

Thursday, April 22, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 16

<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 22, 2021 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 April 15, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA21-0036 380926784-001	Tentative plan of subdivision to create 74 single detached residential lots, 18 semi-detached residential lots and one (1) Environmental Reserve lot, from Lot 3, Block 1, Plan 022 7056 located north of 30 Avenue SW and east of 111 Street SW; <b>CAVANAGH</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA21-0085 386380027-001	Tentative plan of subdivision to create 112 single detached residential lots from Lot 1, Block A, Plan 212 0009, located south of McConachie Boulevard NW and east of 66 Street NW; <b>MCCONACHIE</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA07-0362 069556624-001	REVISION of conditionally approved tentative plan of subdivision to create five (5) single detached residential lots, two (2) multi-unit housing lots (MHL), one (1) Municipal Reserve lot, one (1) Public Utility lot, from Lot 6, Block 5, Plan 032 0244, located north of 137 Avenue NW and east of 142 Street NW; <b>HUDSON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA18-0216 279059458-001	REVISION of conditionally approved tentative plan of subdivision to create 157 single detached residential lots and 25 row housing lots from Lot 2, Block 2, Plan 062 5035 and Lot A, Block 1, Plan 182 1095, located north of 41 Avenue SW and east of 91 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA19-0475 301196628-001	REVISION of conditionally approved tentative plan of subdivision to create 54 single detached residential lots and one (1) other lot from Lot B, Plan 5396 NY located south of Stony Plain Road NW and west of 224 Street NW; <b>SECORD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA20-0449 381510751-001	Tentative plan of subdivision to create one multiple unit housing unit (Unit 1) and one remnant unit (Unit A) by phased condominium from proposed Strata Lot 1, Block 7, Plan 212 ____, located south of 23 Avenue NW and east of May Common NW; <b>MAGRATH HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA21-0115 386349888-001	Tentative plan of subdivision to create one (1) other lot from the NW 13-53-26-W4M located north of Yellowhead Trail NW and east of 231 Street NW; <b>KINGLET GARDENS and HAWKS RIDGE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA21-0117 387743925-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 3A, Plan 4278V, located north of 104 Avenue NW and east of 144 Street NW; <b>GROVENOR</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
9.	LDA21-0124 388071275-001	Tentative plan to subdivide the south 9.14 metres from Lot 33, Block 9, Plan 5710 HW to consolidate with adjacent Lot 34, Block 9, Plan 5710 HW, located north of 95 Avenue NW and west of Riverside Drive NW; <b>CRESTWOOD</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
10.	LDA21-0137 388915801-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 5, Plan 5559 KS, located north of 81 Avenue NW and west of 156 Street NW; <b>LYNNWOOD</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
11.	LDA21-0164 389972248-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 30, Block 8, Plan 4014 HW, located south of 88 Avenue NW and west of 76 Street NW; <b>IDYLWYLDE</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 10:25 a.m.		



Subdivision Authority

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

April 22, 2021

File No. LDA21-0036

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 74 single detached residential lots, 18 semi-detached residential lots and one (1) Environmental Reserve lot, from Lot 3, Block 1, Plan 022 7056 located north of 30 Avenue SW and east of 111 Street SW; **CAVANAGH**

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**I The Subdivision by Plan is APPROVED on April 22, 2021, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 0.01 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner 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 LDA20-0331 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. 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 geotechnical report "Slope Stability Evaluation and Set-Back Distance Determination; Portions of Heritage Valley Stage 7B Lands, Edmonton, Alberta; Prepared for Stantec Consulting; CTA (File No. 02-1413) October 2012.", 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 lots flanking the walkway, 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 3 m hard surface shared use path with "Shared Use" signage and landscaping, within the ER lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 1.8 m concrete sidewalk 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;
9. 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;
10. 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;
11. that the owner construct a noise attenuation fence contained wholly within private property, flanking the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the Reserve lot 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.

An amount of approximately 0.0250 ha will be transferred from the NE-20-51-24-W4 (DRC 122371840) via LDA20-0335 to account for a shortfall of dedication requirements for this file.

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 #380926784-001

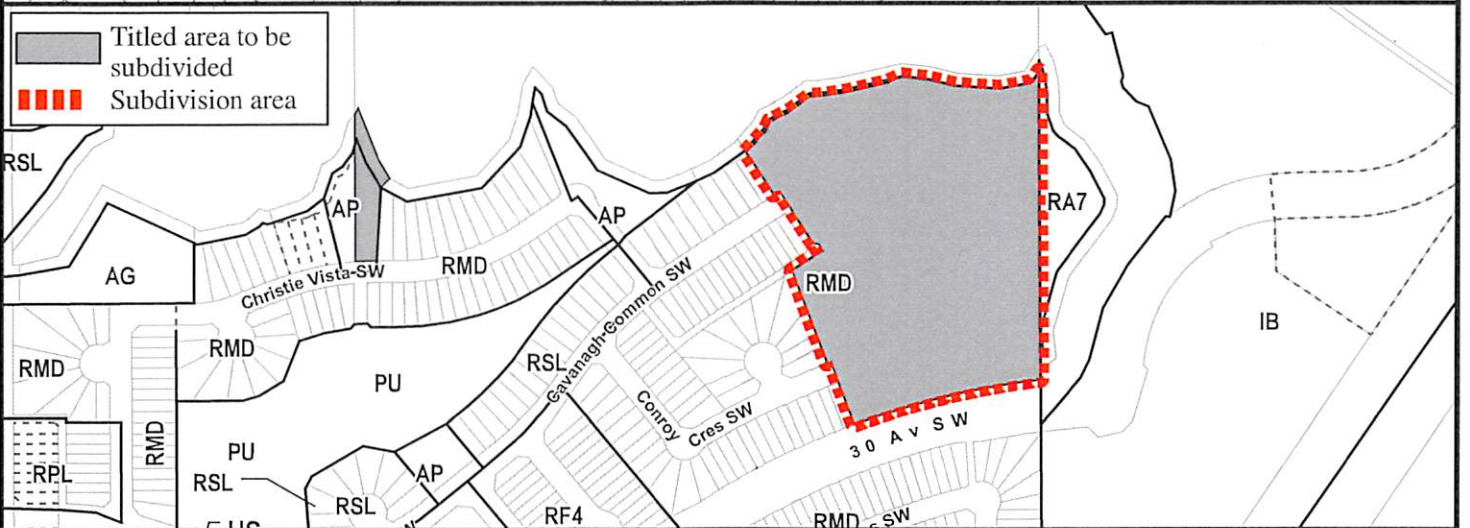
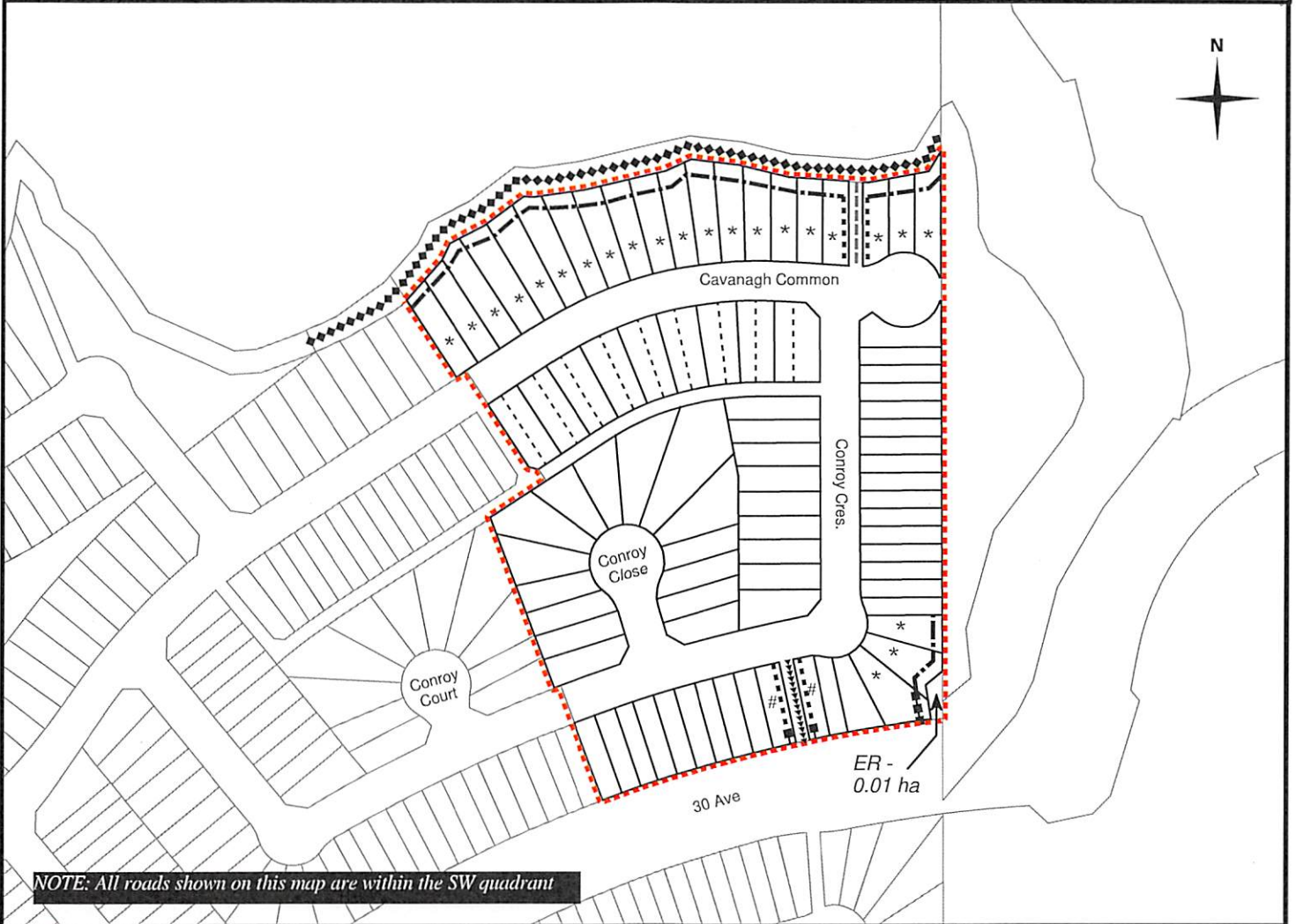
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 22, 2021

