

Thursday, May 11, 2023

10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 19

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 11, 2023 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 4, 2023 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA22-0106 409261022-001	Tentative plan of subdivision to create three (3) commercial lots from from Lot 1, Block 105, Plan 212 2527, the SE 36-53-24-W4M, and a portion of roadway to be closed, located south of 153 Avenue NW and east of Ebbers Boulevard NW; <b>EBBERS</b>
2.	LDA22-0570 440415615-001	Tentative plan of subdivision to create one (1) Public Utility lot, from Lot 2, Block 6A, Plan 922 0135 located north of 111 Avenue NW and west of 97 Street NW; <b>BLATCHFORD</b>
3.	LDA21-0584 412148588-001	REVISION of conditionally approved tentative plan of subdivision to create 105 single detached residential lots, 12 semi-detached residential lots, 84 row housing lot, and one (1) Public Utility Lot from the SE-21-51-25-W4M and SW-21-51-25-4 located north of 28 Avenue NW and east of Keswick Link SW; <b>KESWICK</b>
4.	LDA23-0095 468692417-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 51, Plan 2028 AO, located east of 151 Street NW and north of 109 Avenue NW; <b>HIGH PARK</b>
5.	LDA23-0096 468635507-001	Tentative plan of subdivision to create two (2) additional single detached residential lots from Lots 48 and 49, Block 5, Plan RN52, located west of 105 Street NW and north of 120 Avenue NW; <b>WESTWOOD</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

May 11, 2023

File No. LDA22-0106

Invistec Consulting Ltd.  
1700-10130 103 Street NW  
Edmonton, AB T5J 3N9

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create three (3) commercial lots from from Lot 1, Block 105, Plan 212 2527, the SE 36-53-24-W4M, and a portion of roadway to be closed, located south of 153 Avenue NW and east of Ebbers Boulevard NW; **EBBERS**

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**I The Subdivision by Plan is APPROVED on May 11, 2023, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate additional road right of way on 153 Avenue NW, to conform to an updated and approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate additional road right of way along 34 Street NW to accommodate the collector roadway as per the recommendations of the TIA, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement or road plan for the construction of 34 Street NW and the 16 m permanent cul-de-sac on Lot 2, Block 3, Plan 162 0747, Lot 53, Block RW, Plan 1654 HW, and the NW 30-53-23-W4M as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that subject to Conditions I(3), I(4) and I(5) above, the owner clear and level 34 Street NW and 153 Avenue NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;

7. that the owner register an easement for mutual access for shared use of the 34 Street NW, 153 Avenue NW, and Ebbers Boulevard NW accesses, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
8. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
9. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
10. that LDA18-0626 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that LDA18-0143 to close portions of Fort Road NW and 153 Avenue NW shall be approved prior to the endorsement of the plan of survey for Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following 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 submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit 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 a right-in/right-out access to 153 Avenue NW, including a right turn-bay and taper, a dedicated eastbound right turn-bay to 34 Street NW, 3 m hard surface shared use path, landscaping and any channelization and transitional improvements, to the satisfaction of

Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner construct 34 Street NW to an urban collector standard to an approved updated Concept Plan including additional lane geometry, a shared all directional access to 34 Street NW, and a permanent 12 m radius turnaround, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay for the conversion of existing traffic signals, to the satisfaction of Transportation Operations, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a minimum 2 m berm to provide the minimum height differential of 2 m between the top of the berm and the top of the railway tracks, contained wholly within private property, for all of the commercial lot abutting the rail right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner install fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Private Landowner consent is required for construction within Lot 2, Block 3, Plan 162 0747 and obtaining consent is the responsibility of the developer.

Municipal Reserve (MR) for Lot 1, Block 105, Plan 212 2527 was addressed by money in place with LDA06-0164 and by dedication with LDA16-0448.

MR for the SE 36-53-24-W4M is not required since the land area is less than 0.80 ha.

MR for the road closure is not required since its area is less than 0.80 ha.

