

Thursday, May 4, 2023

10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 18

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 4, 2023 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 27, 2023 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA22-0320 435442642-001	Tentative plan of subdivision to create 67 single detached residential lots, 32 semi-detached residential lots and portion of roadway to be closed, from the SW 21-51-25-W4M located north of 28 Avenue SW and west of 182 Street SW; KESWICK
2.	LDA22-0436 438325912-001	Tentative plan of subdivision to create three (3) mixed-use strata lots from Lot 36, Block 166, Plan 192 1997 located north of 86 Avenue NW and east of 112 Street NW; GARNEAU
3.	LDA23-0025 461198227-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 1, Block 2, Plan 1525329 located north of Stony Plain Road NW and west of 184 Street NW; SUNWAPTA INDUSTRIAL
4.	LDA23-0073 467047672-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block B, Plan 1488HW, located west of 89 Street NW and south of 94 Avenue NW; STRATHEARN
5.	LDA23-0074 467145019-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 17, Plan 5229 AD, located north of 98 Avenue NW and east of 155 Street NW; WEST JASPER PLACE
6.	LDA23-0075 467041667-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7 and part of Lot 8, Block 30, Plan 5036 S, located north of 83 Avenue NW and east of 87 Street NW; BONNIE DOON
7.	LDA23-0077 466279489-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 34, Plan RN94, located south of 123 Avenue NW and east of 90 Street NW; DELTON

8.	LDA23-0080 467205505-001	Tentative plan of subdivision to create two (2) Other lots, from, Lot 1, Block B, Plan 222 1011, and the SW 13-51-25-W4M located north of 41 Avenue SW and west of Heritage Valley Trail SW; CHAPPELLE
5.	OTHER BUSINESS	



Subdivision Authority

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

May 4, 2023

File No. LDA22-0320

WSP
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 67 single detached residential lots, 32 semi-detached residential lots and portion of roadway to be closed, from the SW 21-51-25-W4M located north of 28 Avenue SW and west of 182 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on May 4, 2023, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$758,573.43 representing 1.137 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 owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for 28 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
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 LDA22-0474 shall be approved prior to the endorsement of the plan of survey;
7. that Phase 2 of LDA20-0237 to close 184 Street SW shall be approved prior to the endorsement of Phase 4 of the plan of survey;
8. 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
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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 provides cash in lieu, with Phase 4, for 50% of the cost of the ultimate greenway development adjacent to Phase 4, including construction of a 3 m hard-surface shared use path, lighting and landscaping, south of Keswick Drive SW. The developer must provide a cost estimate for the greenway development with the submission of engineering drawings to be reviewed by Subdivision and Development Coordination;
8. that the owner remove the road structure of the existing 184 Street SW roadway and remediate the road closure area with Phase 4. The west half of 184 Street SW will be retained by the City. All costs associated with closure of the roadway to public access, including the removal of the road structure, re-grading of the land, landscaping and any utility relocation/modification deemed necessary as a result of the closure, will be the responsibility of the owner;
9. that the owner reconstruct the existing access(es) to the private residential properties on 184 Street SW that are impacted by the construction of this development, to the satisfaction of Subdivision and Development Coordination. Details and construction limits relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process;
10. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the proposed restricted residential lots until such time that the Temporary Public Access Easement is no longer required and the temporary paved roadway has been removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct temporary barricades on Keswick Drive SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;

12. that the owner construct a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
13. that the owner construct a temporary 6 m paved road connection, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will provide continued access to the existing residential properties along the existing 184 Street SW road right of way. This temporary connection must be open and operational at all times;
14. that the owner construct Keswick Drive SW as an enhanced local roadway, to an approved Complete Streets design and cross section including a parking ban on one side and construction of 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 Complete Streets design and cross-section details for Keswick Drive SW will be reviewed and finalized through the engineering drawing review and approval process;
15. that the owner construct the roadways to an approved Complete Streets design and cross-section, to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross-section details will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
16. that the owner construct 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;
17. that the engineering drawings include grading plans, with Phase 4, for 184 Street SW to the satisfaction of Development Engineering and Drawing Review;
18. that the owner pay for the installation of "no parking" signage on one side of Keswick Drive SW to the satisfaction of Subdivision and Development Coordination and Development Engineering and Drawing Review, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
20. that the owner is responsible for the landscape design and construction within the road right of way and 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.

MR for the SW 21-51-25-W4M in the amount of \$758,573.43, representing 1.137 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey. The amount includes the area from the 184 Street SW road closure created via LDA20-0237.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #435442642-001

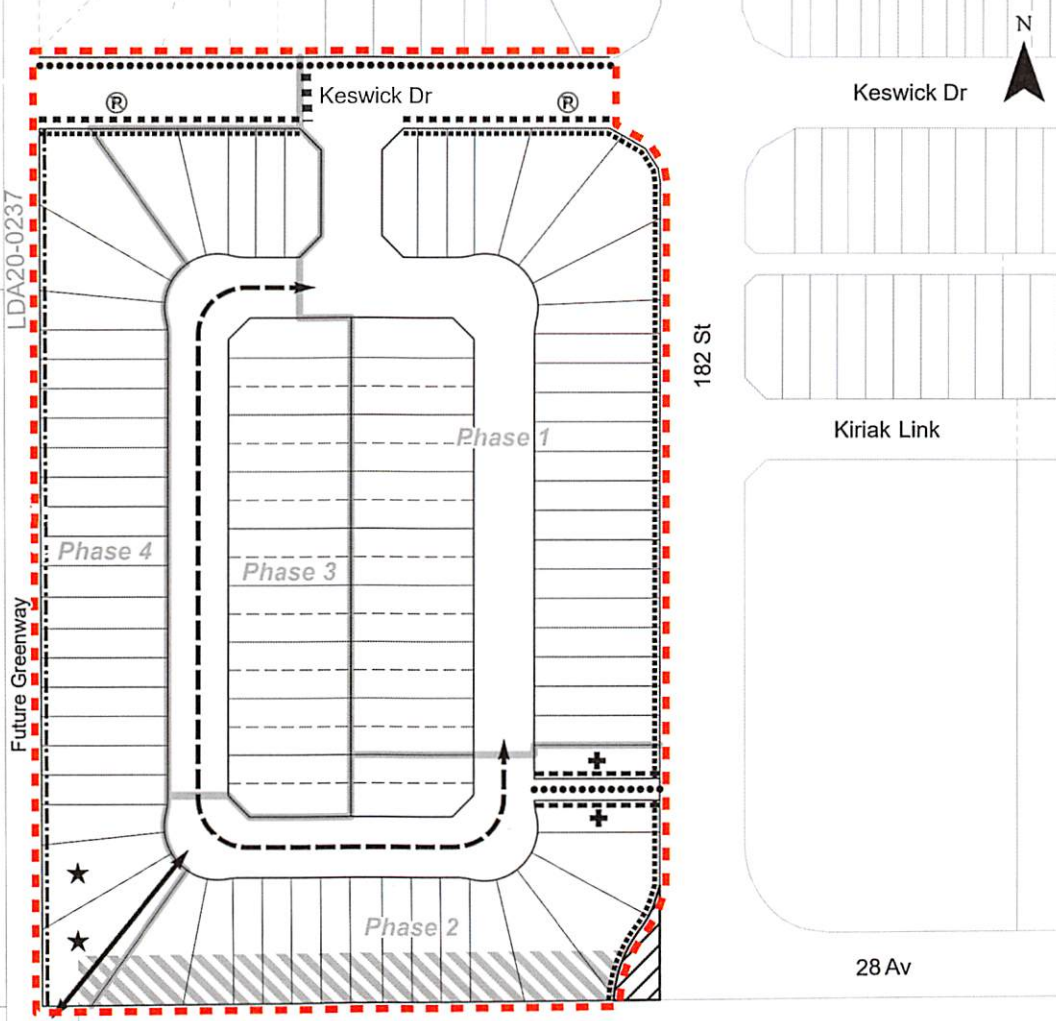
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

