

Thursday, June 27, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 26

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the June 27, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the June 20, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0035 490552224-001	Tentative plan of subdivision to create three (3) “other” lots from Lot 1, Plan 832 2113, and Lot 2, Block 2, Plan 232 0071, located north of 21 Avenue SW and east of 170 Street SW; GLENRIDDING HEIGHTS
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA24-0078 500133499-001	Tentative plan of subdivision to create 87 residential lots from Plan 222 1011, Block B, Lot 1, located west of Heritage Valley Trail SW and south of 28 Avenue SW; CHAPPELLE
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA24-0095 500136568-001	Tentative plan of subdivision to create 38 residential lots from Lot 1, Block B, Plan 222 1011, and a closed portion of roadway, located west of Heritage Valley Trail and south of 28th Ave SW; CHAPPELLE

MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA24-0174 506995870-001	Tentative plan of subdivision to create 49 residential lots from Lot 2, Block 2, Plan 1822406, located north of Marquis Boulevard and east of Meridian Street; MARQUIS	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA22-0491 441202623-001	REVISION of conditionally approved tentative plan of subdivision to create 61 residential lots from Lot 201, Block A, Plan 222 0182 located north of Maskekosihk Trail NW and east of Winterburn Road NW; THE UPLANDS	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA23-0208 458076510-001	REVISION of conditionally approved tentative plan of subdivision to create (1) Municipal Reserve lot and one (1) Other lot by subdividing Lots 11 and 20, Block 91, Plan RN50, and consolidating the north portion of those two lots with adjacent Lots 12-19, Block 91, Plan RN50, and the south portion of those two lots with adjacent Lots 1-10 and 21-30, Block 91, Plan RN50, located south of 117 Avenue NW and east of 86 Street NW; PARKDALE	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA24-0114 503047968-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 36, Plan 2021679, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA23-0196 473984174-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 1, Block 4, Plan 4697 TR, located north of Westridge Road NW and west of Wolf Willow Road NW; WESTRIDGE	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA24-0212 510281752-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 18, Plan 2357 HW, located south of 70 Avenue NW and west of 107 Street NW; ALLENDALE	
MOVED		Blair McDowell	

	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	



Subdivision Authority

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

June 27, 2024

File No. LDA24-0035

City of Edmonton
Land Development Section, Real Estate Branch
10th floor, 10111 104 Avenue NW
Edmonton, AB T5J 4X1

ATTENTION: Sean Conway

RE: Tentative plan of subdivision to create three (3) "other" lots from Lot 1, Plan 832 2113, and Lot 2, Block 2, Plan 232 0071, located north of 21 Avenue SW and east of 170 Street SW;
GLENRIDGING HEIGHTS

I The Subdivision by Plan is APPROVED on June 27, 2024, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$125,919.69 representing 0.1853 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 enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against proposed Lot 3 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner dedicate road right of way for 170 Street SW with Phase 2 to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I(6), the owner clear and level 170 Street SW and remove all existing structures as required for road right-of-way dedication with Phase 2, to the satisfaction of Subdivision and Development Coordination;

8. that the owner register a Temporary Access Easement for a 7 m temporary roadway between New Lot 2 and Glenridding Boulevard SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a Temporary Access Easement to maintain the existing access to 170 Street SW from New Lot 1, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that New Lot 1 be consolidated with New Lot 2 concurrent with the registration of this subdivision; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (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 proportionate share of the Arterial Roadway Assessments and applicable Drainage Assessments for collector road rights-of-way being dedicated with this subdivision;
4. 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; and
5. 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.

III That the Deferred Servicing Agreement required in Clause I (3) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, 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 for proposed Lot 3;

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision for proposed Lot 3;
5. that the owner pay a boundary assessment for municipal improvements constructed by others within the Glenridding Boulevard SW road right-of-way from which this development benefits;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination;
7. 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;
8. that the owner construct the second two lanes of 170 Street SW to an arterial roadway standard, from Rabbit Hill Road SW to Washburn Drive SW, to an approved Concept Plan, including channelization, accesses, intersections, 3 m shared use path(s), lighting, landscaping, paint line marking modifications and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner pay for the installation of traffic signals that may include additional infrastructure modifications to support the installation at the intersections of Rabbit Hill Road SW / 28 Avenue SW and Rabbit Hill Road SW / 21 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct the 21 Avenue SW collector roadway to an approved Complete Streets design and cross-section, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct appropriate traffic calming measures on 21 Avenue SW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility;
12. that the owner construct a temporary 7 m wide paved surface roadway connection, in accordance with the Complete Streets Design and Construction Standards (Drawing No.2060), to provide access to Glenridding Boulevard SW from New Lot 2, 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 right of way, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 2, Block 2, Plan 232 0071 was previously addressed by DRC with LDA17-0205. The DRC will carry forward on the remainder of the title to account for District Park dedication.

MR for Lot 1, Plan 832 2113 in the amount of \$125,919.69, representing 0.1853 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey.