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/cp/Posse #409261022-001

Enclosure





Subdivision Authority

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

May 11, 2023

File No. LDA22-0570

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

ATTENTION: Audrey Zimmerman

RE: Tentative plan of subdivision to create one (1) Public Utility lot, from Lot 2, Block 6A,  
Plan 922 0135 located north of 111 Avenue NW and west of 97 Street NW; **BLATCHFORD**

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**I The Subdivision by Plan is APPROVED on May 11, 2023, 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; and
3. 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 Fire hall Offsite Levy 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 all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct the "Active Street" to an approved design and cross section in accordance with the Complete Streets Design and Construction Standards, including the construction of 2.1 m concrete sidewalks on both sides, to the satisfaction of Subdivision and Development Coordination, 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 of the roadway and site development. Kael Griswold of Fire Rescue (kael.griswold@edmonton.ca) shall be consulted through the engineering drawing review process to confirm emergency access requirements. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
9. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner pay for installation of "no parking" signage on both sides of the proposed roadway for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for installation of additional signage that may be required on Airport Road NW to ensure safe traffic operations along the roadway, to the satisfaction of Subdivision and Development Coordination;
12. that the owner construct underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 2, Block 6A, Plan 922 0135 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0522. 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

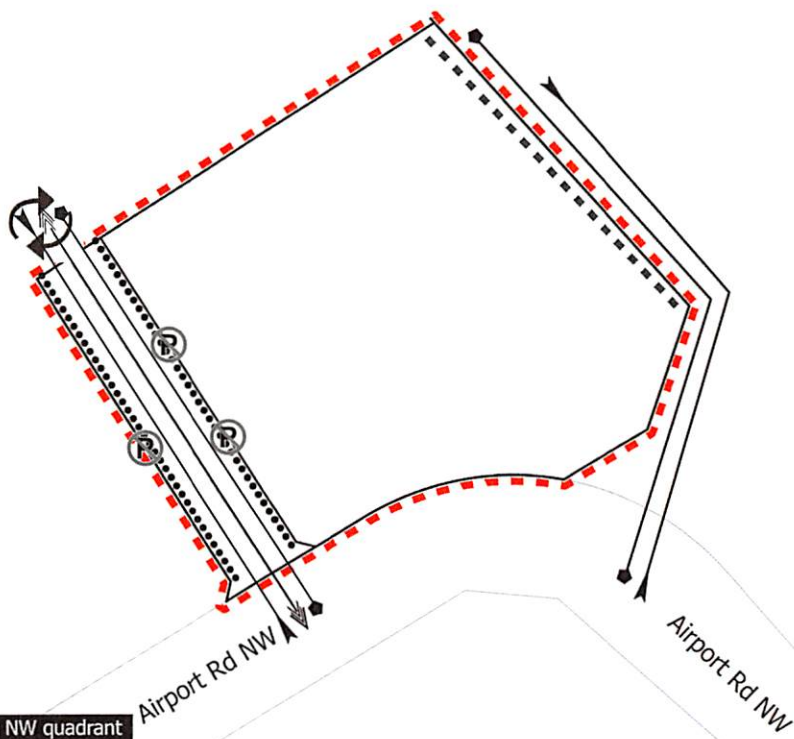
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Enclosure(s)