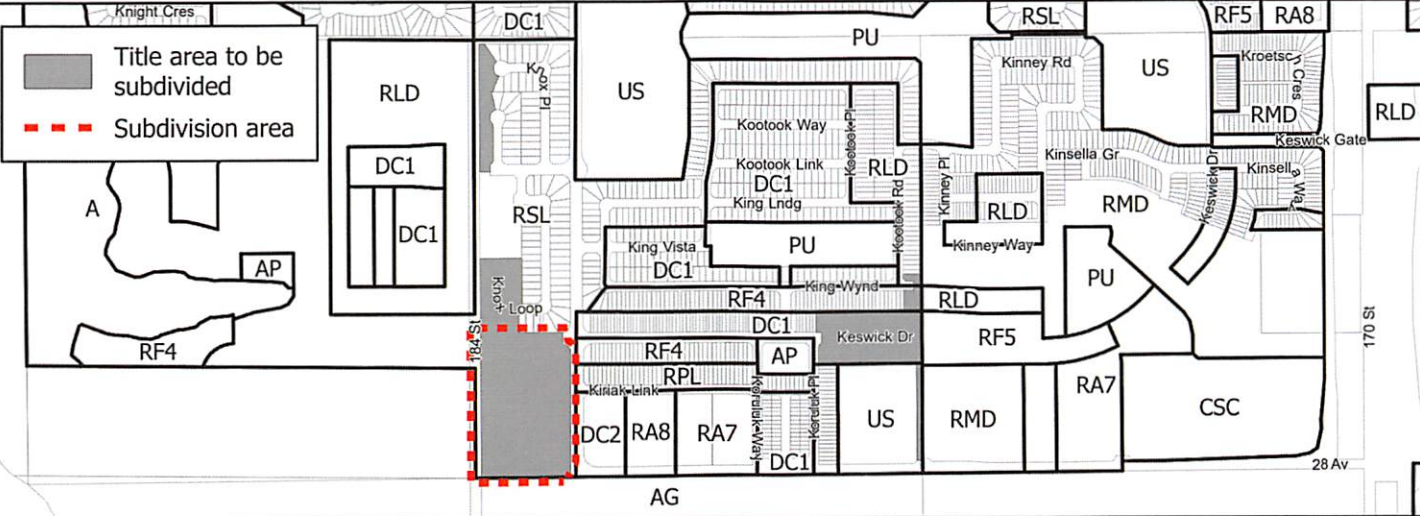
May 4, 2023

LDA22-0320

- Limit of proposed subdivision
- Phasing Line
- 1.2 m uniform fence
- 1.8 m uniform fence
- 1.8 m uniform fence as per Zoning Bylaw
- 1.8 m concrete sidewalk
- 3 m hard surface shared use path
- Temporary 6 m paved roadway
- Temporary 6 m gravel roadway
- Dedicate as road right of way
- Existing temporary public access easement
- R No parking signage
- ★ Restricted lot
- + Restrictive covenant re: Disturbed soil
- Temporary barricades



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

May 4, 2023

File No. LDA22-0436

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

ATTENTION: Evan Thompson

RE: Tentative plan of subdivision to create three (3) mixed-use strata lots from Lot 36, Block 166, Plan 192 1997 located north of 86 Avenue NW and east of 112 Street NW; **GARNEAU**

I The Subdivision by Strata is APPROVED on May 4, 2023, subject to the following conditions:

1. that the owner shall provide an Easement, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer and power, to the satisfaction of EPCOR Water Services Inc. and the City of Edmonton Law Branch;
2. that the owner register an access easement, and the City of Edmonton shall be a party to the easement, so that all units have a legal means of access to the east/west alley and 86 Avenue NW;
3. that the owner register an access easement, and the City of Edmonton shall be a party to the easement, for the north/south private alley, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate additional road rights of way to accommodate a standard 6 m alley right of way, to the satisfaction of Subdivision and Development Coordination, 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.

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

The Municipal Reserve (MR) requirement for Lot 36, Block 166, Plan 192 1997 is not applicable as the subject Lot is less than 0.8 hectares in area. As the subject parcel has not addressed MR with this application, should the proposed lot be part of a future subdivision greater than 0.8 ha in area, MR will be owing.

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

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

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #438325912-001

Enclosure

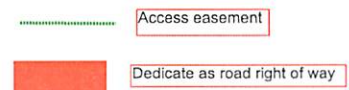
CERTIFICATE: SECTION 47, SURVEYS ACT
 REGISTERED ON _____
 AS NUMBER _____
 Certifying that all Statutory Monuments were placed in the ground between the date of _____
 and are positioned in accordance with coordinates shown on the plan or on the attached plan instrument except for the following _____
 A.D. REGISTRAR _____
 REGISTRAR LAND TITLES OFFICE
 PLAN NO. _____
 ENTERED AND REGISTERED ON _____
 INSTRUMENT NO. _____
 A.D. REGISTRAR _____
 SHEET 1 OF 6

GARNEAU STRATA
EDMONTON, ALBERTA
 PLAN SHOWING SURVEY OF STRATA SUBDIVISION OF PART OF
 LOT 36, BLOCK 166, PLAN 192 1997
 ALL WITHIN THE
 RIVER LOT 7, EDMONTON SETTLEMENT
 (THEO. N.E. 1/4
 SEC. 30, TWP. 52, RGE. 24, W. 4 MER.)
 SCALE 1:500 2021 SURVEYOR: _____

- NOTES:
1. Statutory Iron Survey Pin found shown thus:
 2. Statutory Iron Survey Pin, stamped P223, placed shown thus:
 3. Alberta Survey Control Marker (A.S.C.M.) shown thus:
 4. Reference Control Point shown thus:
 5. Positions where Statutory Iron Survey Pins, marked with inscription number P223, are to be placed pursuant to section 47 of the Survey Act are shown thus and area shown on a table of coordinates attached to the plan instrument.
 6. Corner centre points shown thus:
 7. Postmarks established as per requirement PLAN 888 8888 shown thus:
 8. See SHEET 2 OF 2 SHEET 12 for the control network and key plan of point numbers for detailed re-establishment of subdivisions.
 9. The Geo-Referenced Point is a FDI as the DESCRIPTION and is shown thus:
 10. The Geo-Referenced Point and coordinates are 88888888, and station E.
 11. NAD83(Original) 3TM projection, Reference meridian 114° and the Combined Scale Factor is 0.999888.
 12. All distances are shown in metres and decimals thereof.
 13. All distances on curved boundaries are arc lengths.
 14. All corner radii are 0.20 unless otherwise noted.
 15. Temporary traverse lines shown thus:
 16. Area registered shown outlined thus:
 17. Area contained: 0.512 ha.