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/tv/Posse #490552224-001

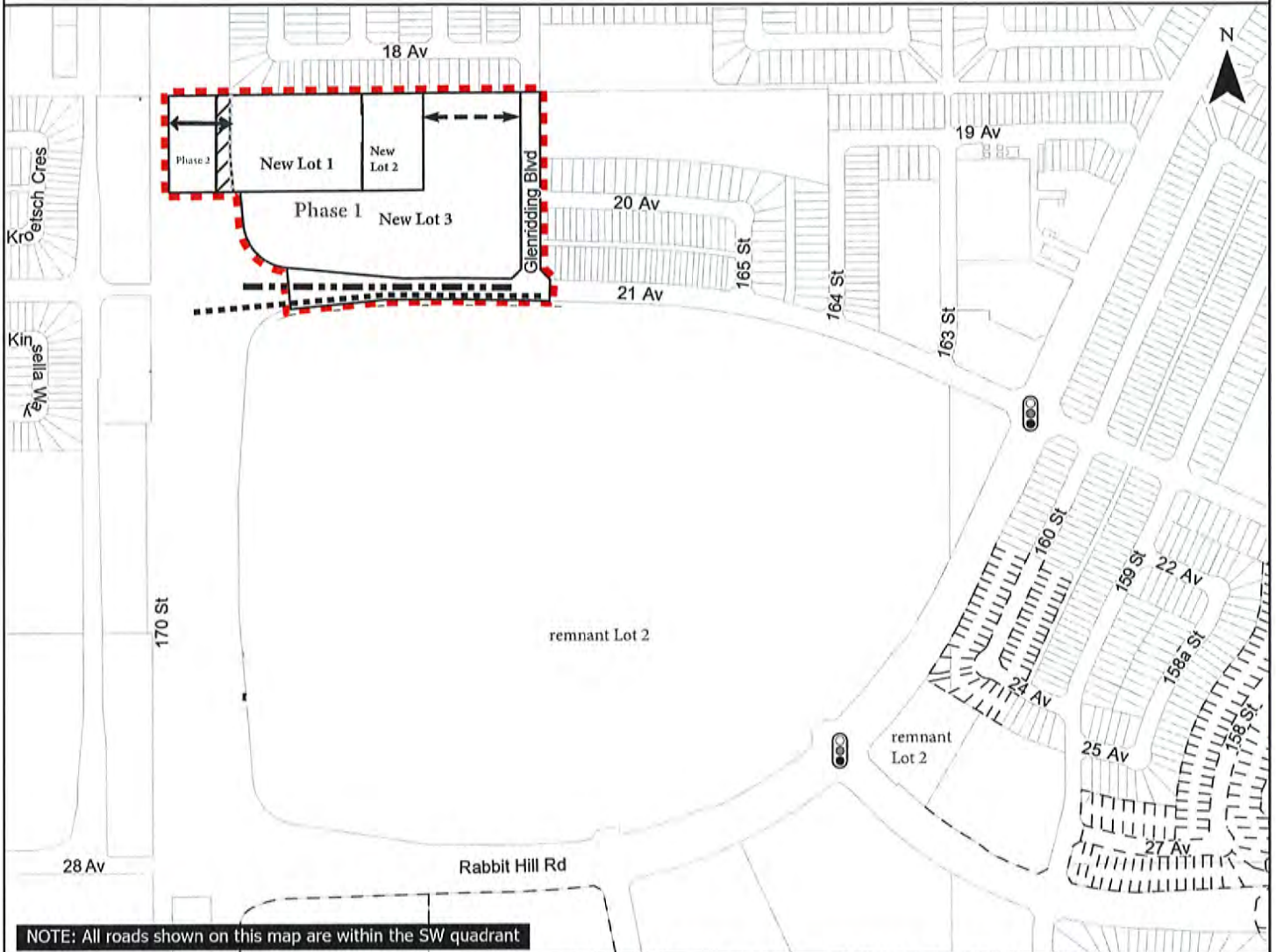
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

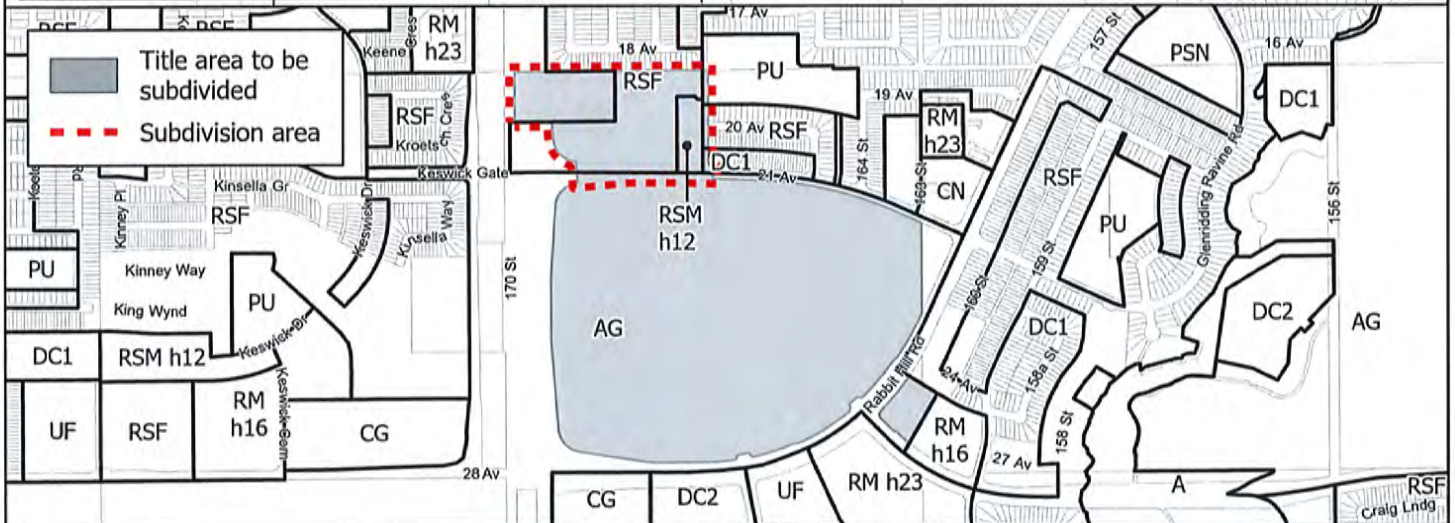
June 27, 2024

LDA24-0035

- - - Limit of Proposed Subdivision
- Construct a 3m Shared Use Path
-  Traffic Signal
- Construct to Collector Roadway Standard
-  Register Access Easement
-  Construct a 7m Temporary Paved Road and Register Easement
- Phasing Line
-  Dedicate as Road Right of Way