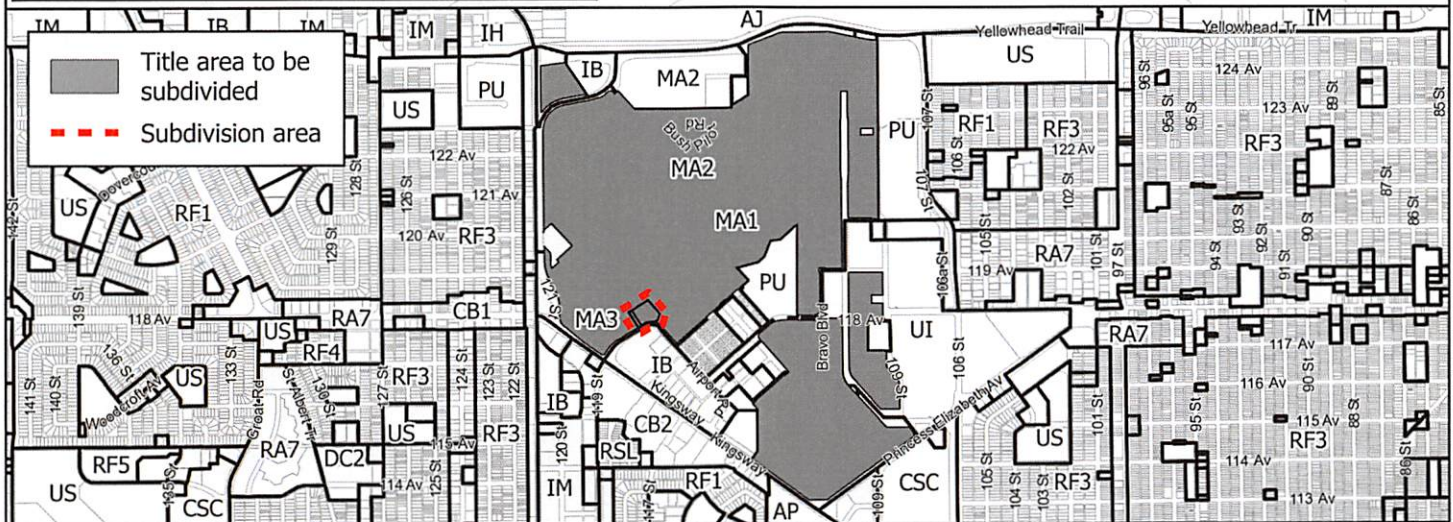
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 11, 2023 LDA22-0570

- ■ ■ Limit of proposed subdivision
- • • • 2.1 m concrete sidewalk
- ↻ 12 m temporary turnaround
- ↔ Watermain extension
- Sanitary sewer extension
- ⬮ Storm sewer extension
- Ⓡ No parking signage
- ■ ■ ■ 1.8 m uniform fence



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 11, 2023

File No. LDA21-0584

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

ATTENTION: Ghazal Lofti

RE: REVISION of conditionally approved tentative plan of subdivision to create 105 single detached residential lots, 12 semi-detached residential lots, 84 row housing lot, and one (1) Public Utility Lot from the SE-21-51-25-W4M and SW-21-51-25-4 located north of 28 Avenue NW and east of Keswick Link SW; **KESWICK**

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The subdivision was originally approved on March 24, 2022. The first change request narrowed a portion of Keswick Link SW, and a portion of the lots along King Wynd SW and Keswick Drive SW had their widths adjusted accordingly. This second change request re-phases the subdivision to include the stormwater management facility and a portion of the row housing in phase 1. The number of lots has remained the same.

**I The Subdivision by Plan is APPROVED on May 11, 2023, 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 a road plan be registered for the portions of Keswick Link SW that fall within SW-21-51-25-4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate a 21.5 m road right-of-way on Keswick Common SW (175 Street SW) to accommodate the Complete Streets Design and Cross Section, as shown on Enclosure I;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; 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:**

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 pays a Boundary Assessment for municipal improvements constructed by others within the Keswick Link SW road right-of-way from which this development benefits;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section, as shown on Enclosure I. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct the east/west alley to a 6 m commercial standard in accordance with the Complete Streets Design and Construction Standard, paved from property line to property line, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
10. that the owner construct the curb extensions at the intersection of Keswick Drive SW and Keswick Link SW (177 Street SW), including bus pads. A 'Swept Path Analysis' for ETS buses must be included in the submission of engineering drawings to ensure functionality of the intersection;
11. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within to the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 3 m hard surface shared use path along the east side of Keswick Common SW (175 Street SW), as shown on the Enclosure I;

14. 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;
15. that the owner constructs offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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
18. that the owner is responsible for the landscape design and construction within the Public Utility lot, 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.

Municipal Reserve (MR) for Pt. SE ¼ 21-51-25-4 was previously addressed with LDA13-0305 by registering a 2.054 ha Deferred Reserve Caveat (DRC). The DRC will carry forward on title.