LDA21-0036

- |   |  |  |   |
|---|--|--|---|
|  | Limit of proposed subdivision                  |  | 3 m hard surface shared use path        |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | 3 m concrete emergency access           |
|  | 1.2 m uniform fence                            |  | walkway 1.8 m concrete sidewalk         |
|  | Noise attenuation fence                        | *  | Restrictive covenant re: Top of Bank    |
|   |  | #  | Restrictive covenant re: Disturbed Soil |





Subdivision Authority

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

April 22, 2021

File No. LDA21-0085

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 112 single detached residential lots from Lot 1, Block A, Plan 212 0009, located south of McConachie Boulevard NW and east of 66 Street NW;  
**MCCONACHIE**

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**I The Subdivision by Plan is APPROVED on April 22, 2021, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions LDA20-0436 be registered prior to or concurrent with this application to provide the logical roadway extension and underground utilities; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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



5. that the owner 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 east/west alley is proposed to serve as a temporary secondary emergency access route. A swept path analysis will be required with engineering drawings and additional gravel may be required to accommodate the wheels of the fire trucks;
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Natural Area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological lighting considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth & Open Space Strategy (contact Michael Silzer at 780-944-5588 or michael.silzer@edmonton.ca) for more information;
9. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road right of way and 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.

Lot 1, Block A, Plan 212 0009 is a consolidation of five parcels: Areas A and B, Plan 212 0008; Blocks 1 and 2, Plan 772 2209 and part of the SW 11-54-24-W4M.

Areas A and B, Plan 212 0008 were created by road closure. Municipal Reserve is not required for areas under 0.80 ha.

Municipal Reserve (MR) for Block 1, Plan 772 2209 was addressed by dedication with LDA08-0071.

Municipal Reserve (MR) for Block 2, Plan 772 2209 was addressed by Deferred Reserve Caveat with LDA12-0299. The DRC was exhausted.

Municipal Reserve (MR) for part of the SW 11-54-24-W4M was addressed by Deferred Reserve Caveat with LDA12-0299 by transferring the MR to the NE 2-54-24-4 to dedicate land for the McConachie District Park site.

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

Please be advised that an appeal may be lodged in accordance 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/sm/Posse #386380027-001

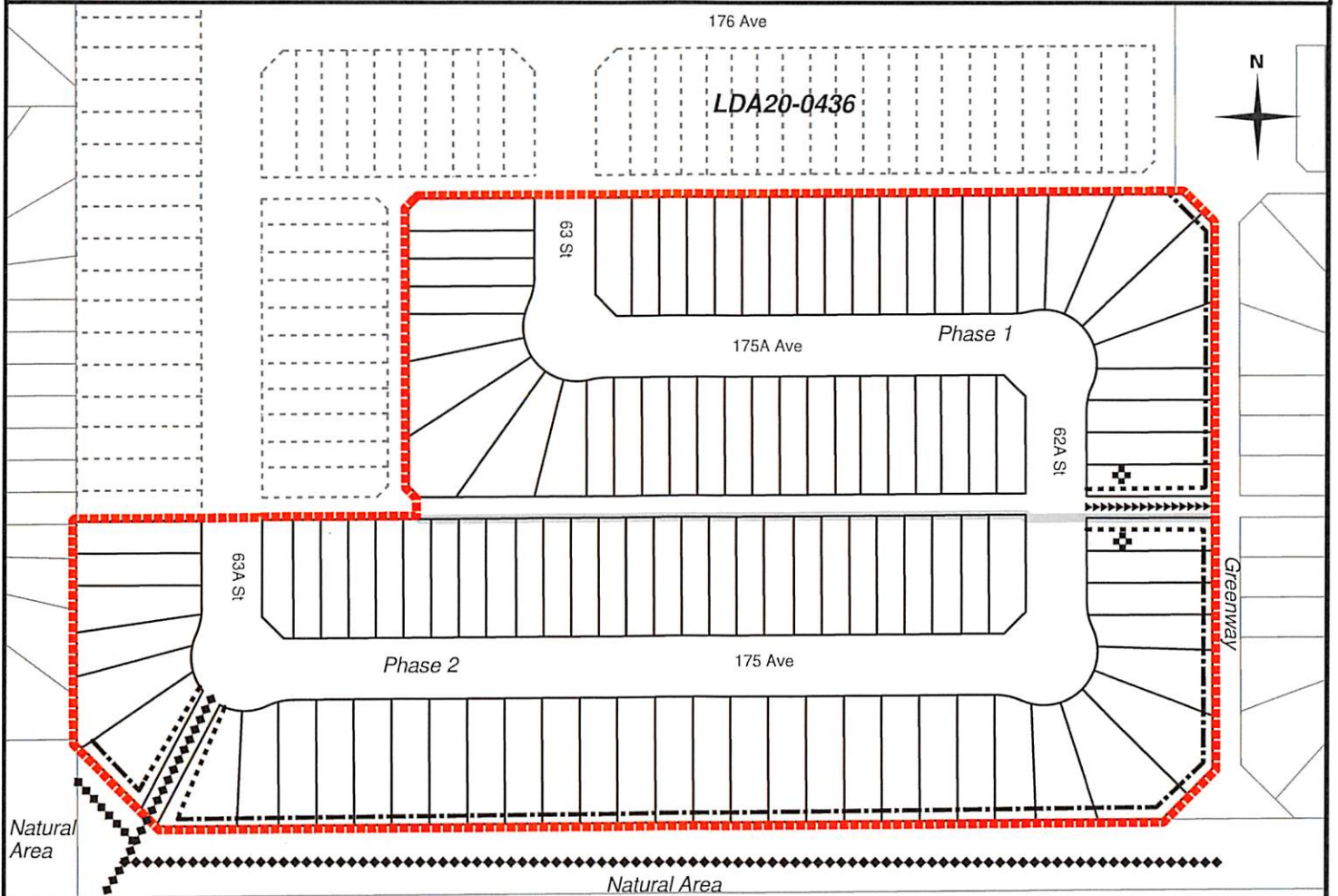
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

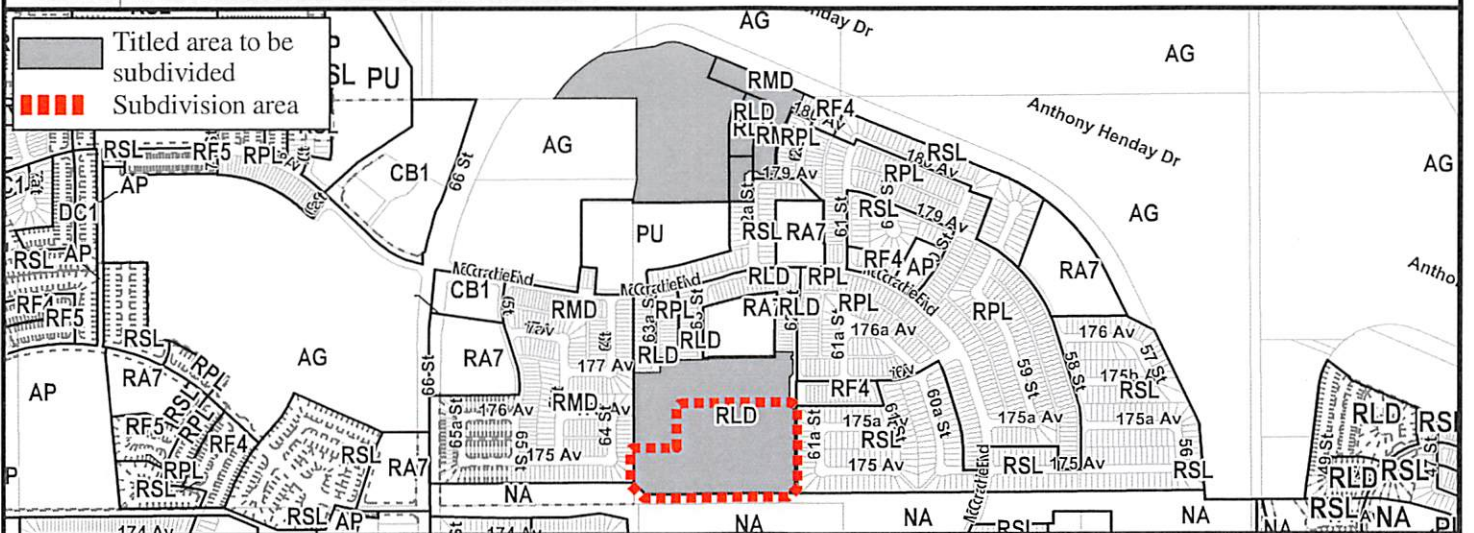
April 22, 2021

LDA21-0085

- Limit of proposed subdivision
- Phasing line
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- 3 m hard surface shared use path with lighting
- Restrictive covenant re: Disturbed Soil
- 1.8 m concrete sidewalk



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 22, 2021

File No. LDA07-0362

McCartney Planning Ltd.  
11125 66 Street NW  
Edmonton, AB T5B 1H1

ATTENTION: Sara McCartney

RE: REVISION of conditionally approved tentative plan of subdivision to create five (5) single detached residential lots, two (2) multi-unit housing lots (MHL), one (1) Municipal Reserve lot, one (1) Public Utility lot, from Lot 6, Block 5, Plan 032 0244, located north of 137 Avenue NW and east of 142 Street NW; **HUDSON**

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The subdivision was originally approved on September 4, 2008. This first change request adds one single detached lot and removes the phasing from the application.