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

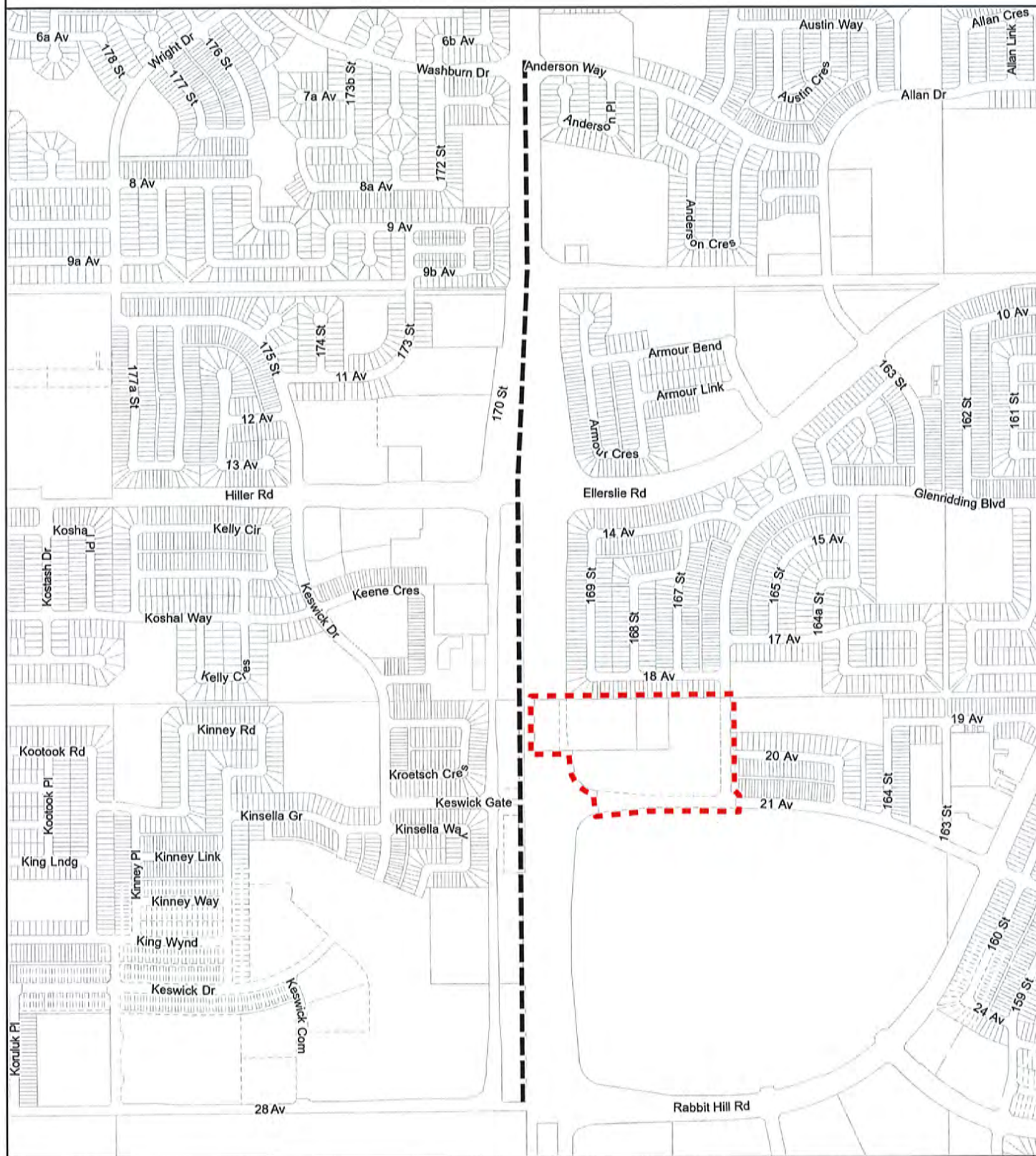


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 27, 2024

LDA24-0035

- Limit of Proposed Subdivision
- Construct Arterial Roadway and 3m Shared Use Path





Subdivision Authority

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

June 27, 2024

File No. LDA24-0078

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 87 residential lots from Plan 222 1011, Block B, Lot 1, located west of Heritage Valley Trail SW and south of 28 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on June 27, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA22-0439 (Phase 2) be registered prior to or concurrent with this application;
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways and alleys 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 constructs the collector roadway, Chappelle Drive SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the temporary 6 m wide gravel surface roadway connections, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provides temporary accommodations for major drainage from the subdivision, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Subdivision and Development Coordination;
11. 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
12. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves (MR) for Lot 1, Block B, Plan 222 1011 was addressed by Deferred Reserve Caveat (DRC) with LDA13-0016. The DRC will carry forward on the remainder of the title, and will be used for dedication of the adjacent pocket park.