Municipal Reserve (MR) for Pt. SW ¼ 21-51-25-4 was previously addressed with LDA20-0285 by registering a 1.061 ha Deferred Reserve Caveat (DRC). The DRC will carry forward on 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












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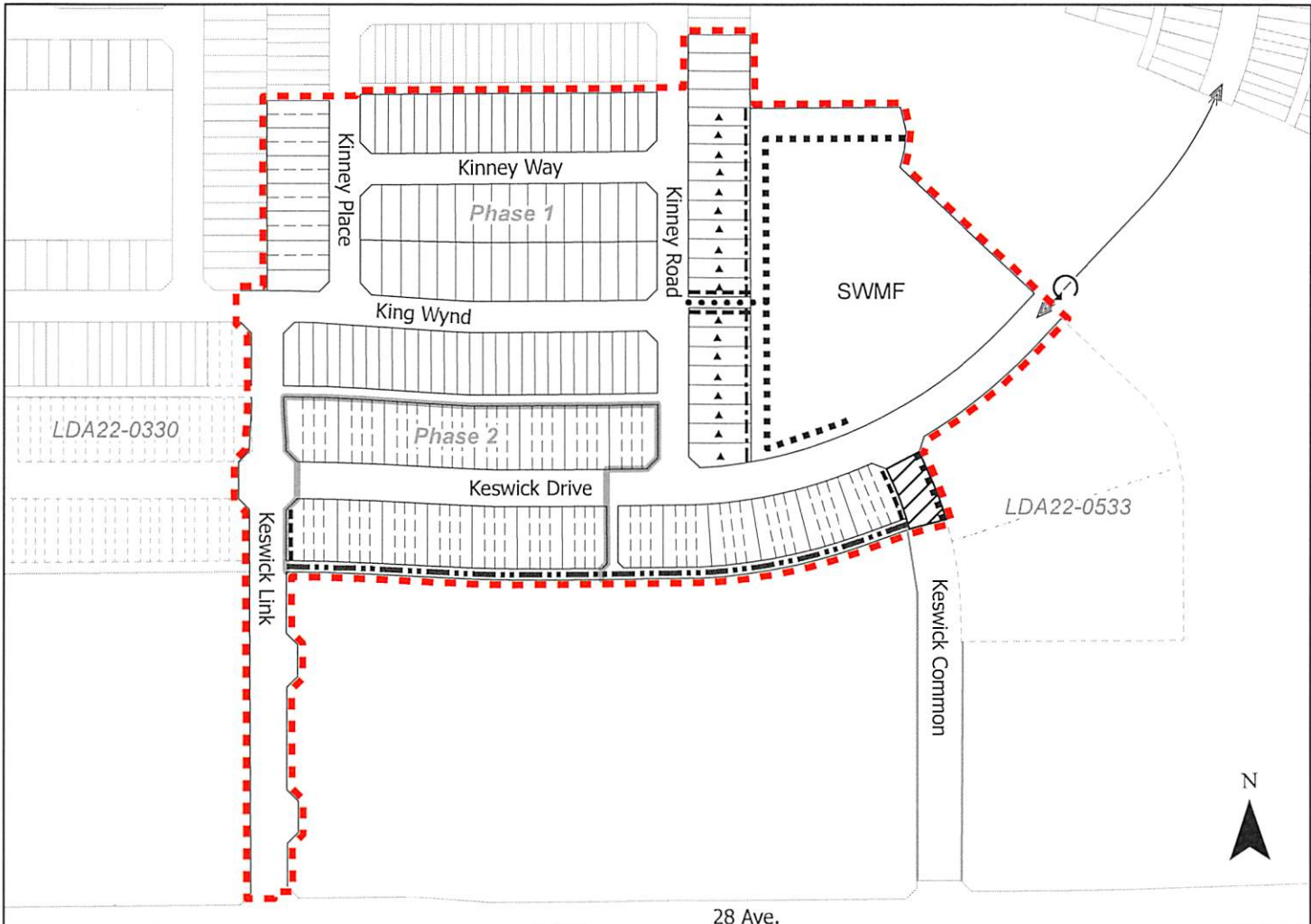
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