**I The Subdivision by Plan is APPROVED on April 22, 2021, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.12 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 money in place of Municipal Reserve (MR), in the amount of \$360,548.41 representing 0.529 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate additional road right-of-way for 140 Street from the entire parent parcel, in compliance with Complete Streets Design and Construction Standards, to accommodate the residential buffer (berm and noise attenuation fence) requirements as per the Hudson Neighbourhood Structure Plan and the design requirements for the construction of 140 Street, to conform to the approved engineering drawings for this subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner register a temporary public access easement on Block C, Plan 4185NY and Lot D, Plan 540RS for the Hudson Road collector construction, as shown on the "Conditions of Approval" map, Enclosure II;
7. that the owner register an easement on Block C, Plan 4185 NY and Lot D, Plan 540 RS for the Hudson Road watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner register a temporary public access easement on Lot 8, Block 5, Plan 032 4429 for the 140 Street collector roadway construction if deemed necessary through the review of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure II;
9. that Charter Bylaw 19654 (LDA20-0425) to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
10. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing or flanking onto 140 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 Hudson Road NW to a standard urban collector roadway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

8. that the owner reconstructs 142 Avenue NW to a standard urban collector roadway including intersection improvements at 140 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs 140 Street to a hybrid urban/rural industrial collector standard with a minimum 11.1 m paved surface, including a 1.8 m sidewalk on the east side and lighting from 142 Avenue to tie into the existing urban standard roadway north of 137 Avenue, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. 140 Street is intended to be constructed to a rural standard along the west side and an urban standard along the east side of the roadway. Details of this requirement will be confirmed through the submission and review of the detailed engineering drawings;
10. that the owner pays a Boundary Assessment for municipal improvements constructed by others within the 142 Avenue road right-of-way from which this development benefits (Hudson Stage 16A Agreement DS-1697);
11. 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;
12. that the owner installs three fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 2 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property as per the Hudson Neighbourhood Structure Plan, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, and road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 6, Block 5, Plan 032 0244 was addressed by DRC with SUB/03-0013. The DRC will be discharged to dedicate the 0.12 ha MR lot and 0.529 ha will be provided as money in place.

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell  
Subdivision Authority










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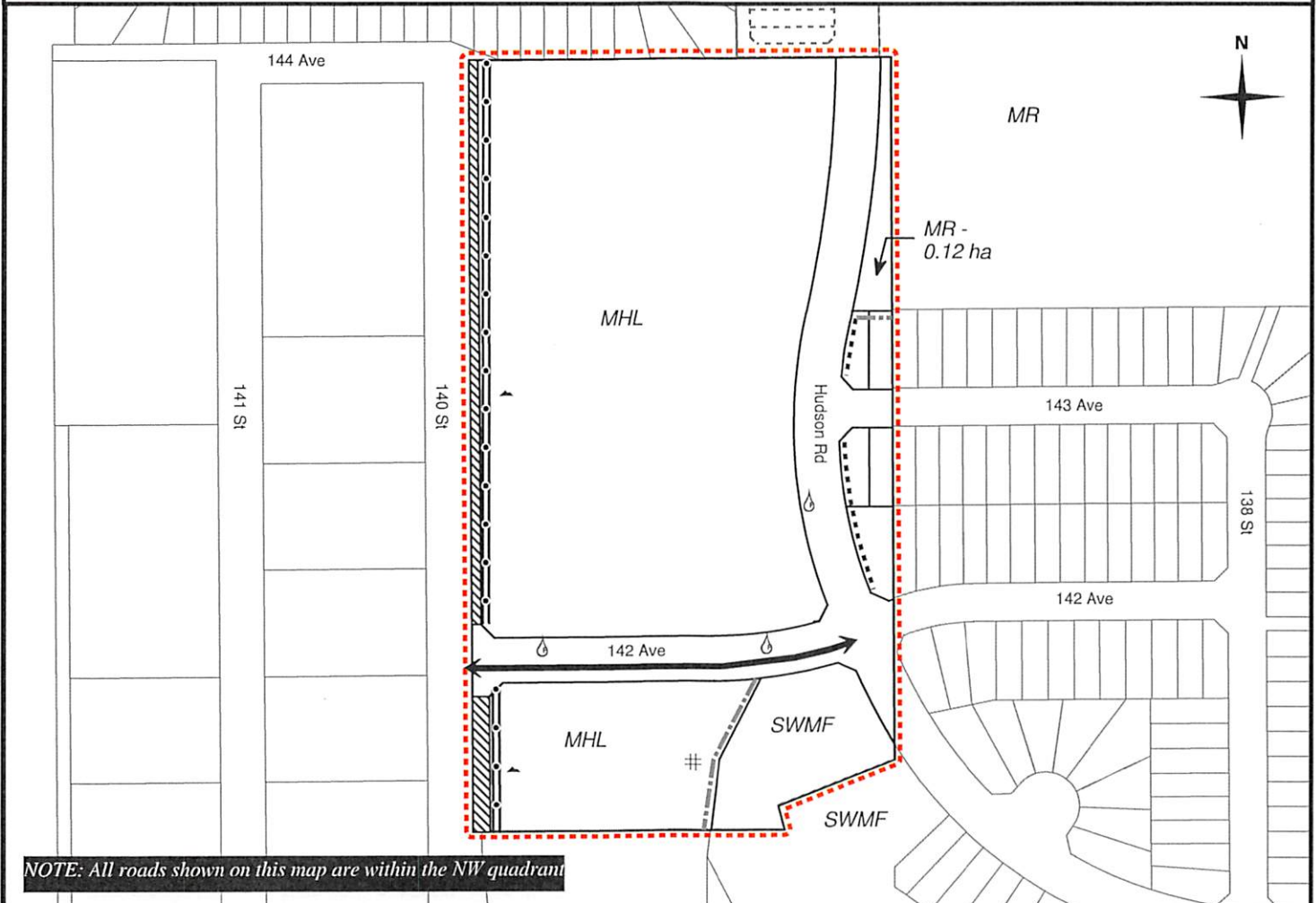
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

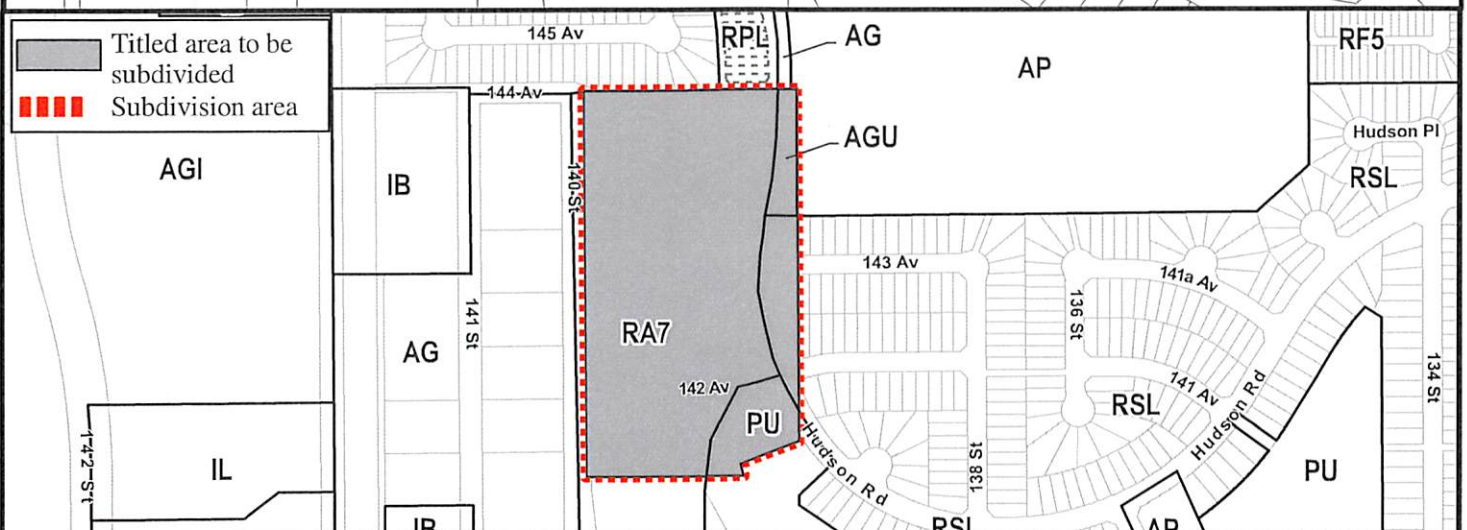
April 22, 2021

LDA07-0362

- |   |  |   |   |
|---|--|---|---|
|  | Limit of proposed subdivision                  |  | Reconstruct urban collector roadway     |
|   | Dedicate as road right of way                  |  | Fire hydrant                            |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Restrictive covenant re: Berm and Fence |
|   | 1.2 m uniform fence                            |  | Restrictive covenant re: Disturbed Soil |
|  | Berm and noise attenuation fence               |   |   |