LEGEND:

3TM	3 Degree Transverse Mercator	NAD83	North American Datum 1983
A.S.C.M.	Alberta Land Surveyed	PL	Plotted
A.S.C.M.	Alberta Survey Control Marker	Pos.	Position
S	Central Angle	P.U.L.	Public Utility Lot
CR	Control Point	R	Radius
E	East	(R)	Radial
E.R.	Environmental Reserve	Rd	Reference
Est.	Established	Re-est.	Re-Established
Est.	Established	Rst.	Restored
C.N.S.S.	Canadian National Survey System	Rpt.	Range
fa	feet	RP	Geo Reference Point
L	Lottery Iron Pin	R/W	Right of Way
m	metre	sq.m.	Square Metres
M	Metre	S	South
MB	Mark	Sec.	Section
M.S.	Marked	Sec.	Section
MP	Marker Post	Trp.	Township
M.P.	Marker Post	U.S.	United States
M.R.	Municipal Reserve	U.T.P.	Unable To Find
N	North	W.	West



SURVEYOR: _____
 SURVEYOR: _____
 Surveyed between the dates of _____
 AND _____
 in accordance with the provisions
 of the Survey Act.

REGISTERED OWNER
 #####

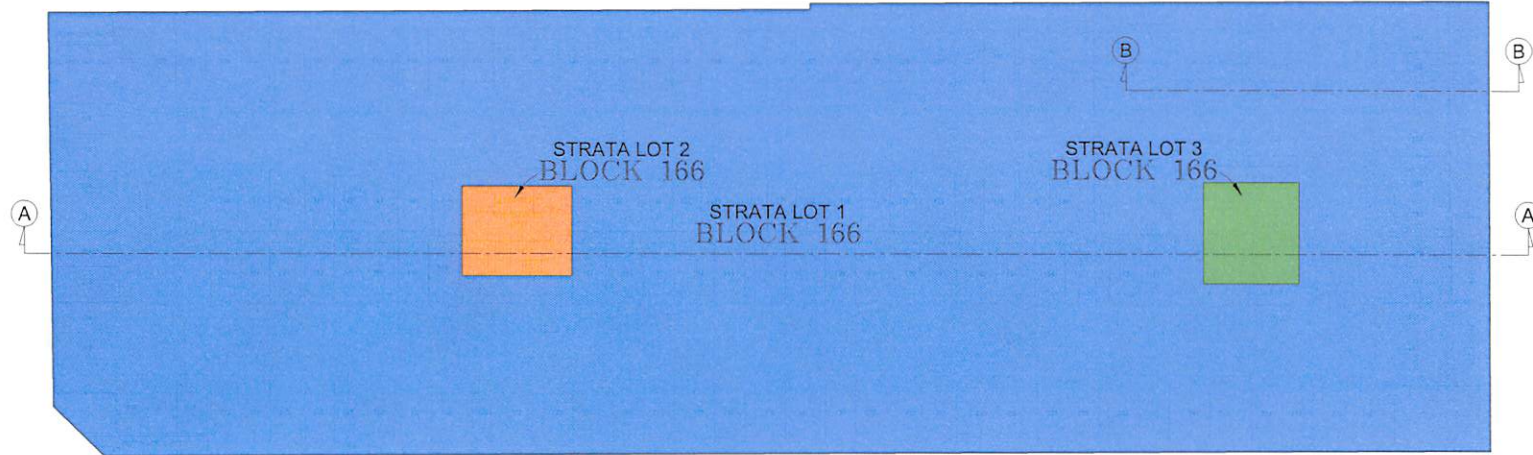
SUBDIVISION AUTHORITY
 NAME: CITY OF EDMONTON
 FILE NO.: #####

DATE: _____
 CHECKED BY: _____

BY: GREGORY GEDMAN/NER CONSULTING INC.
 DATE: 2021 10/20 10:00 AM
 EDMONTON, ALBERTA, T4C 2B9

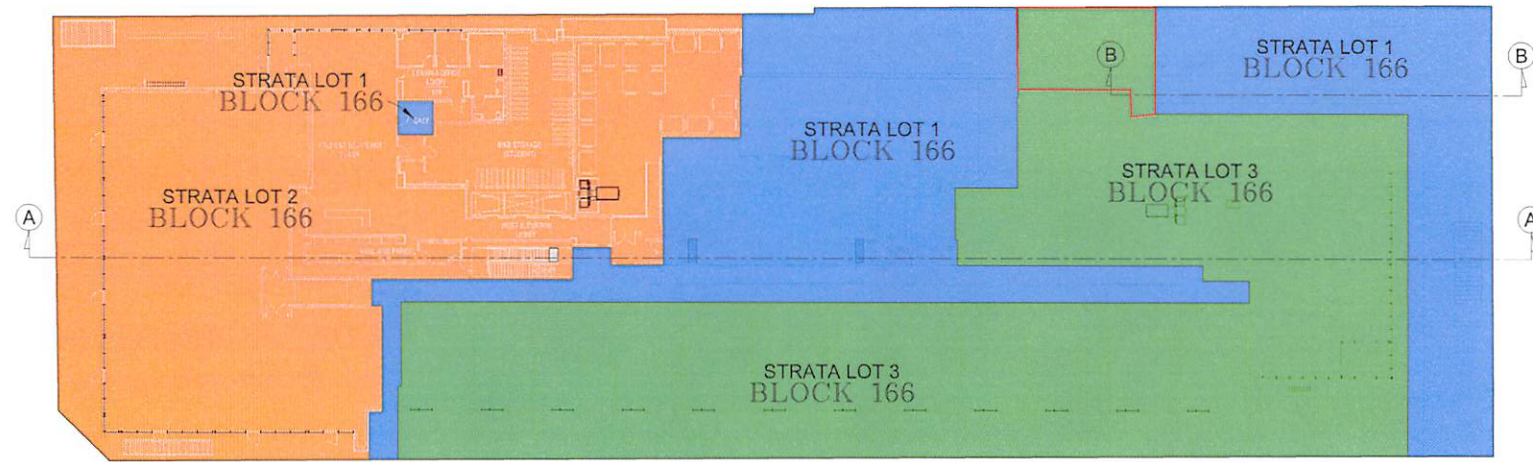
UNREGISTERED

C:\Users\Gedman\OneDrive\1021_Plan

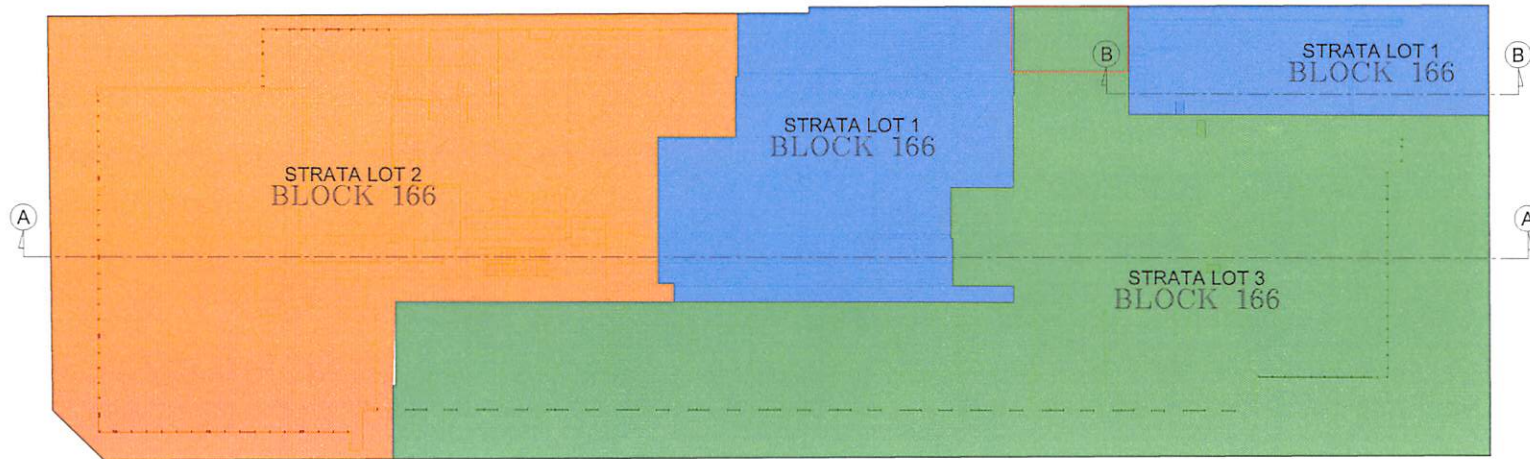


UNDER GROUND PARKADE P1 AND P2
 SCALE 1:200

- COMMON USE STRATA (STRATA LOT 1)
- STUDENT RESIDENCE STRATA (STRATA LOT 2)
- EAST TOWER STRATA (STRATA LOT 3)

