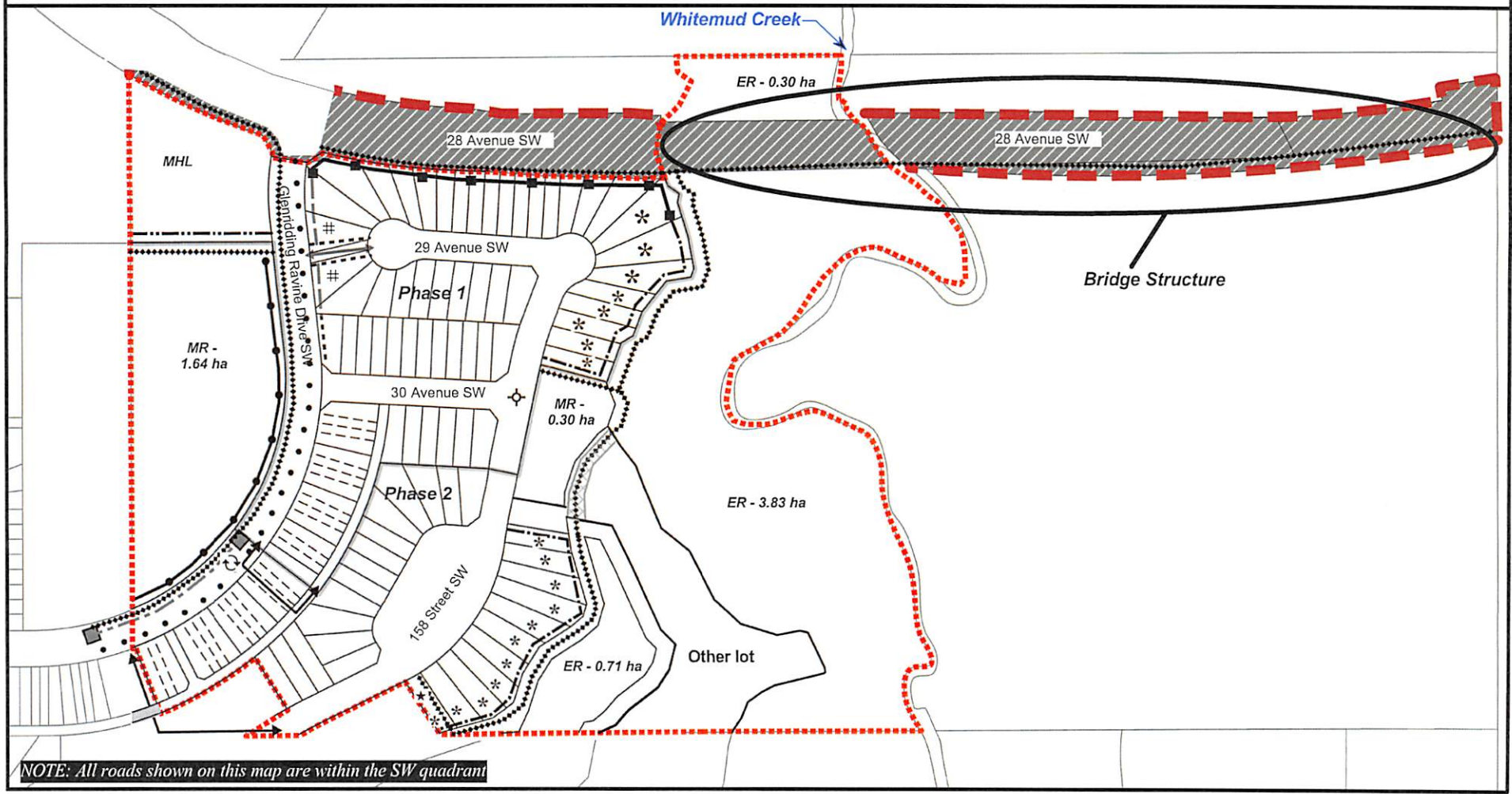
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