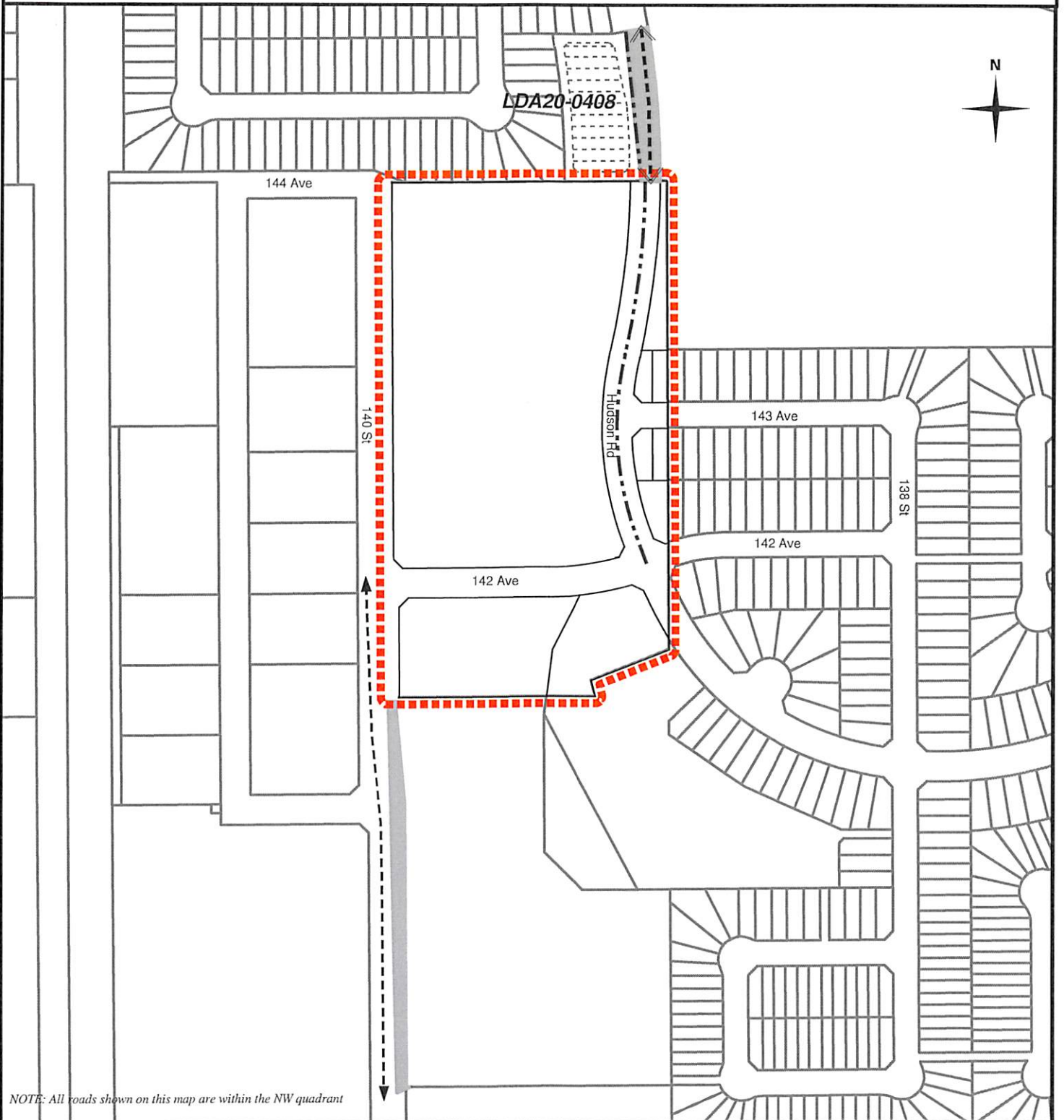


NOTE: All roads shown on this map are within the NW quadrant





-  Limit of proposed subdivision
-  Register easement
-  Urban collector roadway
-  Hybrid urban/rural industrial collector
-  Watermain extension



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 22, 2021

File No. LDA18-0216

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

ATTENTION: Mike Vivian

RE: REVISION of conditionally approved tentative plan of subdivision to create 157 single detached residential lots and 25 row housing lots from Lot 2, Block 2, Plan 062 5035 and Lot A, Block 1, Plan 182 1095, located north of 41 Avenue SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

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The original subdivision was approved on December 17, 2020. This is the first change request to remove two single detached lots from Phase 2 and to add two single detached lots to Phase 3. The subdivision area increased slightly to lengthen some of the lot depths in Phase 3.

**I The Subdivision by Plan is APPROVED on April 22, 2021, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA19-0536 be registered prior to or concurrent with this application to provide the logical roadway extension and underground utilities;
4. that LDA21-0167 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
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; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner 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, 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);
8. that the emergency access walkway in Phase 1 contain a 3 m concrete sidewalk with T bollards, lighting, and a fence in accordance with Zoning Bylaw No. 12800 within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality and "no parking" signage must be installed. Details will be reviewed with engineering drawings;
9. that the owner pay for the installation of "no parking" signage on the local roadway for emergency vehicle access, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within road rights of way and the emergency access walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 2, Block 2, Plan 062 5035 was addressed by a Deferred Reserve Caveat (DRC) with SUB/06-0082. The DRC will carry forward on the remainder of the title.

MR for Lot A, Block 1, Plan 182 1095 was created by consolidating the remainder of the NW 51-51-24-W4M, the NE 51-51-24-W4M and the SE 51-51-24-W4M through a descriptive plan. MR for the NW 51-51-24-W4M and the NE 51-51-24-W4M was addressed by a DRC with LDA17-0208 and was

discharged in full. MR for the SE 51-51-24-W4M was addressed by a DRC with LDA19-0536. The DRC will carry forward on the remainder of the title.