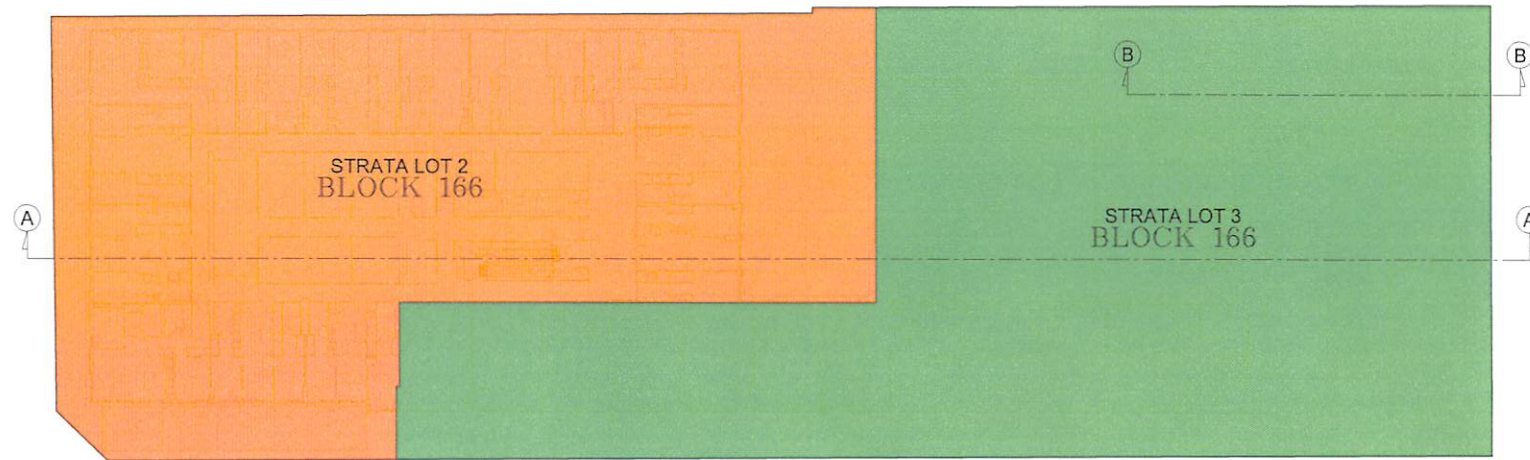


MAIN FLOOR
 SCALE 1:200



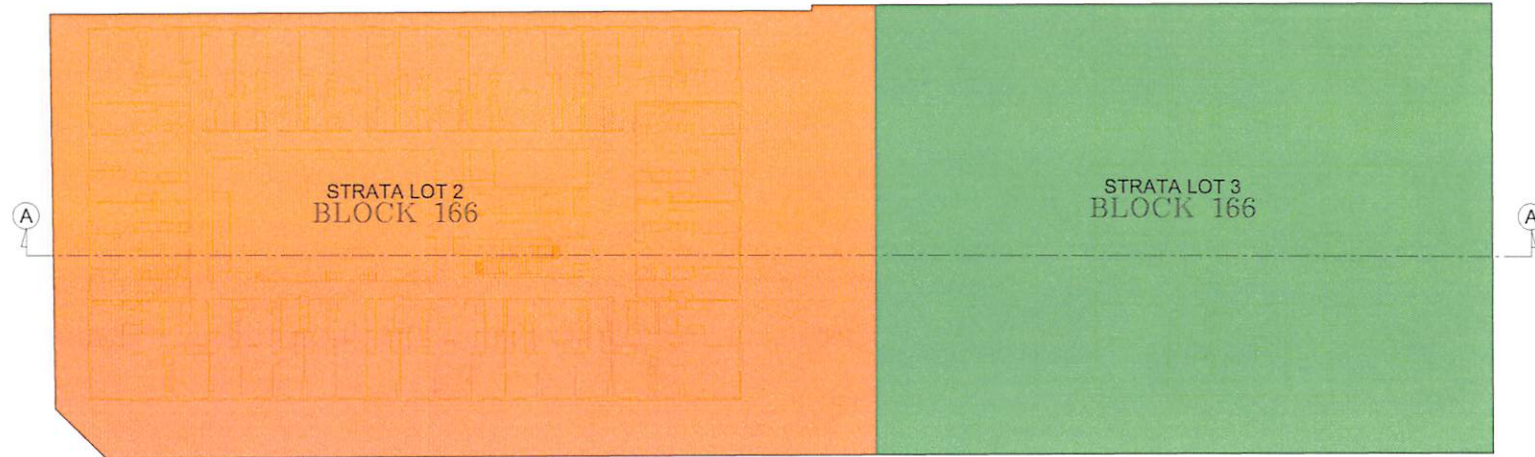
SECOND FLOOR
 SCALE 1:200

- COMMON USE STRATA (STRATA LOT 1)
- STUDENT RESIDENCE STRATA (STRATA LOT 2)
- EAST TOWER STRATA (STRATA LOT 3)



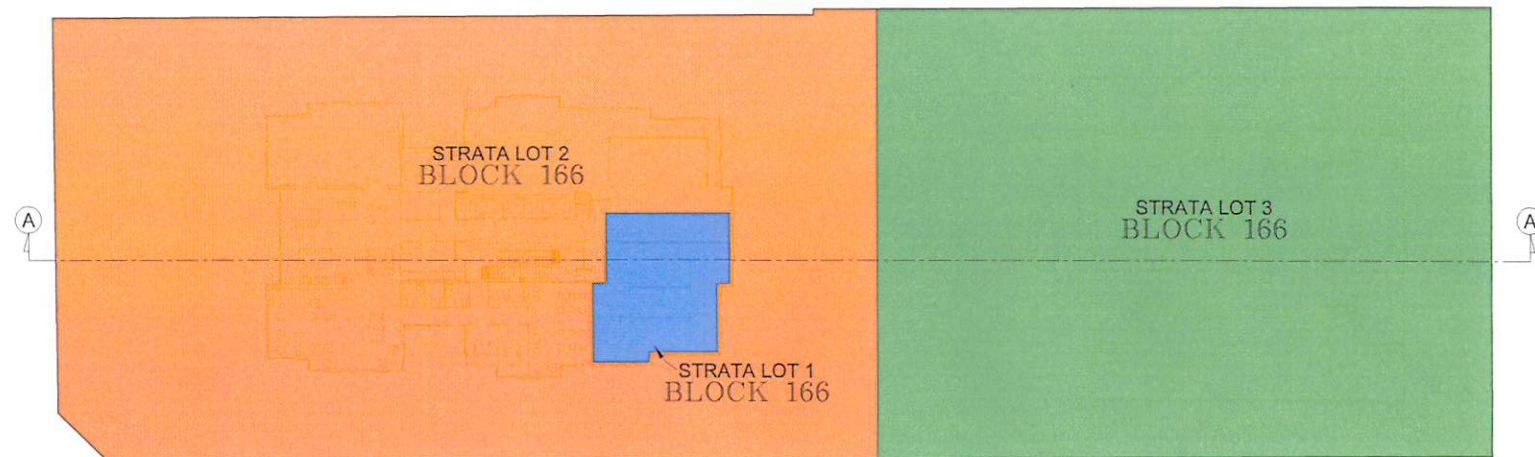
THIRD FLOOR
 SCALE 1:200





FOURTH FLOOR TO MECHANICAL PENTHOUSE OF STUDENT RESIDENCE
 SCALE 1:200

- COMMON USE STRATA (STRATA LOT 1)
- STUDENT RESIDENCE STRATA (STRATA LOT 2)
- EAST TOWER STRATA (STRATA LOT 3)