Blair McDowell  
Subdivision Authority

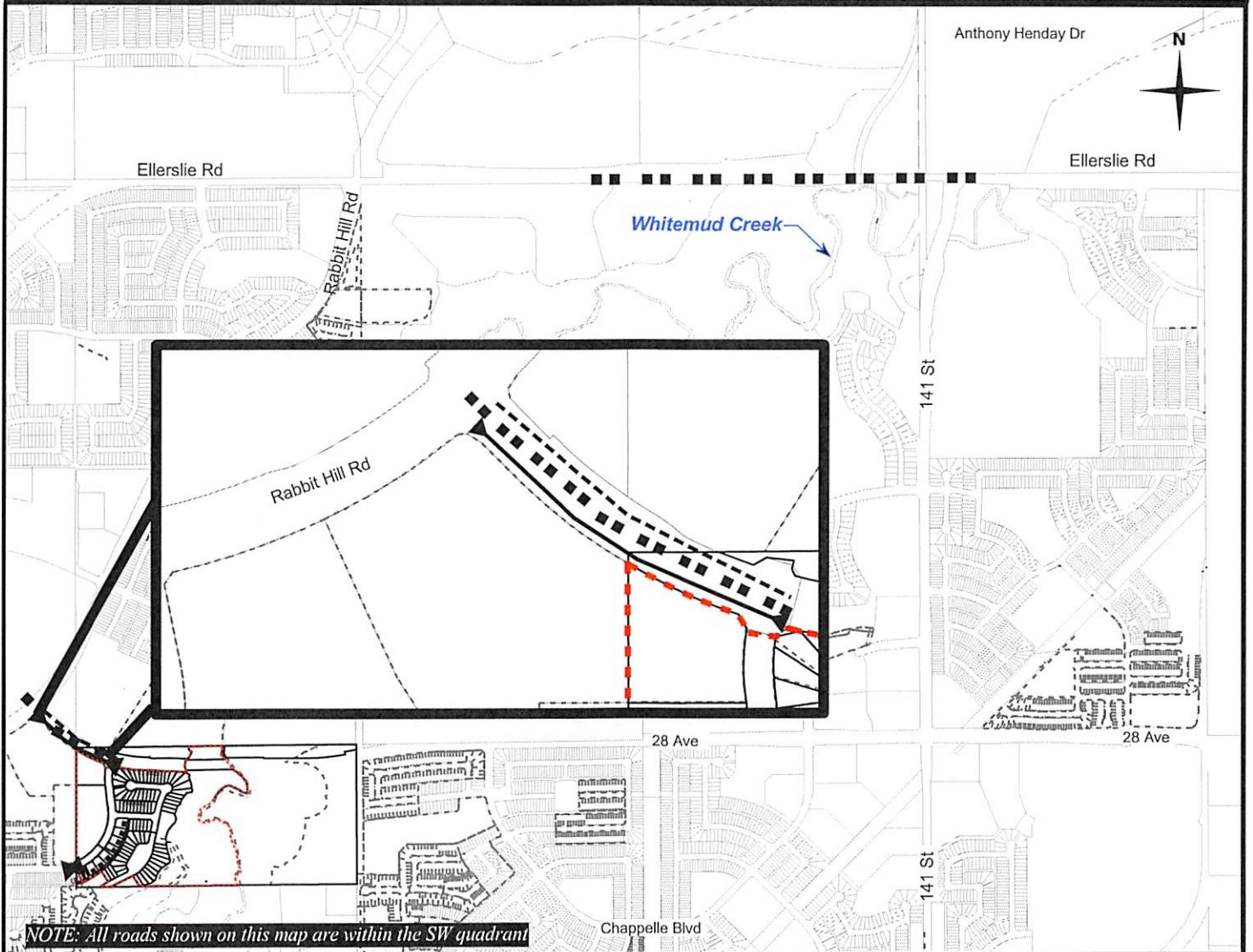
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Enclosures