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

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

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










Regards,

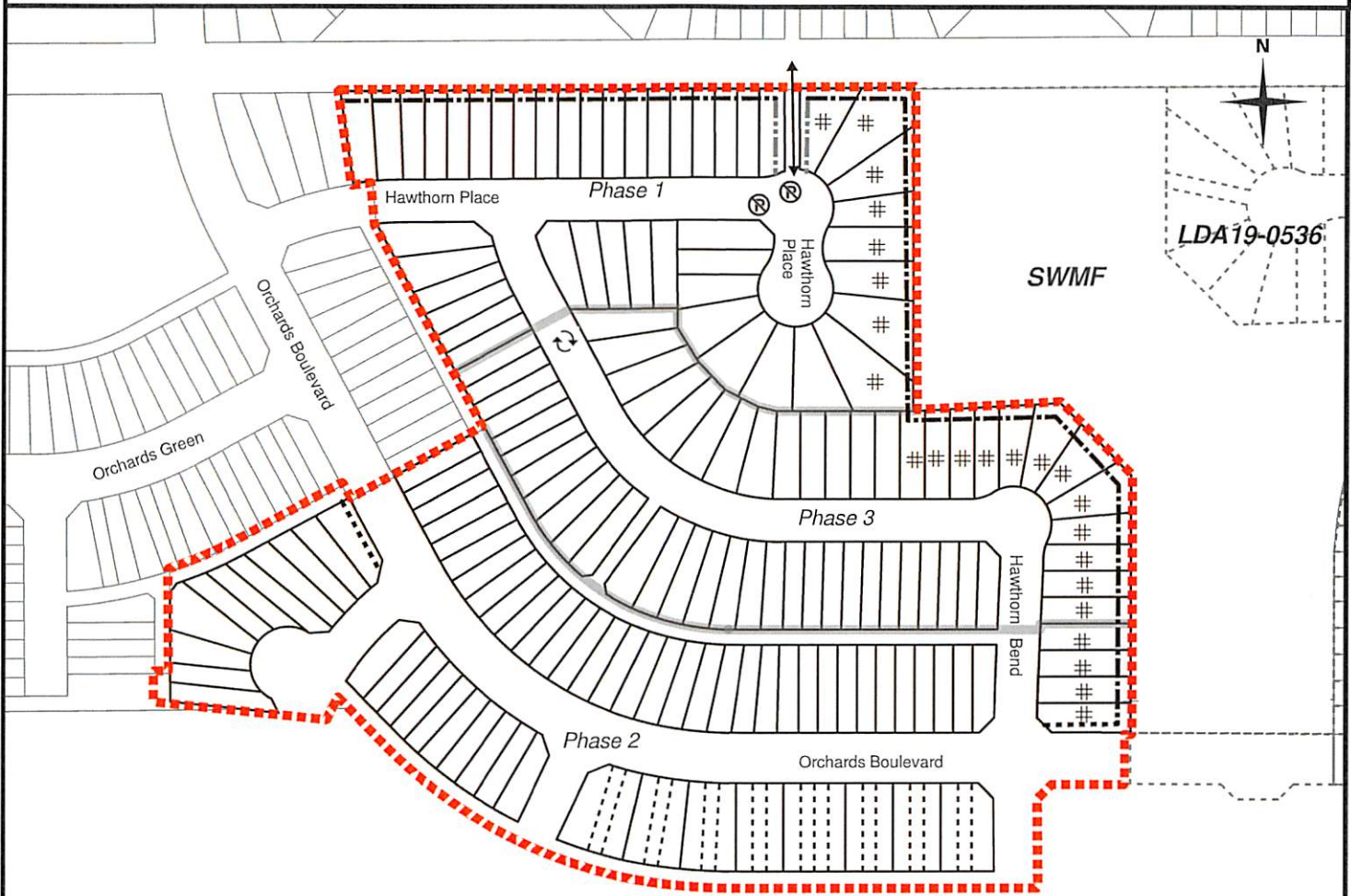


Blair McDowell  
Subdivision Authority

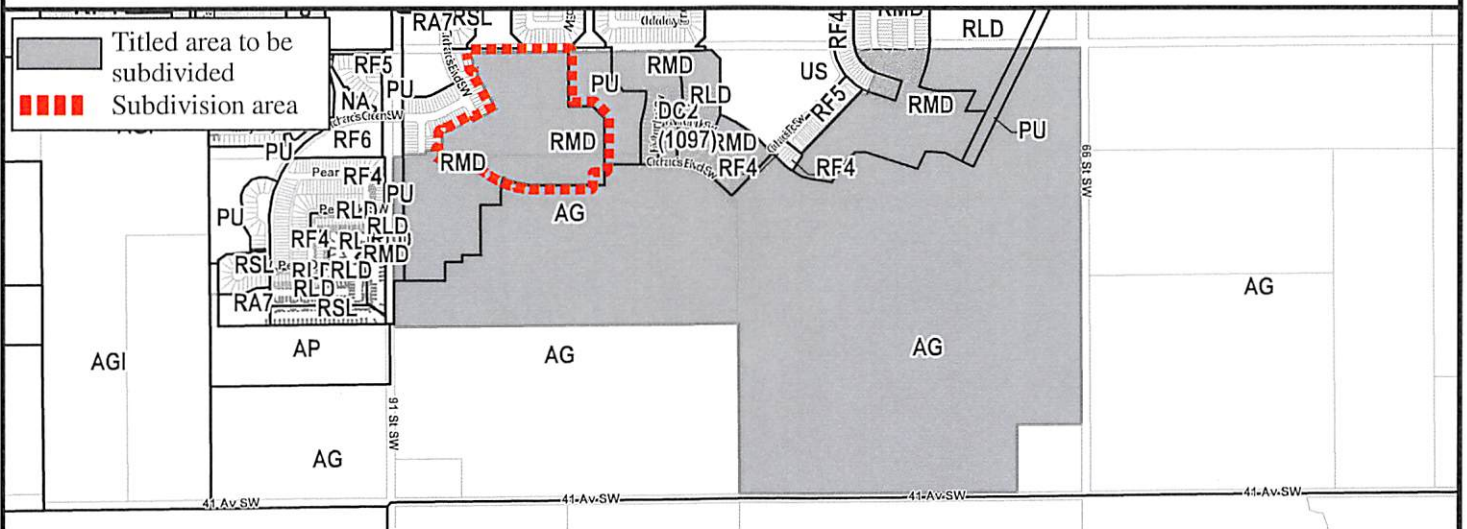
BM/sm/Posse #279059458-001

Enclosure(s)

- |  |  |
|--|--|
|  Limit of proposed subdivision                  |  Temporary 12 m radius turnaround   |
|  Phasing line                                   |  No parking signage                 |
|  1.8 m uniform screen fence as per Zoning Bylaw |  Restrictive covenant re: Freeboard |
|  1.8 m uniform screen fence                     |  Emergency access walkway           |
|  1.2 m uniform fence                            |  |



**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 22, 2021

File No. LDA19-0475

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

ATTENTION: Mike Vivian

RE: REVISION of conditionally approved tentative plan of subdivision to create 54 single detached residential lots and one (1) other lot from Lot B, Plan 5396 NY located south of Stony Plain Road NW and west of 224 Street NW; **SECORD**

---

The subdivision was originally approved on February 13, 2020. The first change request added one single detached lot and was approved on January 7, 2021. This second change request also adds one single detached lot and revises phasing.

**I The Subdivision by Plan is APPROVED on April 22, 2021, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Phases 5 and 6 of approved subdivision LDA14-0456 be registered prior to or concurrent with this application;
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; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all 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
8. that the owner is responsible for the landscape design and construction within road rights of way, and the other lot, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot B, Plan 5396 NY was addressed by Deferred Reserve Caveat (DRC) with LDA11-0456 and dedication with LDA14-0456.

The other lot is being created due to abandoned well sites. This lot will be transferred to the City at a nominal fee and will be used as park space.