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,

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

Blair McDowell
Subdivision Authority

BM/tv/Posse #500133499-001

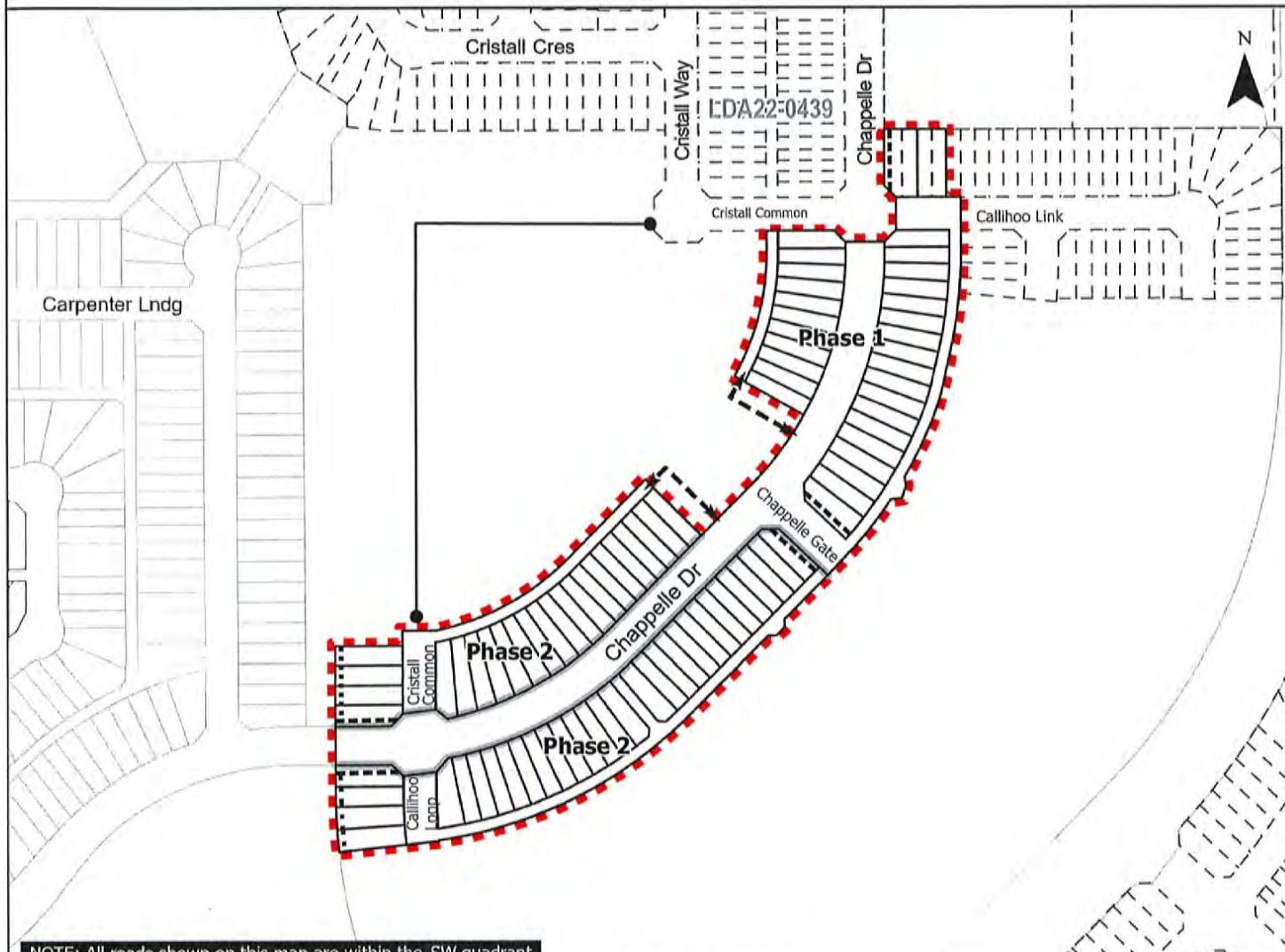
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