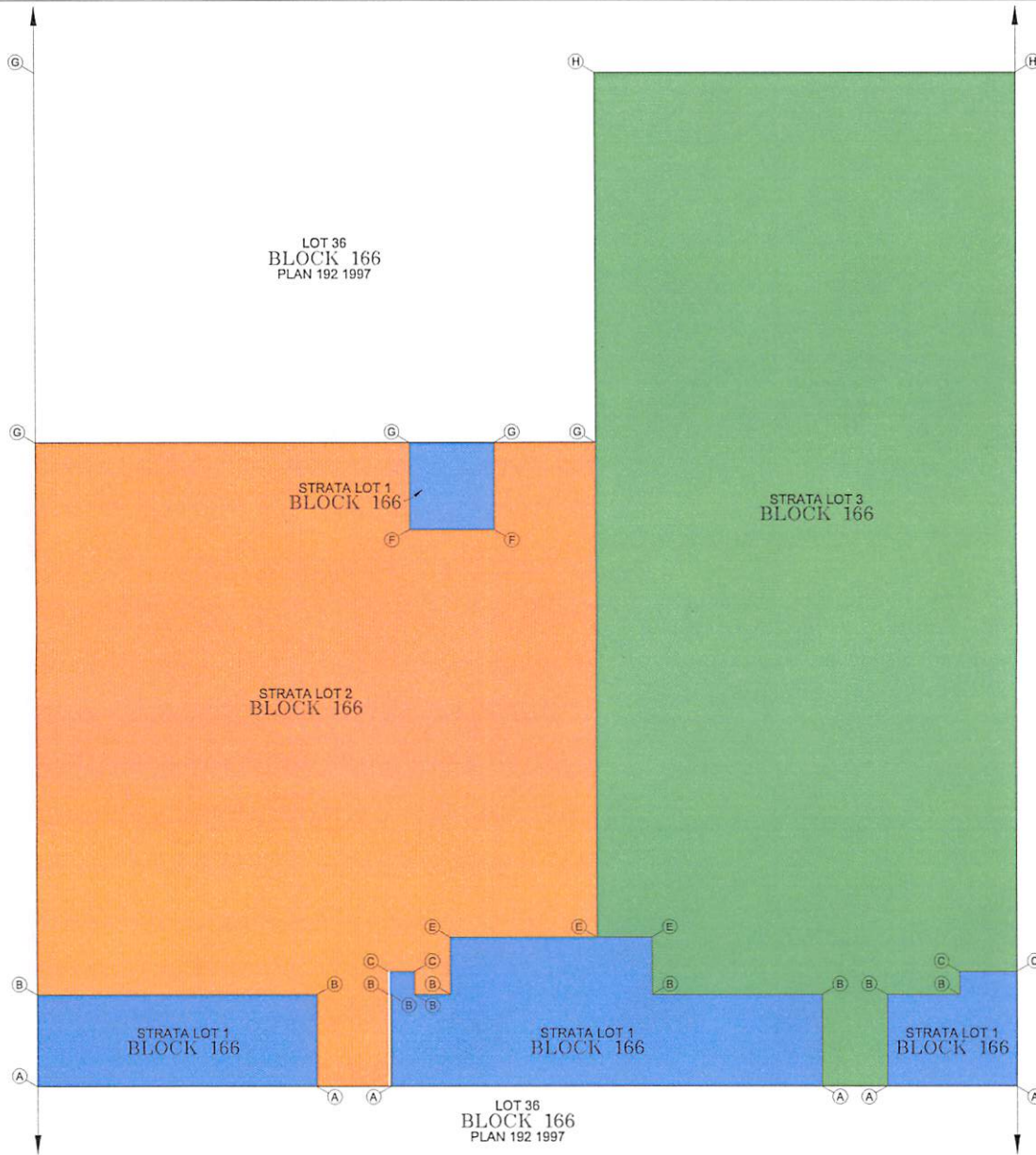


MECHANICAL PENTHOUSE OF STUDENT RESIDENCE TO ROOF OF STUDENT RESIDENCE
 SCALE 1:200



ROOF OF STUDENT RESIDENCE TO ROOF OF EAST TOWER
SCALE 1:200

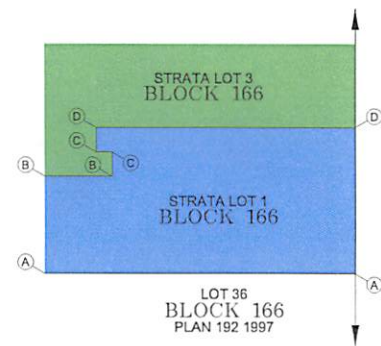




CROSS SECTION 'A-A'
 NOT TO SCALE

Elevation:	
A	663.25 (BOTTOM OF PARKADE)
B	675.25 (MAIN FLOOR)
C	678.25 (SECOND FLOOR EAST TOWER)
D	681.25 (THIRD FLOOR EAST TOWER)
E	682.38 (THIRD FLOOR STUDENT RESIDENCE)
F	736.10 (STUDENT RESIDENCE MECHANICAL PENTHOUSE)
G	747.47 (ROOF OF STUDENT RESIDENCE)
H	778.20 (ROOF OF EAST TOWER)
ELEVATIONS ARE SUBJECT TO FIELD SURVEY	

- PARKADE STRATA (STRATA LOT 1)
- STUDENT RESIDENCE STRATA (STRATA LOT 2)
- EAST TOWER STRATA (STRATA LOT 3)



CROSS SECTION 'B-B'
 NOT TO SCALE



Subdivision Authority

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

May 4, 2023

File No. LDA23-0025

Select Engineering Consultants Ltd.
100-17413 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 1, Block 2, Plan 1525329 located north of Stony Plain Road NW and west of 184 Street NW; **SUNWAPTA INDUSTRIAL**

I The Subdivision by Plan is APPROVED on May 4, 2023, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments and arterial roadway assessments, pursuant to Section 655 of the Municipal Government Act (contact developmentcoordination@edmonton.ca);
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a cross lot access easement in favour of the City of Edmonton, for the purpose of providing vehicular and pedestrian access between 186 Street NW and the remnant parcel west of the proposed lot, as shown on Enclosure I;
4. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA22-0387 be registered prior to or concurrent with this application for the logical extensions of underground utilities; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lot 1, Block 2, Plan 1525329 was addressed by money in place with LDA19-0031.