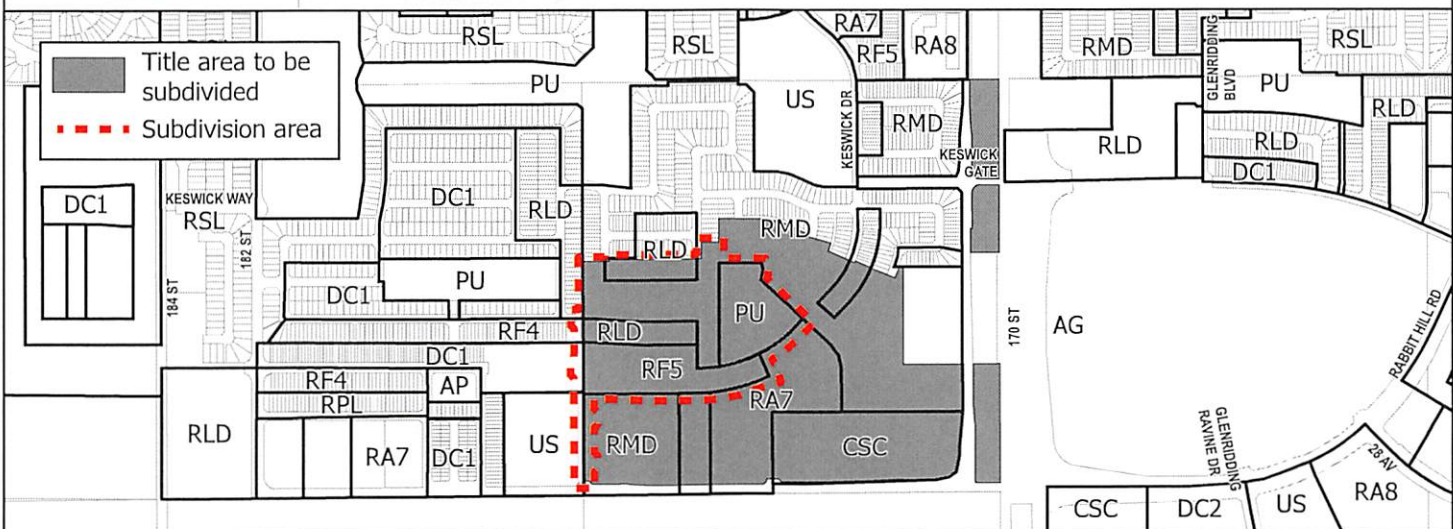
May 11, 2023

LDA21-0584

 Limit of proposed subdivision	 1.8 m uniform fence as per Zoning Bylaw	 Temporary 12 m radius turnaround
 Phasing Line	 3 m hard surface shared use path	 Watermain extension
 1.2 m uniform fence	 Construct alley to commercial standard	 Restrictive covenant re: Freeboard
 1.8 m concrete sidewalk	 Dedicate as road right of way	



**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 11, 2023

File No. LDA23-0095

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 51, Plan 2028 AO, located east of 151 Street NW and north of 109 Avenue NW; **HIGH PARK**

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**The Subdivision by Plan is APPROVED on May 11, 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #468692417-001

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

- 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 151 Street NW. Upon redevelopment of proposed Lot 2B, the existing residential access to 151 Street 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