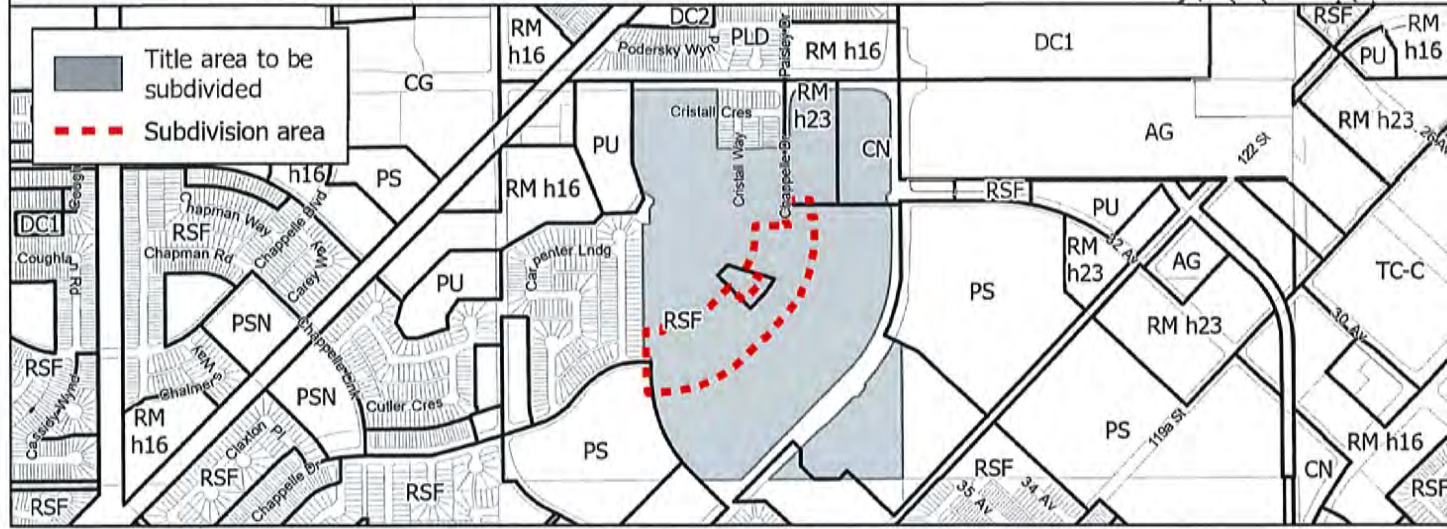
June 27, 2024

LDA24-0078

- Limit of Proposed Subdivision
- Phasing Line
- 1.8m Uniform Fence as per Zoning Bylaw
- Construct 6m Temporary Access
- Temporary Storm Ditch
- 1.8 m Uniform Fence
- 1.2 m Uniform Fence



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





Subdivision Authority

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

June 27, 2024

File No. LDA24-0095

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 38 residential lots from Lot 1, Block B, Plan 222 1011, and a closed portion of roadway, located west of Heritage Valley Trail and south of 28th Ave SW;
CHAPPELLE

I The Subdivision by Plan is APPROVED on June 27, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivisions LDA22-0439 and LDA24-0078 be registered prior to or concurrent with this application to provide logical utility and roadway extensions;
4. that LDA24-0125 to close a portion of Heritage Valley Trail SW shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct 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 a 1.8 m concrete sidewalk with lighting and bollards within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 6 m wide gravel surface roadway connection, as shown on the Conditions of Approval map, Enclosure I. This roadway will also serve as a temporary emergency access roadway and is required prior to CCC for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct a 1 m berm centered on the property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Heritage Valley Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway;
11. 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
12. that the owner is responsible for the landscape design and construction within the road right(s) 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 Lot 1, Block B, Plan 222 1011 was addressed by Deferred Reserve Caveat (DRC) with LDA13-0016. The DRC will be adjusted for the arterial road changes from LDA22-0439 and LDA24-0215 and 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/tv/Posse #500136568-001

Enclosure

- Limit of Proposed Subdivision
- - - - 1.8m Fence as per Zoning Bylaw
- Berm and Noise Attenuation Fence
- ▬ 1.8 m Concrete Sidewalk
- ↔ 6m Temporary Gravel Roadway
- ▲ Restrictive Covenant re: Berm and fence



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





Subdivision Authority

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

June 27, 2024

File No. LDA24-0174

WSP

Suite 1200 - 10909 Jasper Avenue
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 49 residential lots from Lot 2, Block 2, Plan 1822406, located north of Marquis Boulevard and east of Meridian Street; **MARQUIS**

I The Subdivision by Plan is APPROVED on June 27, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA18-0536 be registered prior to or concurrent with this application, to provide the logical roadway extensions;
4. that the owner shall register a restrictive covenant against the lots backing onto the Natural Areas, in order to maintain the health and sustainability within said Natural Areas in accordance with the approved Natural Area Management Plan, to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information), in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct 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;
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;
10. that the owner construct a temporary 4 m gravel surface emergency access, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide restoration by the means of naturalized landscaping within the proposed and existing MR parcels and natural area buffer that have been disturbed, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I;
13. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time as the interim storm servicing systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
14. that the Final Acceptance Certificate (FAC) for the storm system will not be issued until such time that the downstream permanent storm sewer system, as identified in the accepted Neighbourhood Design Report, is completed and operational, to the satisfaction of Subdivision and Development Coordination;
15. that the owner shall be responsible for the disposal of any stormwater flow generated from the subdivision on a temporary basis, at their own cost, until such time that the permanent storm servicing is constructed and operational, to the satisfaction of the Subdivision and Development Coordination;

16. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

17. 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.

Municipal Reserves for Lot 2, Block 2, Plan 182 2406 were addressed by Deferred Reserve Caveat (DRC) with LDA16-0607. 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/mc/Posse #506995870-001