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

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




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

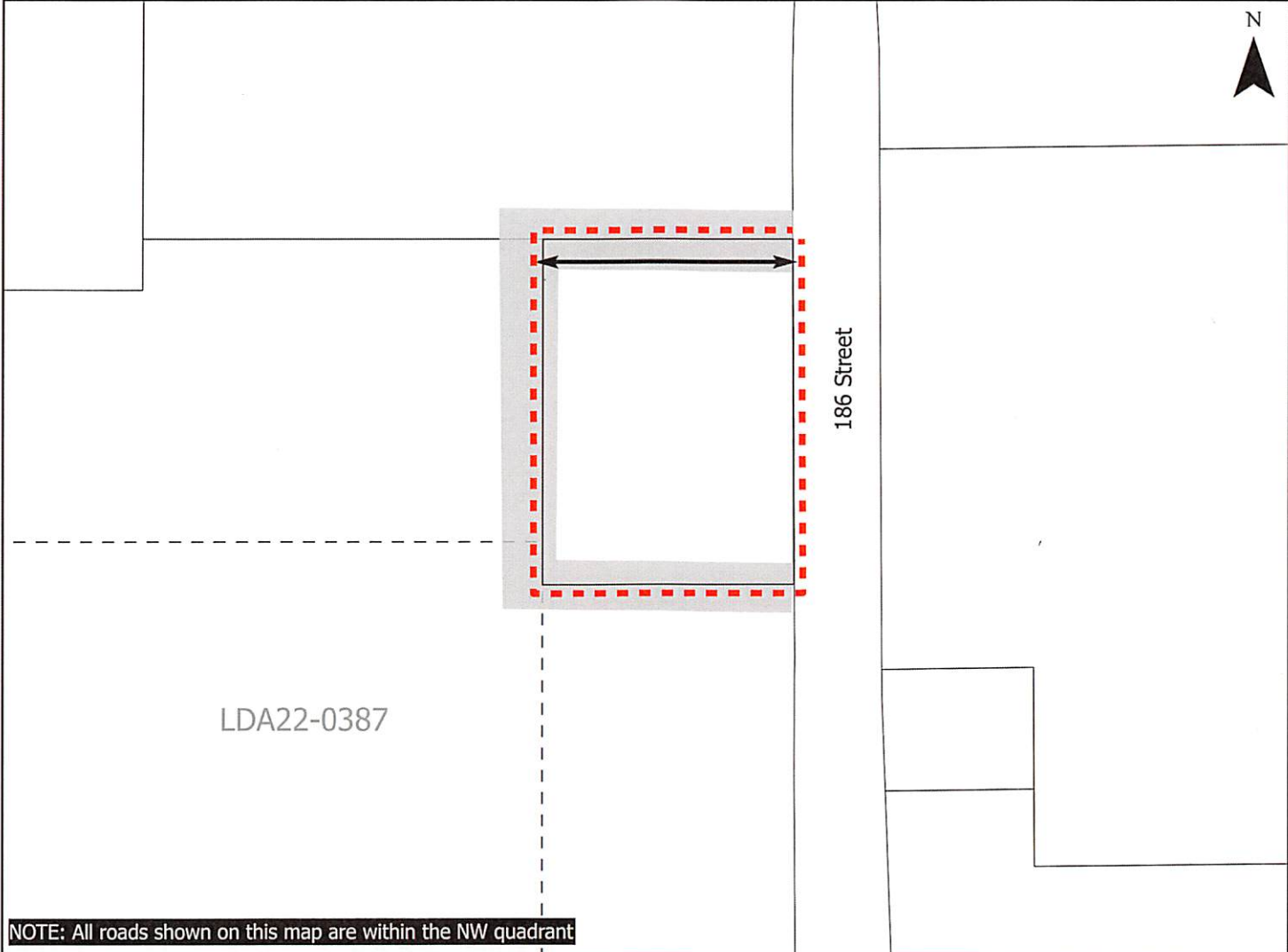
Regards,

Blair McDowell
Subdivision Authority

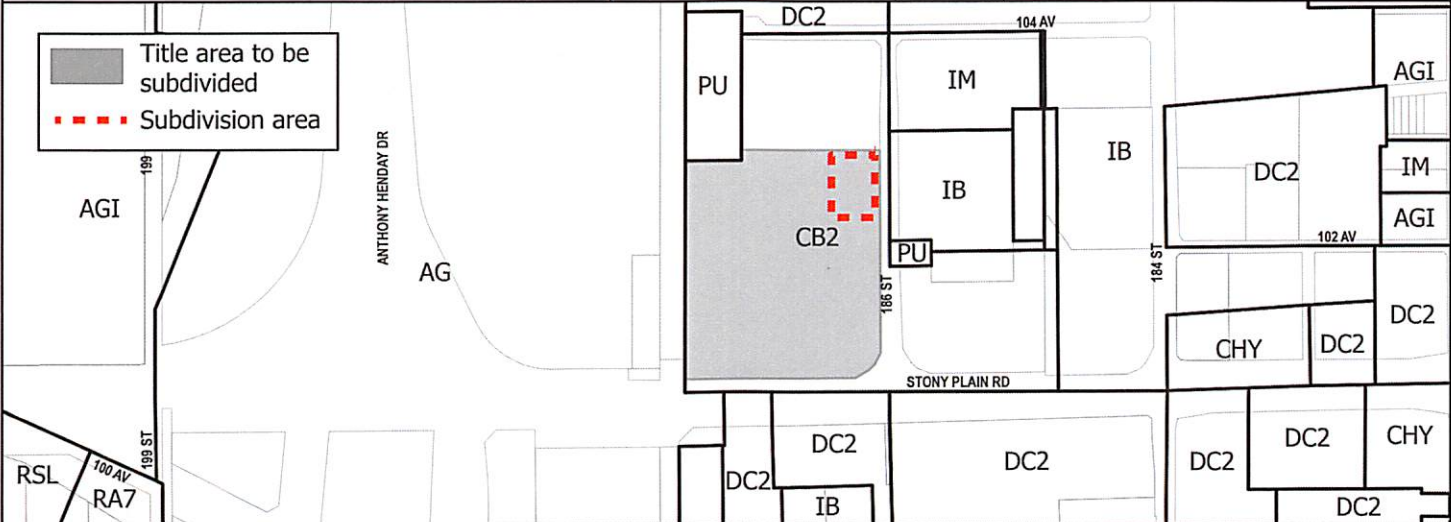
BM/kc/Posse #461198227-001

Enclosure

-  Proposed Subdivision Boundary
-  Register Cross Lot Access Easement (Vehicular and Pedestrian)
-  Register a Mutual Access Easement for Shared Use of the Access and Internal Drive Aisles



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

May 4, 2023

File No. LDA23-0073

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

ATTENTION: Pals Geomatics Corp

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block B, Plan 1488HW, located west of 89 Street NW and south of 94 Avenue NW; **STRATHEARN**

The Subdivision by Plan is APPROVED on May 4, 2023, subject to the following conditions:

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #467047672-001

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 (\$700.00 - 2023 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 89 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- The Strathearn neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal sometime between 2023-2025. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.79m south of the north property line of Lot 13 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).



LANE

LOT 12A
BLOCK B
PLAN 212 2334

LOT 12B
BLOCK B
PLAN 212 2334

37.27

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

LOT 13A
BLOCK B

7.32

37.27

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

LOT 13B
BLOCK B

7.32

37.27

LOT 14
BLOCK B
PLAN 1488 HW

89 STREET

GA ENGINEERING & CONSULTANTS LTD.