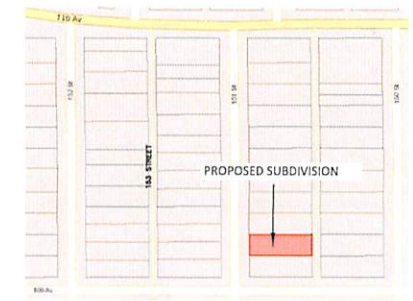
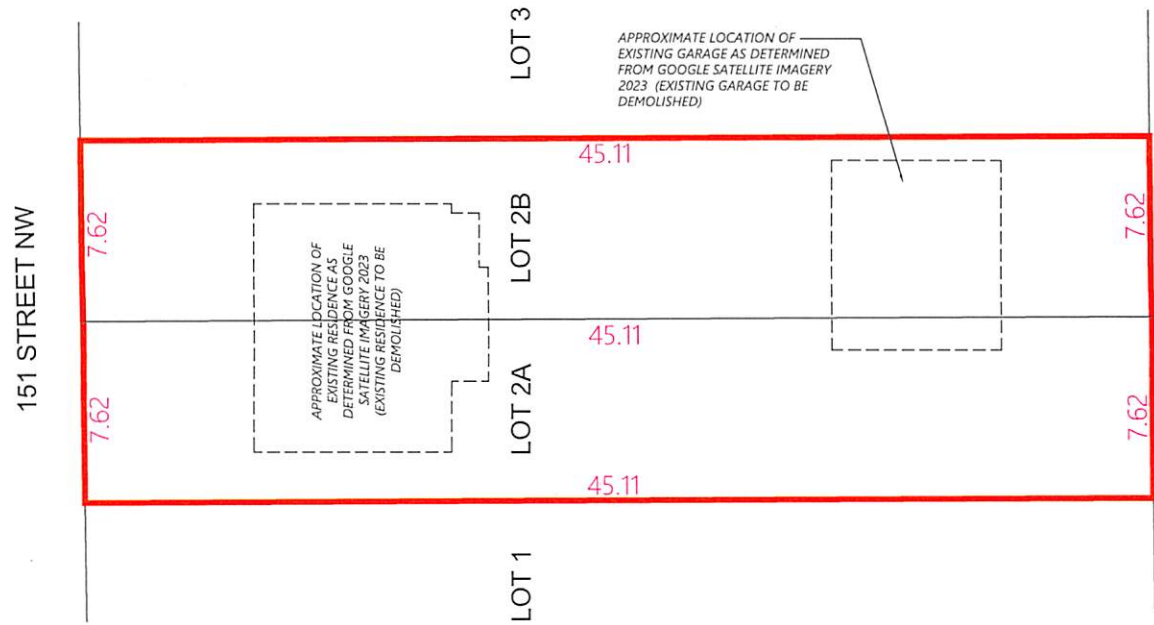
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 6.5m south of the north property line of Lot 2B off 151 Street. 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 2 BLOCK 51, PLAN 2028 AO WITHIN  
 (N.W. 1/4 SEC.2, TWP.53, RGE. 25 - W. 4th MER.)  
 EDMONTON, ALBERTA  
 SCALE: 1:200



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.0687 ha

REV00			
<b>Satt Associates Inc.</b> <i>Always Striving For Excellence.</i> <small>#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6        (587) 315 6887   landsurvey@sattengg.com   www.sattengg.com</small>			
CLIENT: SAREFA HOMES			
Job # : SUB-23-391-1	Drawn by: DHP	Checked by: AA	Date: APR. 06, 2023



Subdivision Authority

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

May 11, 2023

File No. LDA23-0096

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) additional single detached residential lots from Lots 48 and 49, Block 5, Plan RN52, located west of 105 Street NW and north of 120 Avenue NW;  
**WESTWOOD**

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**The Subdivision by Plan is APPROVED on May 11, 2023, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwellings and garages prior to endorsement of the final plan. Demolition permits can be obtained from Development Services (may 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/jm/Posse #468635507-001

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 105 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 4.5m north of the south property line of Lot 48B off the lane and approximately 7.3m north of the south property line of Lot 49B 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.
- 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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