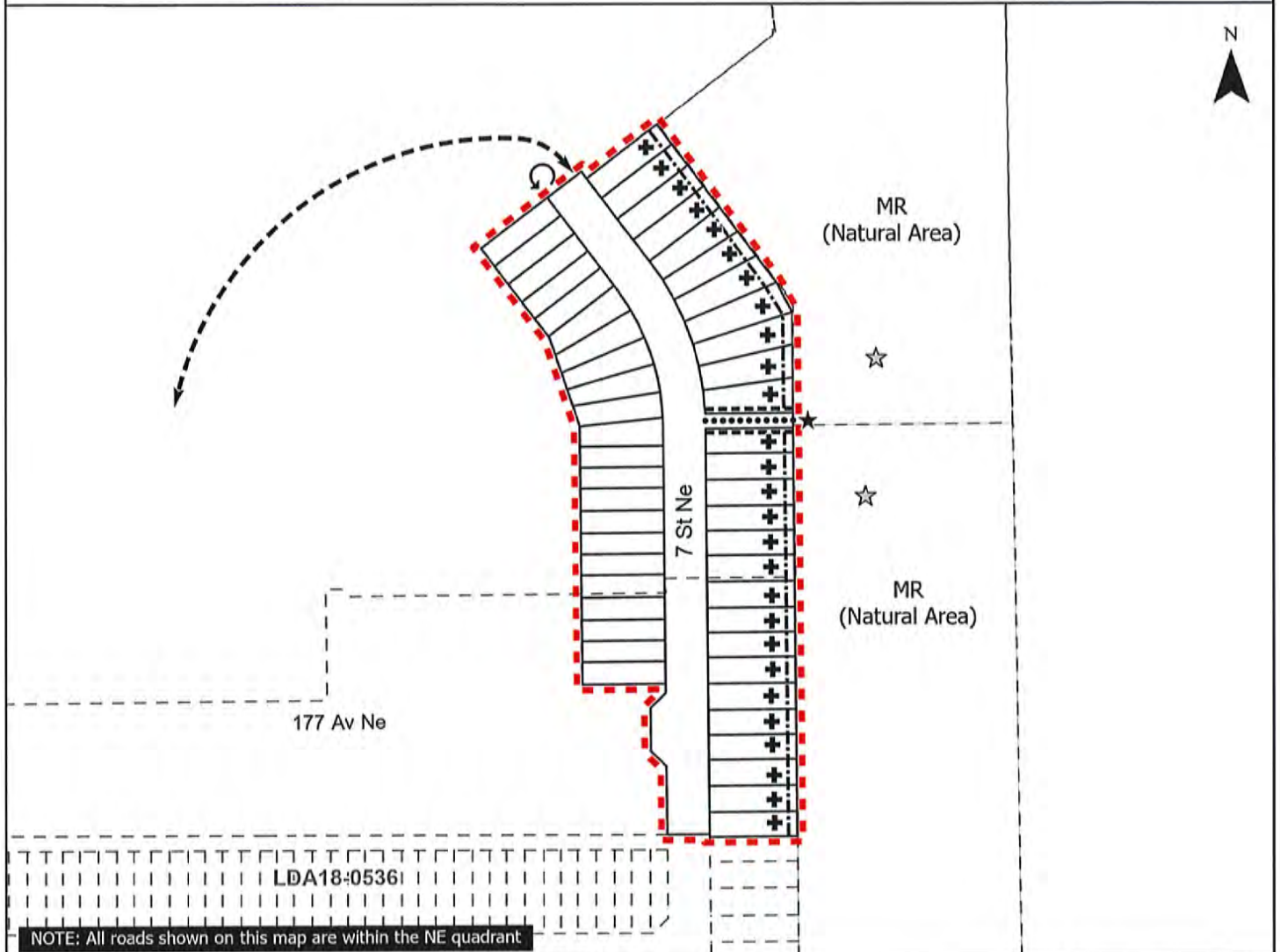
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 27, 2024

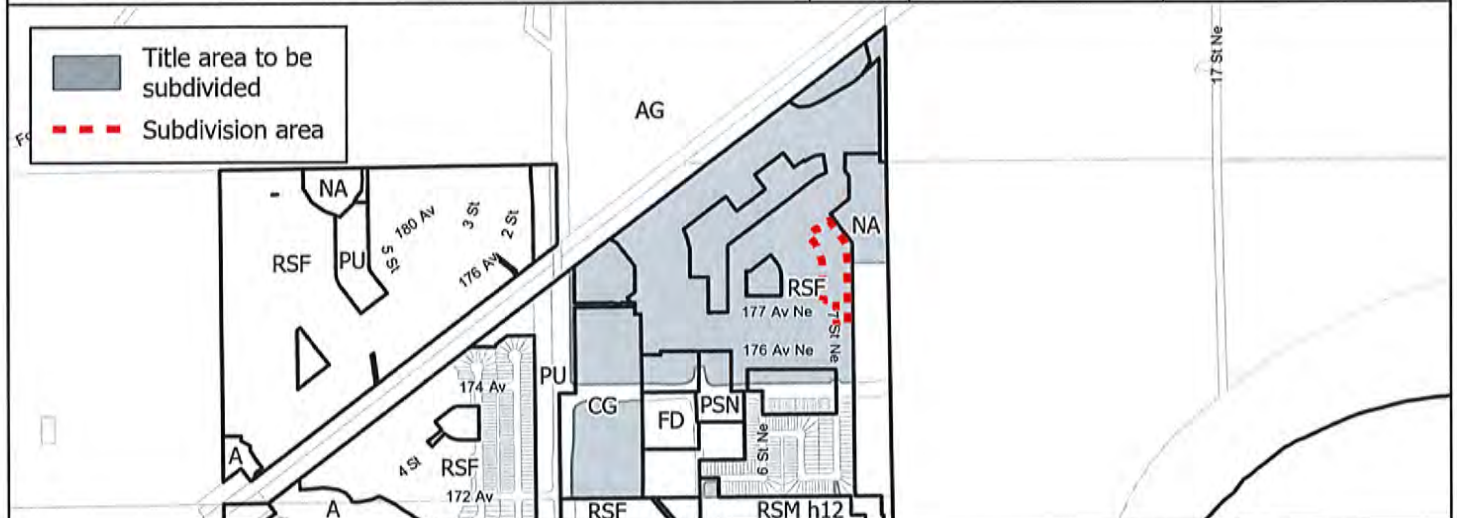
LDA24-0174

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ---+--- Limit of Proposed Subdivision -.-.- 1.2m Uniform Fence ----- 1.8m Uniform Fence as per Zoning Bylaw 1.8m Sidewalk within Walkway | <ul style="list-style-type: none"> ↔ Temporary 4m Emergency Access ⤵ Temporary 12m Radius Turnaround + Restrictive Covenant re: Natural Area | <ul style="list-style-type: none"> ☆ Naturalized Landscaping within the MR Disturbed Areas and Natural Area Buffer ★ Temporary Post and Rail Fence |
|---|---|--|



LDA18:0536

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





Subdivision Authority

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

June 27, 2024

File No. LDA22-0491

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Christine Lee

RE: REVISION of conditionally approved tentative plan of subdivision to create 61 residential lots from Lot 201, Block A, Plan 222 0182 located north of Maskekosihk Trail NW and east of Winterburn Road NW; **THE UPLANDS**

This application was originally approved on March 30, 2023. The first Change Request added a second phase. This second Change Request adds a third phase for the 5 lots south of the proposed walkway.