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-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.054 ha



REV. NO.	DATE	ITEM	BY
1	MAR, 20/23	ORIGINAL PLAN COMPLETED	CN

REVISIONS

STRATHEARN

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 13, BLOCK B, PLAN 1488 HW

WITHIN THE

RIVER LOT 23, EDMONTON SETTLEMENT

(THEO. S.W. 1/4 SEC. 34 - TWP. 52 - RGE. 24 - W. 4TH MER.)

EDMONTON - ALBERTA

2023

SCALE: 1:200

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

FILE NO.	62200325T	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

May 4, 2023

File No. LDA23-0074

SATT Engineering Ltd.
206 - 3132 Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 17, Plan 5229 AD, located north of 98 Avenue NW and east of 155 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is **APPROVED** on **May 4, 2023**, subject to the following conditions:

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

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

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

Please be advised that 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.

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.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #467145019-001

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 (\$700.00 - 2023 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 155 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

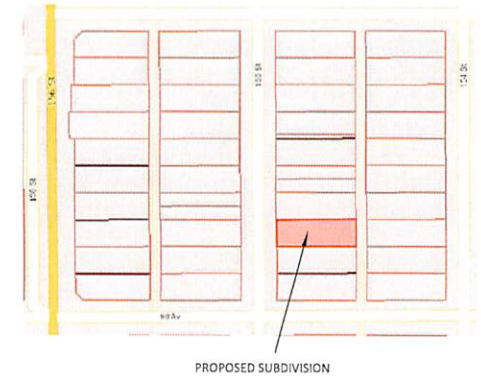
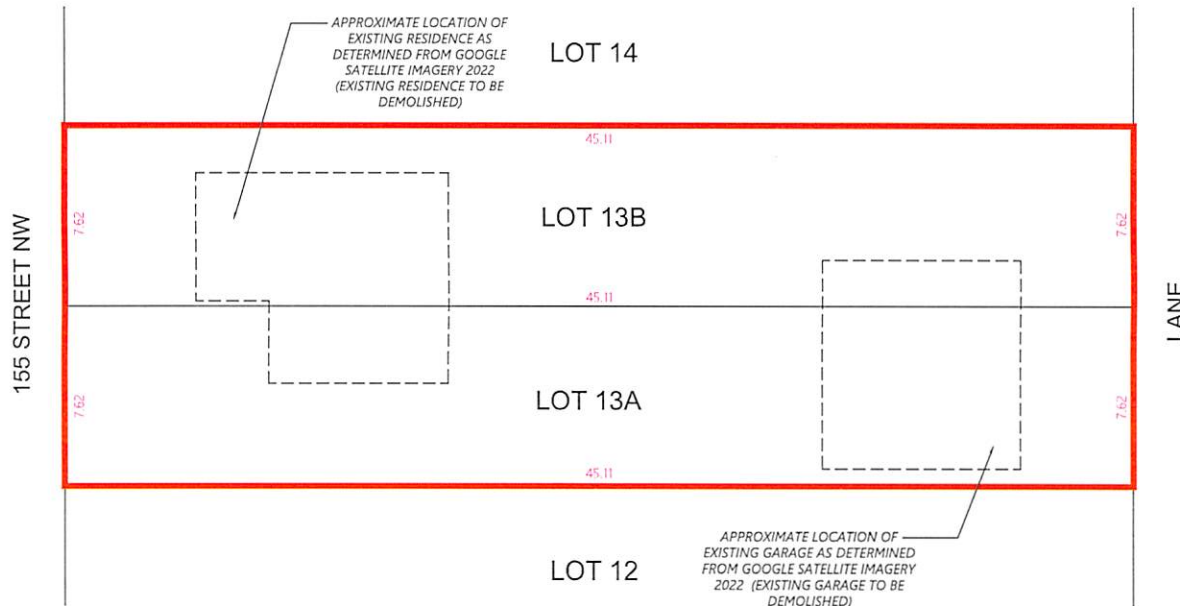
Building / Site

- 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 6.3 m south of the north property line of Lot 13 off 155 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 PROPOSED SUBDIVISION OF
 LOT 13 BLOCK 17, PLAN 5229 AD WITHIN
 (N.W. 1/4 SEC.35, TWP.52, RGE. 25 - W. 4th MER.)
 WEST JASPER PLACE
 EDMONTON, ALBERTA
 SCALE: 1:200



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



Subdivision Authority

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

May 4, 2023

File No. LDA23-0075

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

ATTENTION: Samuel A. McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7 and part of Lot 8, Block 30, Plan 5036 S, located north of 83 Avenue NW and east of 87 Street NW; **BONNIE DOON**

The Subdivision by Plan is **APPROVED** on **May 4, 2023**, subject to the following conditions:

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

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

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

Please be advised that 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.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #467041667-001

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 (\$700.00 - 2023 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 83 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 15.37 m east of the west property line of Lot 7 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.
- 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).



LANE

LOT 5A
BLOCK 30
PLAN 752 0599

LOT 6A
BLOCK 30
PLAN 752 0599

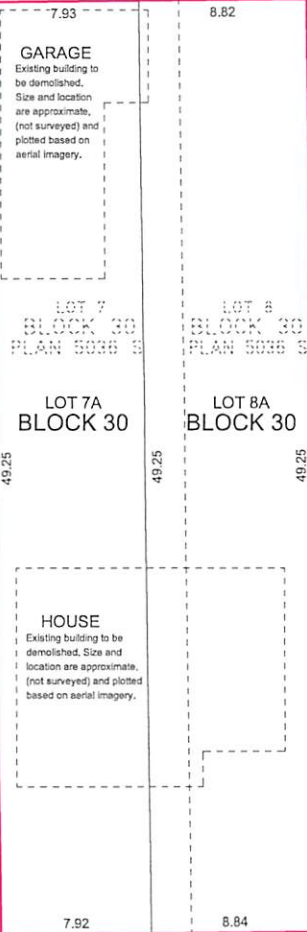
LOT 7
BLOCK 30
PLAN 5036 S

LOT 8
BLOCK 30
PLAN 5036 S

LOT 9
BLOCK 30
PLAN 5036 S

LOT 10
BLOCK 30
PLAN 5036 S

LOT 11A
BLOCK 30
PLAN 982 3489



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

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

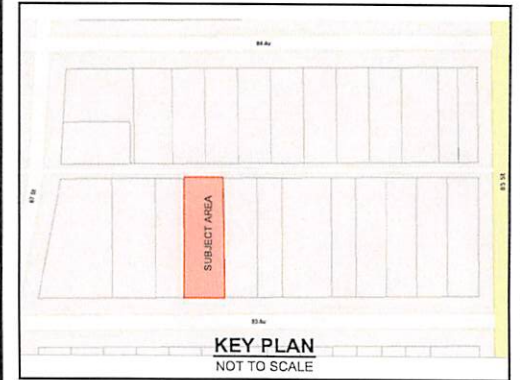
REMAINDER OF LOT 8
BLOCK 30
PLAN 5036 S

83 AVENUE NW

URBAN PIONEER INFILLS INC.

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-F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.083 ha.

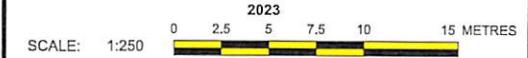


REV. NO.	DATE	ITEM	BY
1	FEB. 15/23	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

BONNIE DOON
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOTS 7 & 8, BLOCK 30, PLAN 5036 S
WITHIN THE
S.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.	62300018T	DRAFTED BY:	CN	CHECKED BY:	**
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Subdivision Authority

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

May 4, 2023

File No. LDA23-0077

2470369 Alberta Ltd.
P.O. Box 969
Tofield, AB T0B 4J0

ATTENTION: Gurtaj Kalley

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 34, Plan RN94, located south of 123 Avenue NW and east of 90 Street NW; **DELTON**

The Subdivision by Plan is APPROVED on May 4, 2023, 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, 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.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #466279489-001

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 (\$700.00 - 2023 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 90 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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

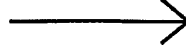
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 6.69 m south of the north property line of Lot 9 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).