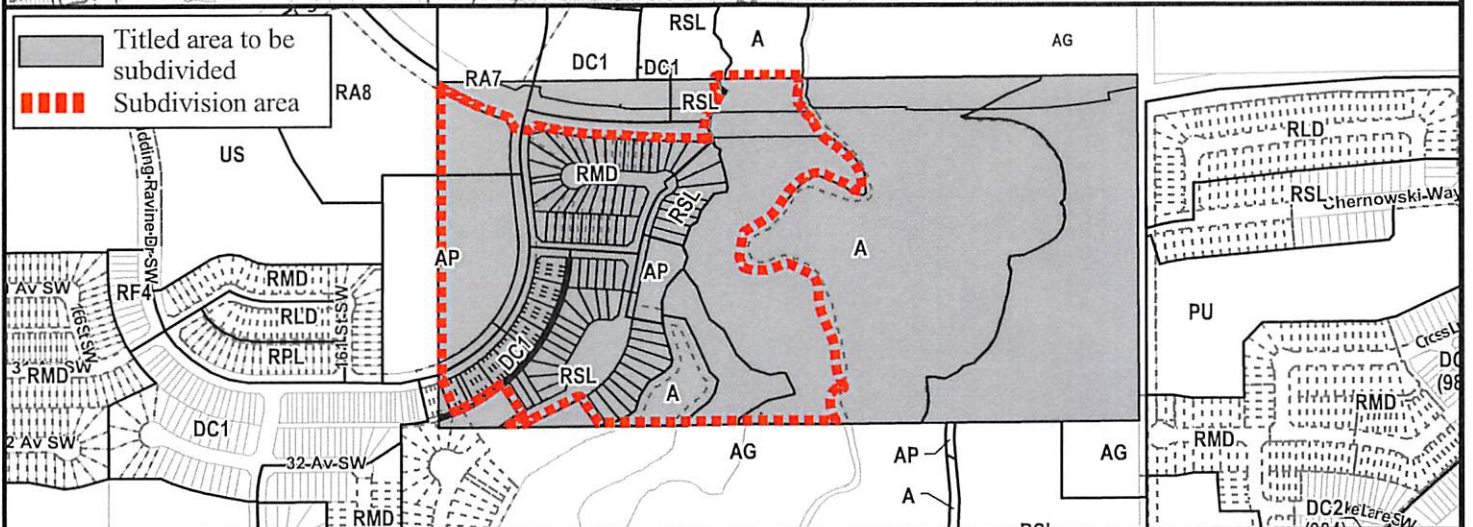
- |   |   |   |
|---|---|---|
|  Limit of proposed subdivision    |  Temporary 12 m radius turnaround                  |  1.8 m uniform fence                                     |
|  Amend subdivision boundary       |  Storm sewer extension                             |  1.8 m uniform screen fence as per Zoning Bylaw          |
|  Phasing line                     |  Restrictive covenant re: Top of Bank              |  1.8 m uniform screen fence                              |
|  Dedicate as road right of way    |  Withhold lot from registration                    |  1.2 m uniform fence                                     |
|  3 m concrete emergency access    |  Abandoned well site                               |  Post and rail fence                                     |
|  Temporary 6 m roadway            |  Restrictive covenant re: Disturbed Soil           |  Noise attenuation fence                                 |
|  3 m hard surface shared use path |  Dedicate as road right of way and construct alley |  Construct to a complete street design and cross-section |
|   |  Temporary public access easement                  |   |



-  Limit of proposed subdivision
-  Watermain extension
-  Sanitary sewer extension
-  Enter into a cost sharing agreement to construct two lanes to an arterial roadway standard



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





Subdivision Authority

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

April 9, 2020

File No. LDA19-0489

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

ATTENTION: Piotr Strozyk

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 14, Plan 1909 HW, located north of 97 Avenue NW and east of 160 Street NW; **GLENWOOD**

---

The application has revised the proposed property line to create equal sized lots and to provide a deflection for the existing services (water and sanitary).

**The Subdivision by Plan is APPROVED on April 9, 2020, subject to the following condition:**

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

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton, Alberta, T5J 0G9.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #343758691-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

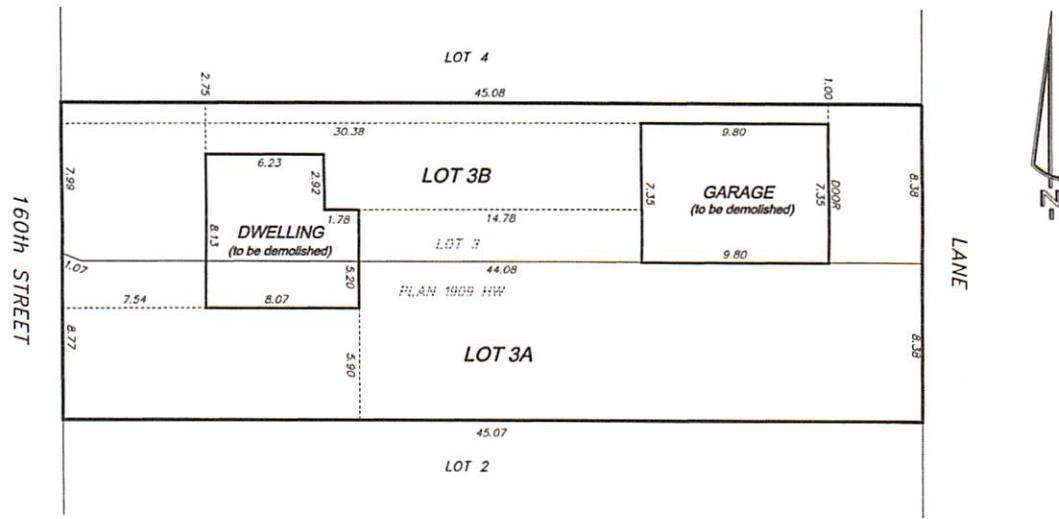
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 160 Street NW. Upon redevelopment of proposed Lot 3A, the existing residential access to 160 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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 8.5 m south of the north property line of Lot 3 off 160 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LOT: 3      BLOCK: 14      PLAN: 1909 HW