I The Subdivision by Plan is APPROVED on June 27, 2024, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the total amount of \$557,420.00 representing 0.96 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions, 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 (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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct all roadways and alleys 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 drawings review and approval process, and as a result, may require adjustments to the road right of way;
9. that the owner construct a temporary 6 m gravel surface roadway connection with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct the east/west alley north of 25 Ave to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services. The alley is required for emergency access, and its construction must be sufficient to accommodate load bearing capacity, and shall be supported by a swept path analysis for turning manoeuvres;
11. that the owner construct a 3 m hard surface path/concrete emergency access with lighting, and t-bollards with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m asphalt shared use path with "Shared Use" signage with Phase 2, within the Environmental Reserve, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs offsite storm sewers for Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct an offsite watermain extension with Phase 3, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within the road right of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 201, Block A, Plan 222 0182 in the amount of \$557,420.00, representing 0.96 ha, is being provided by money in place with this subdivision. Money in place may change depending upon the final plan of survey. Subsequent to money in place of MR the existing DRC for Lot 201, Block A, Plan 222 0182 will be discharged.

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 Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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/cp/Posse #441202623-001

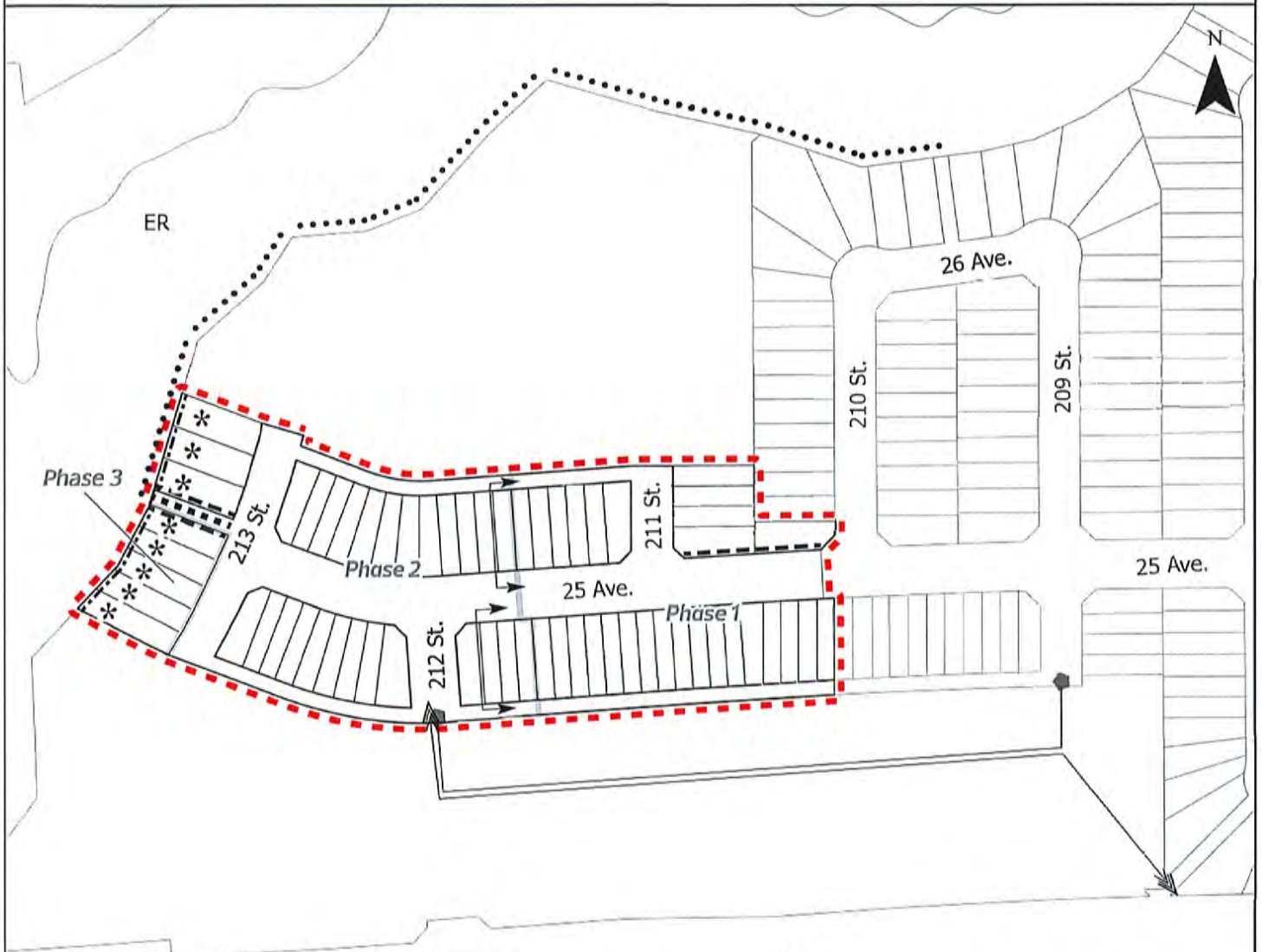
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