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

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

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

Regards,



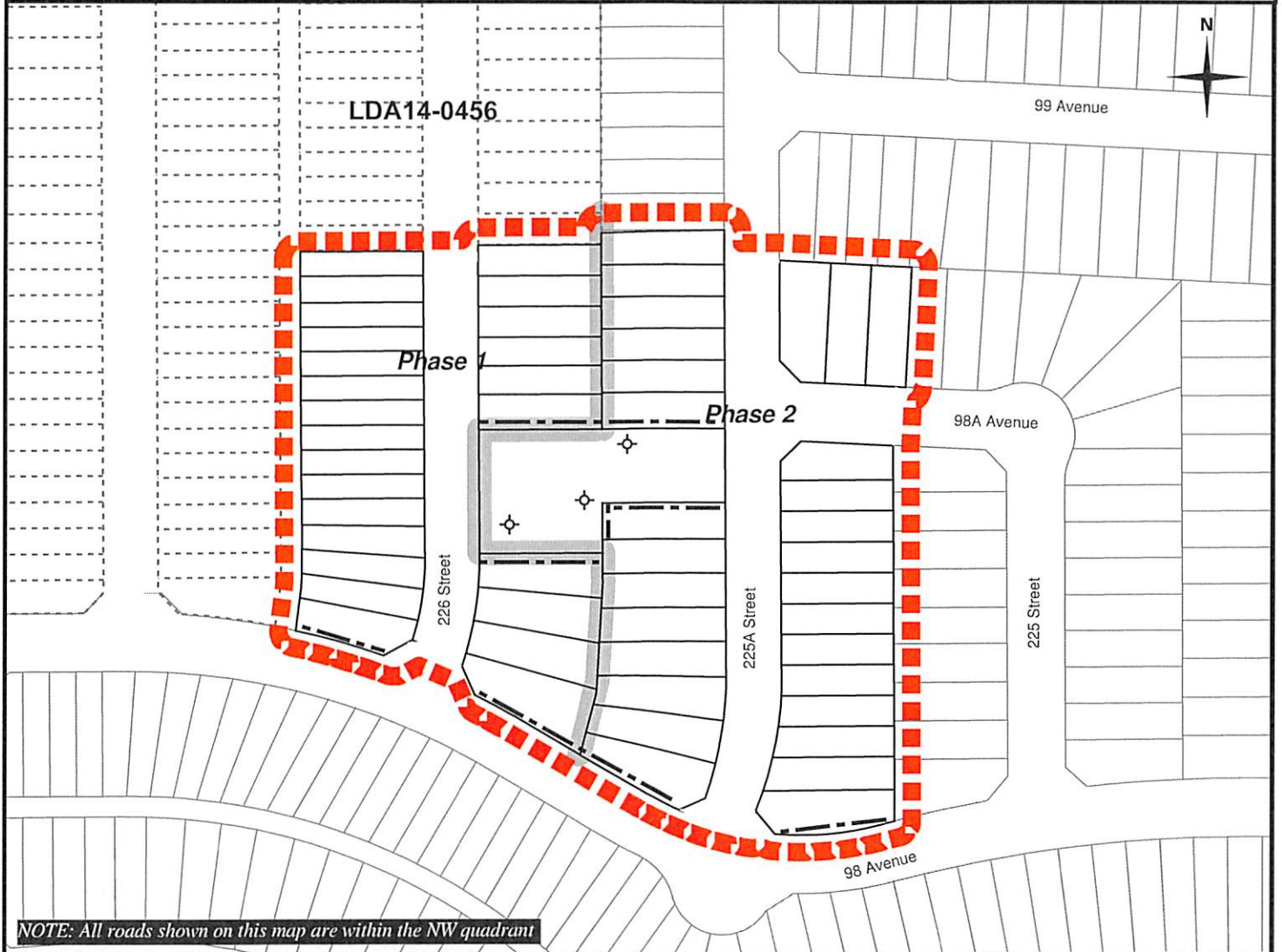
Blair McDowell  
Subdivision Authority

BM/jv/Posse #301196628-001

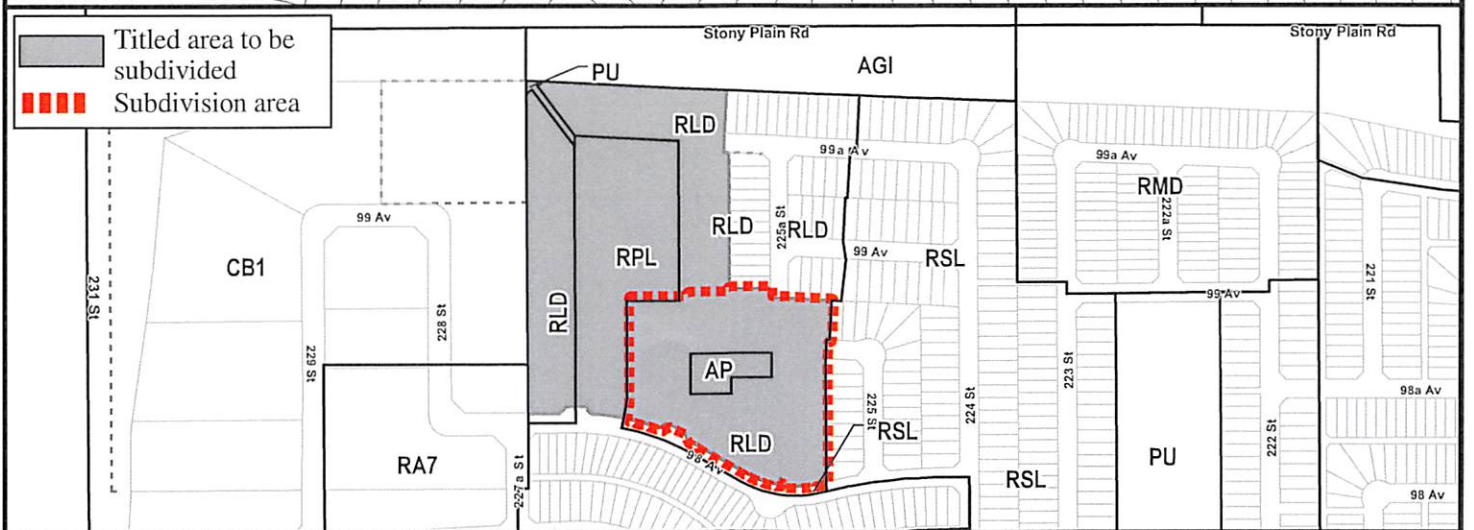
Enclosure(s)

- Limit of proposed subdivision
- Phasing line
- 1.8 m uniform screen fence as per Zoning Bylaw

Abandoned well site



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 22, 2021

File No. LDA20-0449

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create one multiple unit housing unit (Unit 1) and one remnant unit (Unit A) by phased condominium from proposed Strata Lot 1, Block 7, Plan 212 \_\_\_\_, located south of 23 Avenue NW and east of May Common NW; **MAGRATH HEIGHTS**

---

LDA19-0257 is a concurrent application to create three (3) multi-unit housing strata lots from Lot 97, Block 7, Plan 152 5660. It was originally approved by the Subdivision Authority on August 8, 2019. A revision to the plan was approved by the Subdivision Authority on March 25, 2021. This application re-subdivides Strata Lot 1, allowing for a phased condominium development within the Strata Lot.

**The Subdivision by Plan is APPROVED on April 22, 2021, subject to the following conditions:**

1. that the approved subdivision LDA19-0257 be registered prior to or concurrent with this application; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #381510751-001

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 (\$3,031.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Arterial Roadway Assessments were previously paid for this site, and therefore are not owed with this subdivision application.
- An access easement is required for the purposes of mutual access to May Common and emergency access within the site. The easement area should reflect the internal roadways needed to accommodate this requirement.

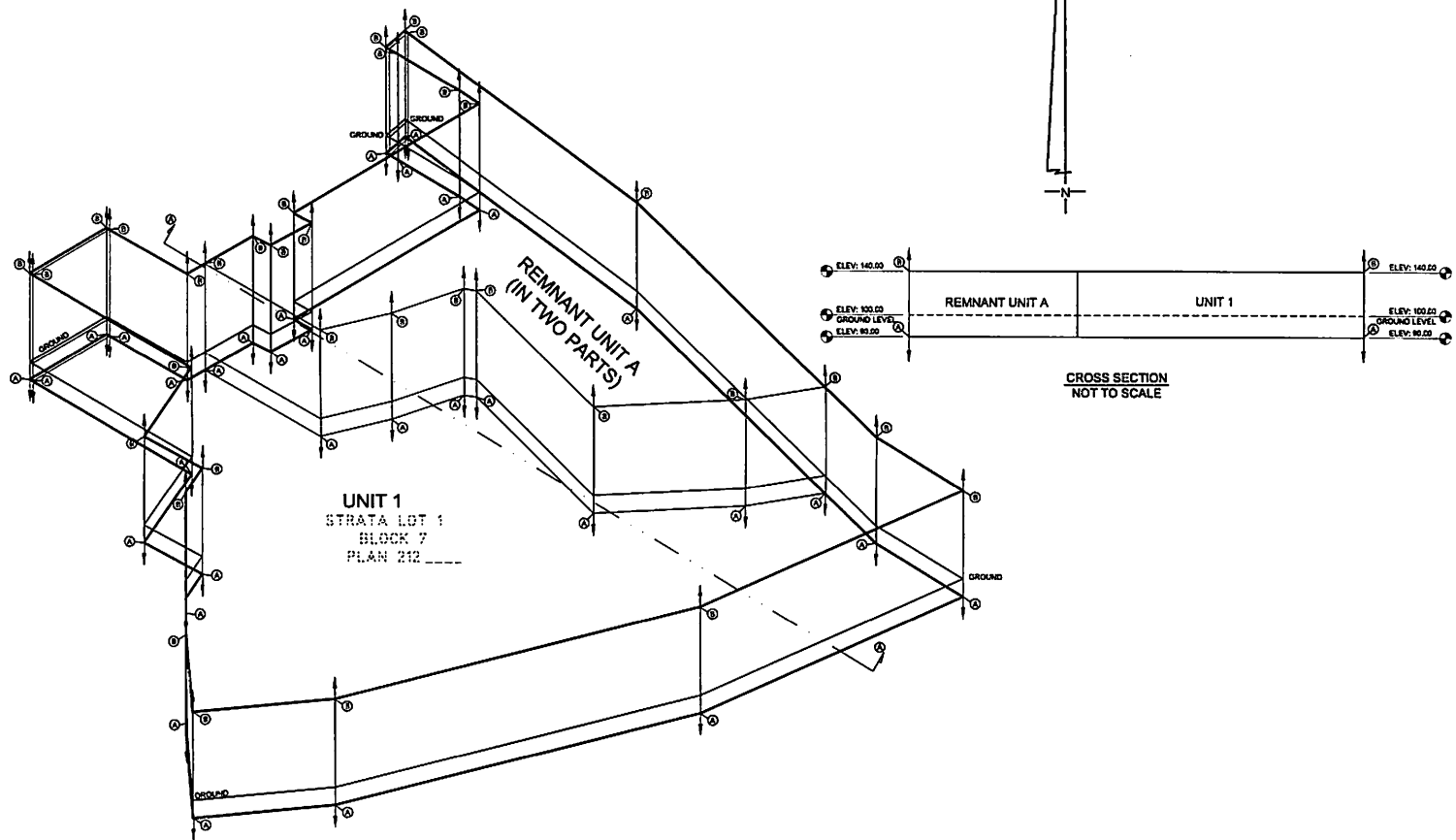
Building / Site

- 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.
- The owner shall ensure the phased 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.
- Any changes to the proposed phased condominium units or remnant units require a revision be submitted to the Subdivision Authority for approval.

Servicing

- All municipal services must enter the site through Common Property.
- Multiple services are providing service to the subject site. A Caveat of Restrictive Covenant for Check Valve Installation must be registered on title where more than one service is provided to a single lot. Check valves must be installed and maintained at the applicant's expense where looping of the water main back to the public system is planned or exists. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) to initiate the restrictive covenant process. The process can take up to 4 weeks.
- There is a deficiency in on-street fire protection adjacent to the property. On-street fire protection will only be available for the buildings directly fronting May Common NW. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).





**ISOMETRIC ELEVATION DETAIL**  
 SCALE 1:500



Subdivision Authority

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

April 22, 2021

File No. LDA21-0115

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create one (1) other lot from the NW 13-53-26-W4M located north of Yellowhead Trail NW and east of 231 Street NW; **KINGLET GARDENS and HAWKS RIDGE**

---

**The Subdivision by Plan is APPROVED on April 22, 2021, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 6.392 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;
2. that the owner register an easement for cross lot access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; 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.

MR is being provided with this subdivision by a DRC of 2.25 ha for proposed Lot 2 and 4.142 for the remnant of the NW 13-53-26-W4M. In those instances where there will be future dedication of ER, arterial road or pipeline PULs, the MR requirement will be reduced accordingly.