BUILDER/OWNER: TECH VIEW HOMES LTD.

ADDRESS: 9711 - 160 STREET      EDMONTON

SUBDIVISION: GLENWOOD      ZONING: RF1      SCALE 1:250

DRAWN BY: J.K./D.S.      CHECKED BY: P.S.      FILE: E18821

**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.

**LEGEND:**  
 LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ..... ●

CERTIFICATE OF TITLE AREA	0.08 ha
AREA IN PARCEL(S) BEING CREATED	0.08 ha
NUMBER OF PARCEL CREATED	2

REV. No.	DATE	DESCRIPTION
1	2020-03-02	Original date issued



## TENTATIVE PLAN

**Alberta Geomatics Inc.**

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



Subdivision Authority

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

April 9, 2020

File No. LDA20-0073

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 19, Plan 3067 HW, located north of 103 Avenue NW and west of 160 Street NW;  
**BRITANNIA YOUNGSTOWN**

---

The Subdivision by Plan is **APPROVED** on April 9, 2020, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot;
2. 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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 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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #355725306-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 161 Street NW. Upon redevelopment of proposed Lot 16B, the existing residential access to 161 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

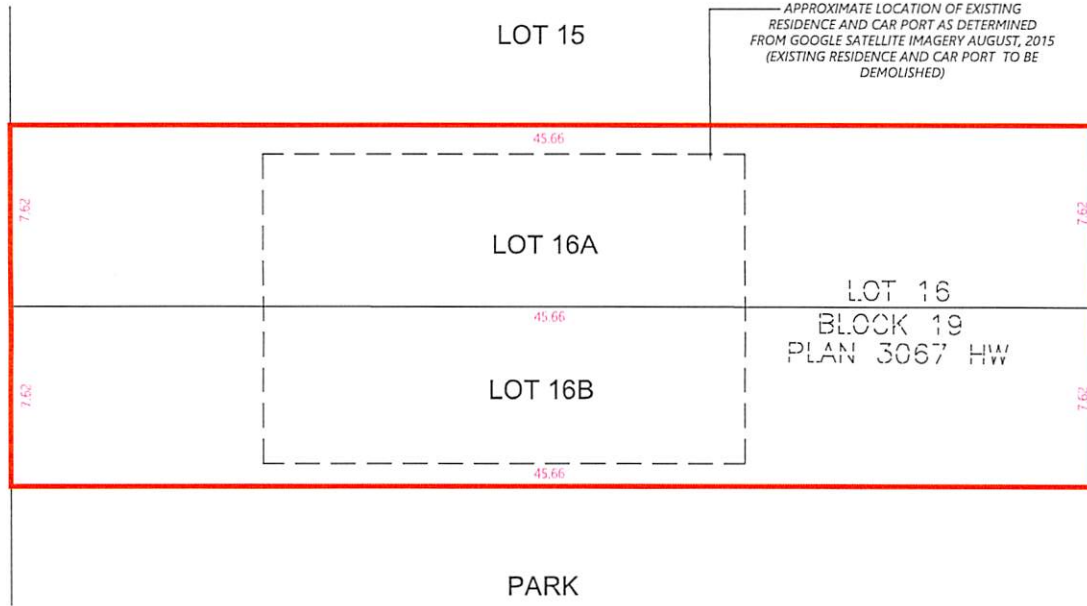
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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).
- 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).