Date: March 20, 2023

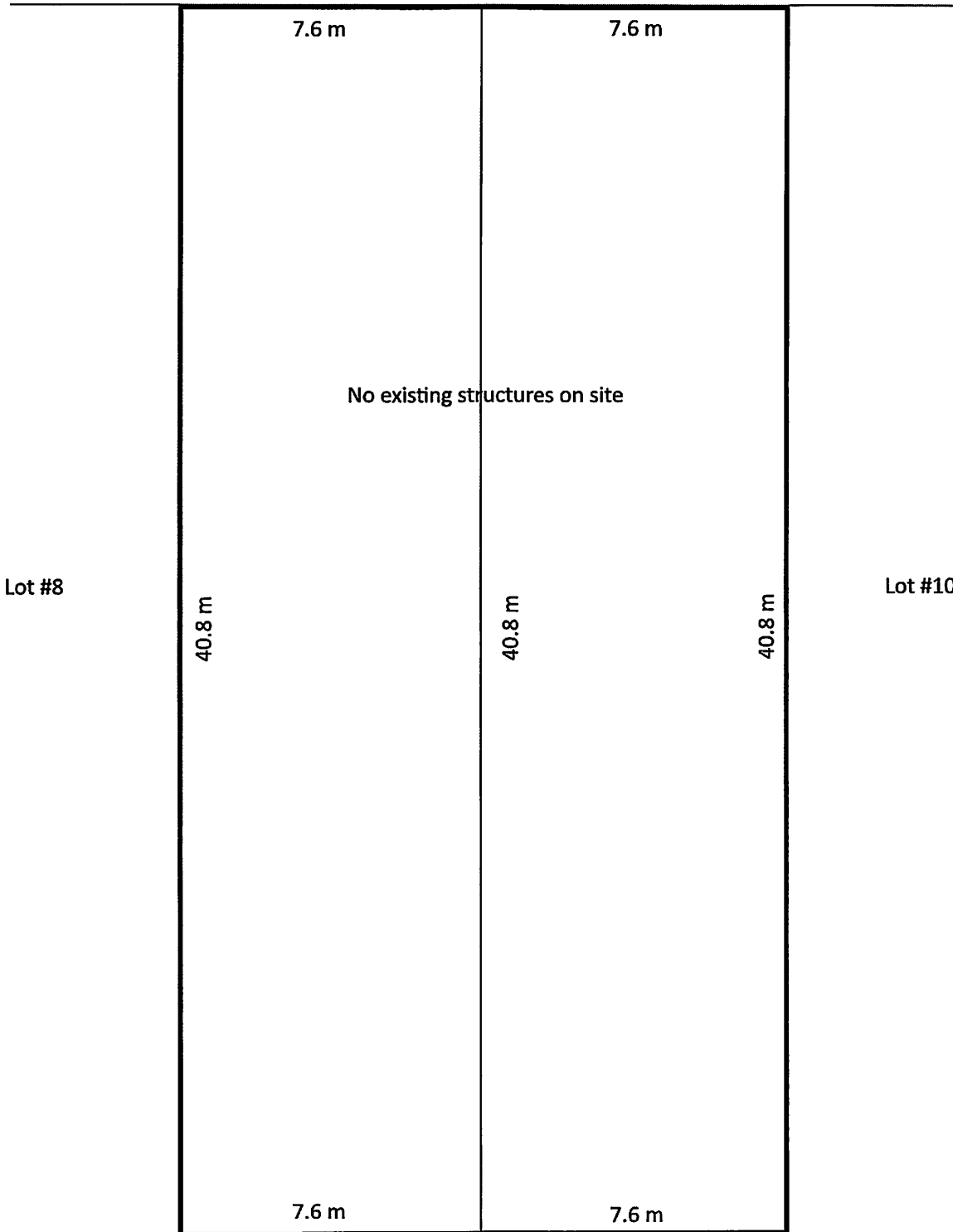
12235 - 90 Street NW
Lot 9;34;RN94



To 123 Avenue NW



90 Street NW





Subdivision Authority

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

May 4, 2023

File No. LDA23-0080

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

ATTENTION: Ghazal Lotfi

RE: Tentative plan of subdivision to create two (2) Other lots, from, Lot 1, Block B, Plan 222 1011, and the SW 13-51-25-W4M located north of 41 Avenue SW and west of Heritage Valley Trail SW;
CHAPPELLE

I The Subdivision by Plan is APPROVED on May 4, 2023, subject to the following conditions:

1. that the owner pay the proportionate share of the Arterial Roadway Assessments applicable to this subdivision for the construction of arterial roadways in the catchment area;
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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lot 1, Block B, Plan 222 1011 was addressed by DRC with LDA13-0016. The DRC will carry forward on the remainder of the title.

Municipal Reserve (MR) for the SW-13-51-25-W4M was addressed by DRC with LDA16-0551 and dedication with LDA14-0581. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #467205505-001

Enclosure



School/Park

Lot 1MR, Block 3,
Plan 142 0393

Lot 1, Block B,
Plan 222 1011

AREA 'A'
0.131 ha

AREA 'B'
0.198 ha

S.W. 1/4 SEC. 13-51-25-4

Future MDR

HERITAGE VALLEY TRAIL

\\s1\161\Projects\1161108220\Subarea\Planning\blockshell\subdiv\chappelle_blockshell\land 5-res_11-mar2023.dwg
2023/03/14 10:42 AM X:\C:\Users\3047

ORIGINAL SHEET - ANS1 B



400-10220 103 Avenue
Edmonton, AB T5J 0K4
Tel. 780.917.7000
www.stantec.com

Copyright Reserved

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

Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus ■■■■ and contains approximately 0.329 hectares, including 2 block shell lots.

Revision BY Y13M02

Client/Project
HV NINE LTD.

PLAN SHOWING PROPOSED SUBDIVISION
OF PORTION OF S.W. 1/4 SEC. 13-51-25-4
& LOT 1, BLOCK B, PLAN 222 1011
Edmonton, AB

Title
TENTATIVE PLAN OF SUBDIVISION
CHAPPELLE - BLOCK SHELL SUBDIVISION

Project No. Scale
1161 108220 KC 1:1000
March 14, 2023

Thursday, April 27, 2023

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 27, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 20, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA22-0532
445887788-001

Tentative plan of subdivision to create 116 single detached residential lots, 22 row housing and two (2) Public Utility lots, from Lot 1, Block B, Plan 222 1011, Lots C and D, Plan 1711 MC, the SE 13-51-25-W4M and the SW 13-51-25-W4M located north of Dixon Landing SW and east of Heritage Valley Trail SW; **DESROCHERS AND HERITAGE VALLEY TOWN CENTRE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA21-0482
410887165-001

REVISION of conditionally approved tentative plan of subdivision to create seven (7) bare land condominium units from Plan 182 3308, Lot 3, Block 36, Plan 182 3308, located north of Crawford Drive SW and west of Crawford Way SW; **CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA23-0067 466129081-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 29, Plan 2106 KS, located east of 80 Street and north of 105 Avenue; FOREST HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		