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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell  
Subdivision Authority

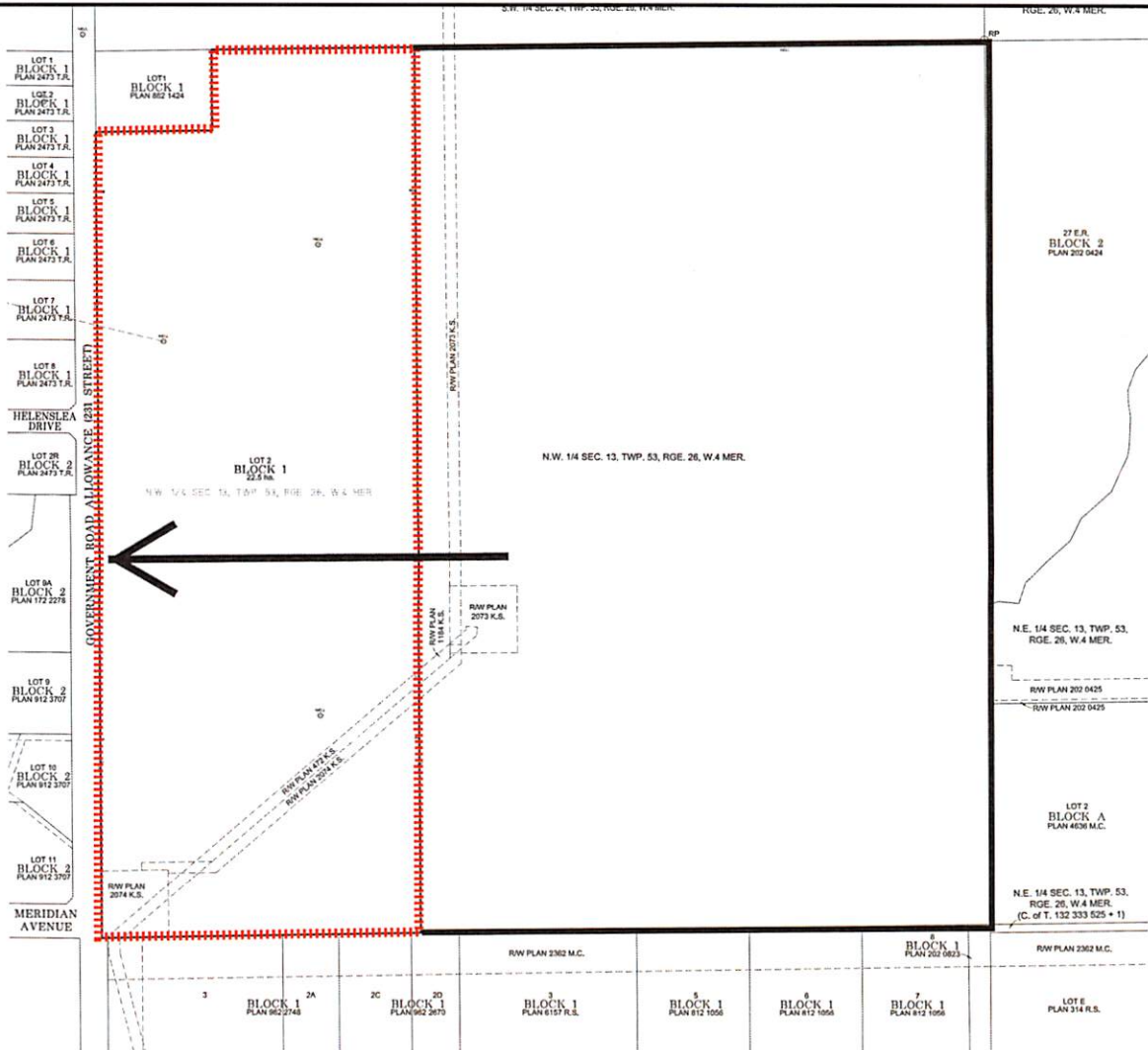
BM/jv/Posse #386349888-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 22, 2021

LDA21-0115



----- Limit of proposed subdivision

← Register easement



Subdivision Authority

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

April 22, 2021

File No. LDA21-0117

Ivo Nedev Surveying Ltd.  
18811 96 Avenue NW  
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 3A, Plan 4278V, located north of 104 Avenue NW and east of 144 Street NW;  
**GROVENOR**

---

**The Subdivision by Plan is APPROVED on April 22, 2021, 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, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue circular stamp.

Blair McDowell  
Subdivision Authority

BM/tv/Posse #387743925-001

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 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

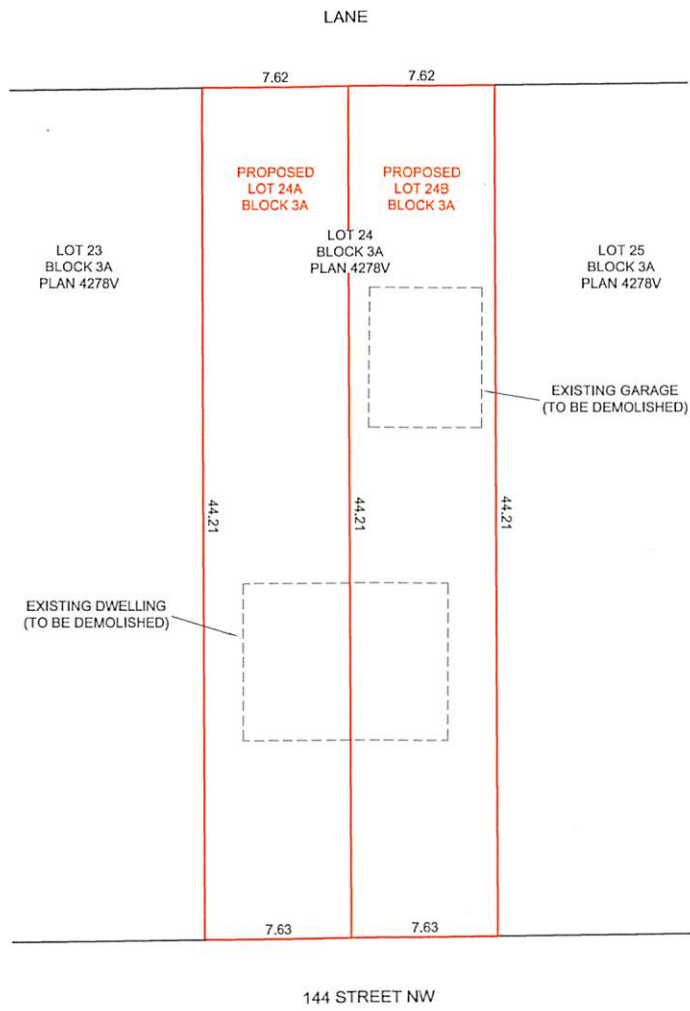
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800.
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- There is an existing access to 144 Street NW. Upon redevelopment of proposed Lot 24B, the existing residential access to 144 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 – 104 Avenue.

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 7.1 m south of the north property line of existing Lot 24 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 water main located within a laneway adjacent to the east property line of existing Lot 24. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information.
- 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).



RF3 UNDERLYING ZONING  
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

1. This plan is subject to the approval of the local approving authority.
2. All dimensions are in meters and decimals thereof.
3. All areas and dimensions are subject to confirmation by a legal survey.
4. Locations of existing structures shown are approximate.

REVISION HISTORY

1. Issued for Review	Feb. 26, 2021

LEGAL DESCRIPTION: Lot 24 Block 3A Plan 4278V  
MUNICIPAL ADDRESS: 10437 - 144 Street NW (Grovenor), Edmonton, AB  
BUILDER/OWNER: Avya Homes <info@avya.ca>

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REVISION: 1      DATE: Feb. 26/21      SCALE: 1:300      PROJECT #: 2021010

  
**ivo surveys**  
we get to the point  
18811 - 96 Avenue NW Edmonton, AB. T5T 5L2  
www.ivosurveys.ca  
Ph: (780) 666-2511  
Fax: (780) 666-2359

© 2021



Subdivision Authority

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

April 22, 2021

File No. LDA21-0124

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

ATTENTION: Sam McDougall

RE: Tentative plan to subdivide the south 9.14 metres from Lot 33, Block 9, Plan 5710 HW to consolidate with adjacent Lot 34, Block 9, Plan 5710 HW, located north of 95 Avenue NW and west of Riverside Drive NW; **CRESTWOOD**

---

The Subdivision by Plan is **APPROVED** on April 22, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling on Lot 33 prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/tv/Posse #388071275-001

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 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800.
- There are existing power poles 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.
- There is an existing access to Riverside Drive NW. Upon redevelopment of proposed Lot 33A and Lot 34, the existing residential access to Riverside Drive NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 – 104 Avenue.

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

- There is a water main located within a laneway adjacent to the west property lines of existing Lots 33 and 34. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information.
- 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).

TIM MELTON

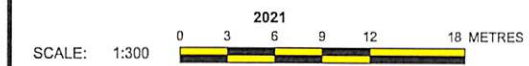
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
  - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE ZONING OF THIS SUBJECT AREA IS R1.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.247 ha.