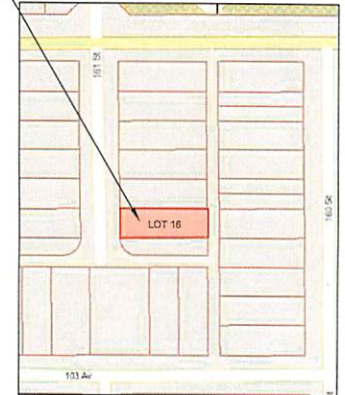
161 STREET  
96 m ± to 104 AVENUE




APPROXIMATE LOCATION OF EXISTING  
RESIDENCE AND CAR PORT AS DETERMINED  
FROM GOOGLE SATELLITE IMAGERY AUGUST, 2015  
(EXISTING RESIDENCE AND CAR PORT TO BE  
DEMOLISHED)

**TENTATIVE PLAN**  
SHOWING PROPOSED SUBDIVISION OF  
LOT 16, BLOCK 19, PLAN 3067 HW  
WITHIN  
(S.E.1/4. SEC. 3 - TWP. 53 - RGE. 25 - W. 4th MER.)  
BRITANNIA YOUNGSTOWN  
EDMONTON, ALBERTA  
SCALE: 1:200

PROPOSED SUBDIVISION



**Note:**

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



**Satt Associates Inc.**  
*Always Striving For Excellence.*

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
(587) 315 6887

Job # : SA 20 - 643

Drawn by: MT

Checked by: FS



Subdivision Authority

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

April 9, 2020

File No. LDA20-0081

BG Development Services Ltd.  
7929 - 78 Avenue NW  
Edmonton, AB T6C 0N1

ATTENTION: Bard Golightly

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 23 and 24, Block 7, Plan 1345 AJ, located north of 90 Avenue NW and east of 92 Street NW; **BONNIE DOON**

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The Subdivision by Plan is **APPROVED** on April 9, 2020, subject to the following conditions:

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

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton, Alberta, T5J 0G9.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #356386180-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

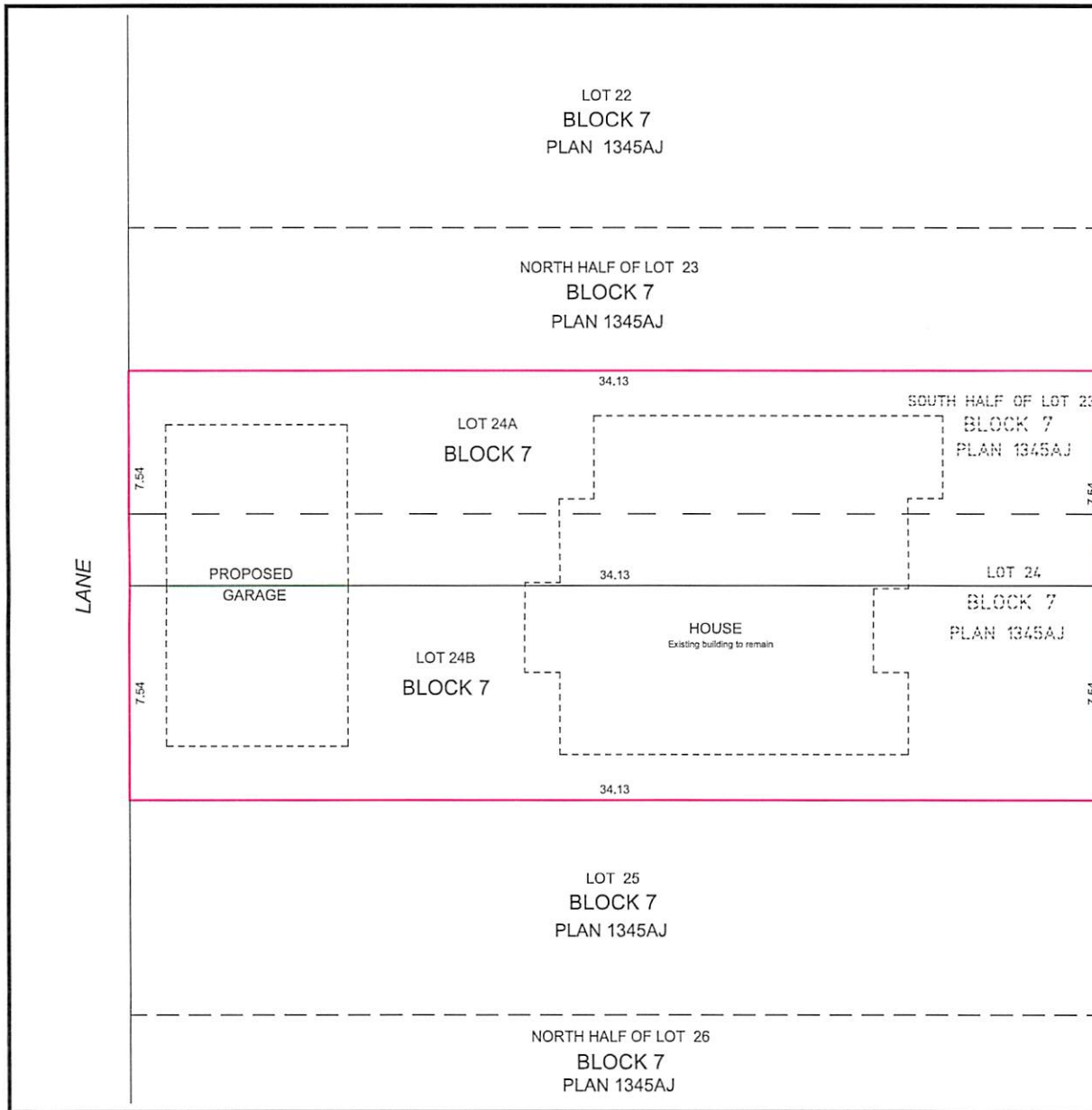
- There are existing boulevard trees adjacent to the site on 91 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE # 324839845-001).