## LOTS 48 & 49, BLK.5, PLAN RN52 (LII)

IN

### HUDSON'S BAY COMPANY RESERVE

### THEO. TWP.53, RGE.24, W.4 M.

### EDMONTON, ALBERTA



#### NOTES:

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

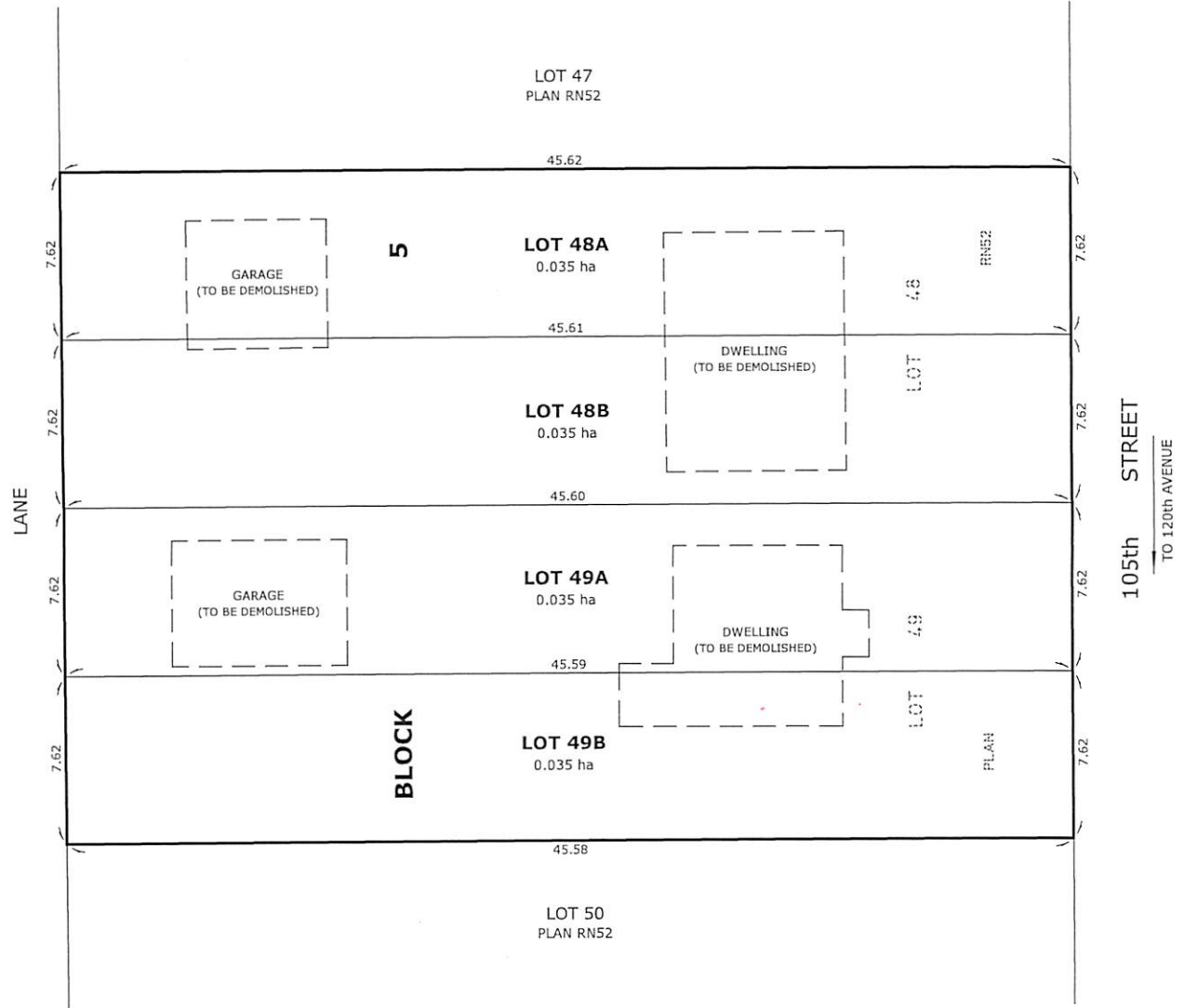


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CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	APRIL 4, 2023	REVISED:	--
DRAWING	23S0138T	FILE NO.	2350138



105th STREET  
TO 120th AVENUE

Thursday, May 4, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 18

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 4, 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 27, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**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**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

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**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

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; <b>SUNWAPTA INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
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; <b>STRATHEARN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
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; <b>WEST JASPER PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
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; <b>BONNIE DOON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
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; <b>DELTON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
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; <b>CHAPPELLE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

5.

**ADJOURNMENT**

The meeting adjourned at 10:10 a.m.