REV. NO.	DATE	ITEM	BY
2	feb 26/21	LOT	CN
1	FEB. 11/21	T-PLAN	CN

REVISIONS

**CRESTWOOD**  
 TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
 OF  
 LOT 33 & 34, BLOCK 9, PLAN 5710 HW  
 WITHIN THE  
 W. 1/4 SEC. 36 - TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**



**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2647  
 Email: edmonton@palsgeomatics.com  
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	62000105T	DRAFTED BY:	CN	CHECKED BY:	DS
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LOT 32  
 BLOCK 9  
 PLAN 5710 HW

LANE

RIVERSIDE DRIVE

LOT 33A  
 BLOCK 9

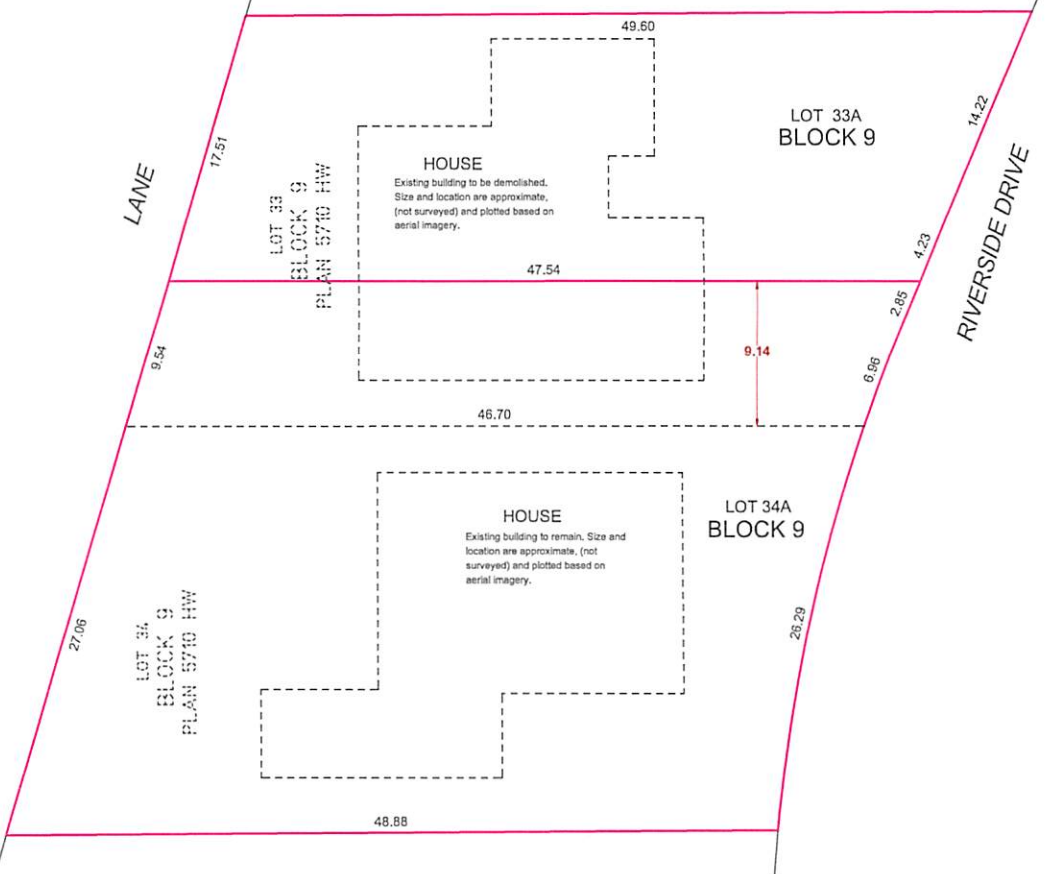
LOT 34A  
 BLOCK 9

LOT 33  
 BLOCK 9  
 PLAN 5710 HW

LOT 34  
 BLOCK 9  
 PLAN 5710 HW

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

HOUSE  
 Existing building to remain. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.





Subdivision Authority

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

April 22, 2021

File No. LDA21-0137

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 5, Plan 5559 KS, located north of 81 Avenue NW and west of 156 Street NW;  
**LYNNWOOD**

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**The Subdivision by Plan is APPROVED on April 22, 2021, subject to the following conditions:**

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

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell  
Subdivision Authority

BM/tv/Posse #388915801-001

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 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800.
- Access will not be permitted to 156 Street NW as it is a transit collector roadway that separates two schools, located east and west of 156 Street. Schools are high pedestrian generators therefore future access to these lots will be limited to the rear alley only.

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, sanitary, and storm) enter the proposed subdivision approximately 9.5 m south of the north property line of existing Lot 17 off 156 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

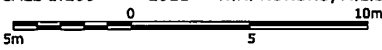
SHOWING SUBDIVISION OF

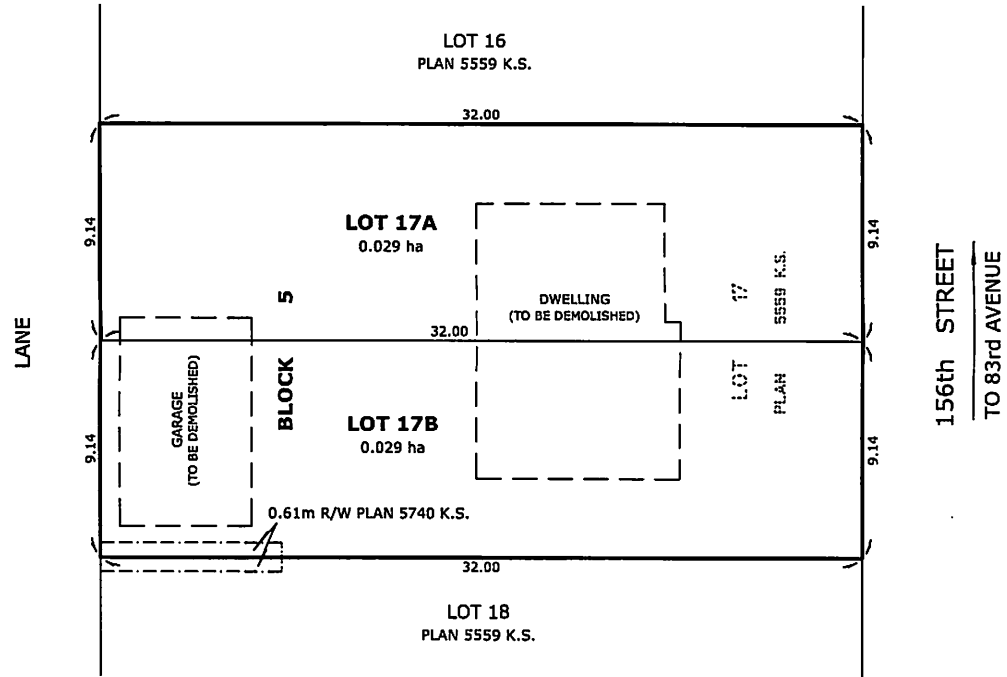
## LOT 17, BLK.5, PLAN 5559 K.S.

IN THE

### S.E.1/4 SEC.27 TWP.52 RGE.25 W. 4M.

### EDMONTON, ALBERTA

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




#### NOTES:

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



## HAGEN SURVEYS

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

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	March 4, 2021	REVISED:	--
DRAWING	21S0141T	FILE NO.	21S0141



Subdivision Authority

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

April 22, 2021

File No. LDA21-0164

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 30, Block 8, Plan 4014 HW, located south of 88 Avenue NW and west of 76 Street NW;  
**IDYLWYLDE**

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**The Subdivision by Plan is APPROVED on April 22, 2021, subject to the following conditions:**

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

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/jv/Posse #389972248-001

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 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 88 Avenue NW. Upon redevelopment of proposed Lot 30B, the existing residential access to 88 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.46 m east of the west property line of Lot 30 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).
- 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).



88 AVENUE NW

9.48 9.48

LOT 30A  
BLOCK 8

LOT 30B  
BLOCK 8

HOUSE

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

GARAGE

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

LOT 31  
BLOCK 8  
PLAN 4014 HW

LOT 32  
BLOCK 8  
PLAN 4014 HW

LOT 30  
BLOCK 8  
PLAN 4014 HW

36.58

36.63

36.60

7.47

7.47

LANE

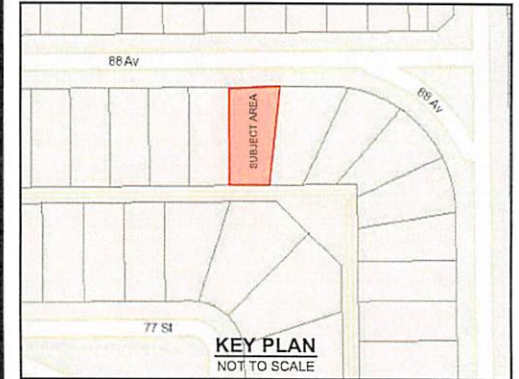
LOT 28  
BLOCK 8  
PLAN 4014 HW

LOT 29  
BLOCK 8  
PLAN 4014 HW

### ACCENT 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 R.F.1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS:  AND CONTAINS: 0.062 ha.



REV. NO.	DATE	ITEM	BY
1	MAR, 19/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

## IDYLWYLDE

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF

LOT 30, BLOCK 8, PLAN 4014 HW

WITHIN THE

N.W. 1/4 SEC. 27 - 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.	62100065T	DRAFTED BY:	CN	CHECKED BY:	DS
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