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

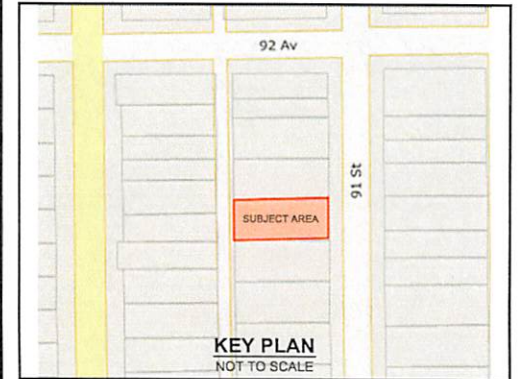
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 owner has made satisfactory arrangements for separate services to each lot.
- 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 20 mm water service located within a 1.2 m wide Utility Right-of-Way within Lot 23, Block 7, Plan 1345AJ. The existing Utility Right-of-Way must be maintained for the protection of the water infrastructure. Encroachments onto the right-of-ways will not be permitted.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- 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).



### URBAN PIONEER INFILLS

**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 RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.051 ha.



REV. NO.	DATE	ITEM	BY
2	2/18/20	EXISTING HOUSE AND PROPOSED GARAGE	CN
1	5/16/19	T-PLAN	CN

REVISIONS

## BONNIE DOON

TENTATIVE PLAN SHOWING PROPOSED

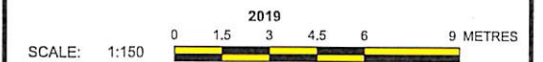
## SUBDIVISION

OF

LOT 24 & SOUTH HALF OF LOT 23, BLOCK 7, PLAN 1345AJ

RIVER LOT SEC. 21 - TWP. 52 - RGE. 24 - W. 4th MER.

## EDMONTON - ALBERTA



**Pals Geomatics** Phone: (780) 455 - 3177 Fax: (780) 451 - 2047  
 Email: edmonton@palsgeomatics.com  
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61900064T	DRAFTED BY:	CN	CHECKED BY:	DS
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Thursday, April 2, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 13

<b>PRESENT</b>		<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the April 2, 2020 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 March 26, 2020 meeting be adopted.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>		
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA19-0485 344591833-001	Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from Lot 5, Block 27, Plan 152 3747 located south of Griesbach Parade NW and west of 97 Street NW; <b>GRIESBACH</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
2.	LDA20-0049 352931632-001	Tentative plan of subdivision to subdivide a ±0.82 hectare portion from the west half of the NW 32-51-23 W4M for the purpose of consolidating that portion with adjacent Lot 1, Plan 002 3756, located south of 23 Avenue NW and east of 17 Street NW; <b>ASTER</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>

3.	LDA18-0678 298040806-001	REVISION to tentative plan of subdivision to create 48 single detached lots and one multi-family lot, from Blocks 1 and 2, Plan 772 2209 located south of Anthony Henday Drive and east of 66 Street NW; <b>MCCONACHIE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
4.	LDA19-0574 349136498-001	Tentative plan of subdivision to subdivide a 1.93 ha parcel from Lot 2, Block 9, Plan 002 0203, and consolidate that parcel with adjacent Lot A, Block 9, Plan 042 4608, located west of 170 Street NW and south of 114 Avenue NW; <b>ARMSTRONG INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
5.	LDA20-0085 356495506-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 1, 2, 3, Block 94, Plan 3875P, located north of Stony Plain Road NW and east of 137 Street NW; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.	