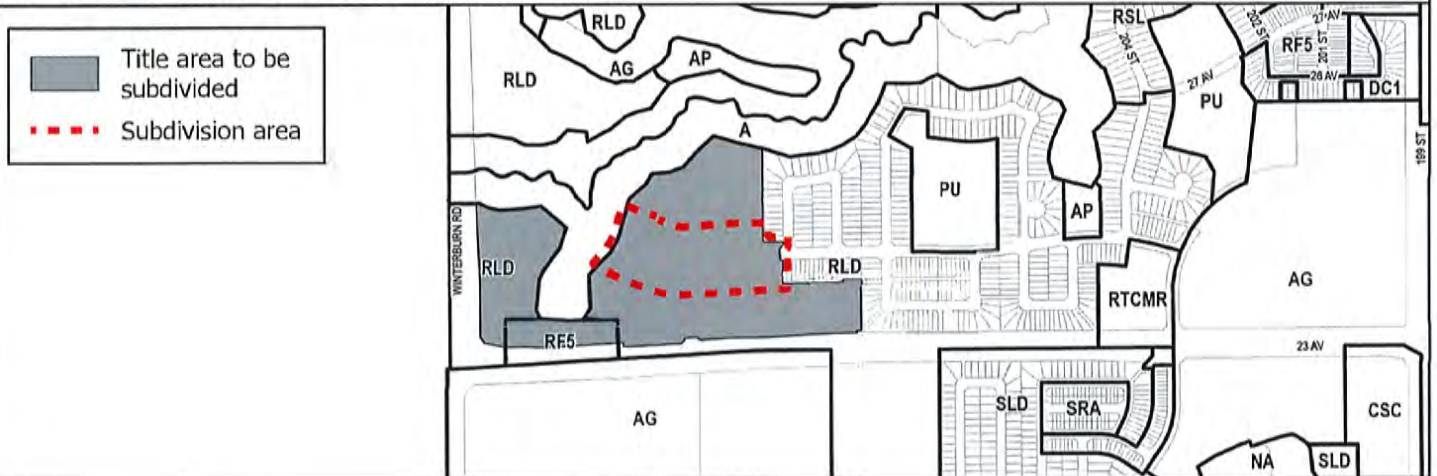
June 27, 2024

LDA22-0491

- Limit of proposed subdivision
- 1.2 m Uniform Fence
- 1.8m Uniform Fence - Zoning Bylaw
- 3m hard surface walkway
- 3m asphalt walkway
- Temporary 6m roadway
- Storm sewer extension
- Watermain extension
- Restrictive Covenant re:Top of Bank



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





Subdivision Authority

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

June 27, 2024

File No. LDA23-0208

City of Edmonton
Land Development Section, Real Estate Branch
10th Floor, 10111 104 Avenue NW
Edmonton, AB T5J 4X1

ATTENTION: Jennifer Van Popta

RE: REVISION of conditionally approved tentative plan of subdivision to create (1) Municipal Reserve lot and one (1) Other lot by subdividing Lots 11 and 20, Block 91, Plan RN50, and consolidating the north portion of those two lots with adjacent Lots 12-19, Block 91, Plan RN50, and the south portion of those two lots with adjacent Lots 1-10 and 21-30, Block 91, Plan RN50, located south of 117 Avenue NW and east of 86 Street NW; **PARKDALE**

The subdivision was originally approved on November 9, 2023. The first Change Request removed the MR designation from Lot 1 and changed its designation to "other." This second Change Request proposes to delay the road closure and consolidation. The subdivision will be registered first, thereby allowing for the land transfer, then the road closure and consolidation will follow.

I The Subdivision by Plan is APPROVED on June 27, 2024, 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 (3) shall contain, among other things, the following:

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

3. that the owner construct a concrete sidewalk within the proposed Lot 1, south of 117 Avenue NW from 86 Street NW to 85 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. 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;
5. 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;
6. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
7. that the owner removes the existing fence that encroaches onto the 117 Avenue NW, 85 Street NW and 86 Street NW as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner design and constructs the ultimate dry pond, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination; and
9. that the owner constructs offsite storm sewers to connect the proposed subdivision to the existing system, as shown on the "Conditions of Approval" map, Enclosure I.

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

Pursuant to Section 663(c) of the Municipal Government Act, Municipal Reserve (MR) is not owing for Lots 1 to 11, 19, 20 and 23 to 30, Block 91, Plan RN50. These lots are combined on the same certificate of title and are less than 0.8 hectares in area.

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

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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/mc/Posse #458076510-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 27, 2024

LDA23-0208

- Limit of Proposed Subdivision
- Construct Concrete Sidewalk
- Construct Offsite Storm Main
- ××× Remove Fence from Road Right of Way



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





Subdivision Authority

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

June 27, 2024

File No. LDA24-0114

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 36, Plan 2021679, located north of 137 Avenue NW and east of Castle Downs Road NW; **GRIESBACH**

The Subdivision by Bare Land Condominium is APPROVED on June 27, 2024, subject to the following conditions:

1. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
2. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
3. that the owner register a 10 m wide public access easement to facilitate the construction of a mid-block access route to Castle Downs Road NW as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #503047968-001

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 (\$5010 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

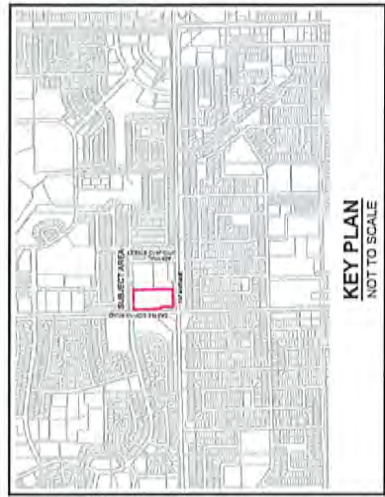
- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building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

Servicing

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

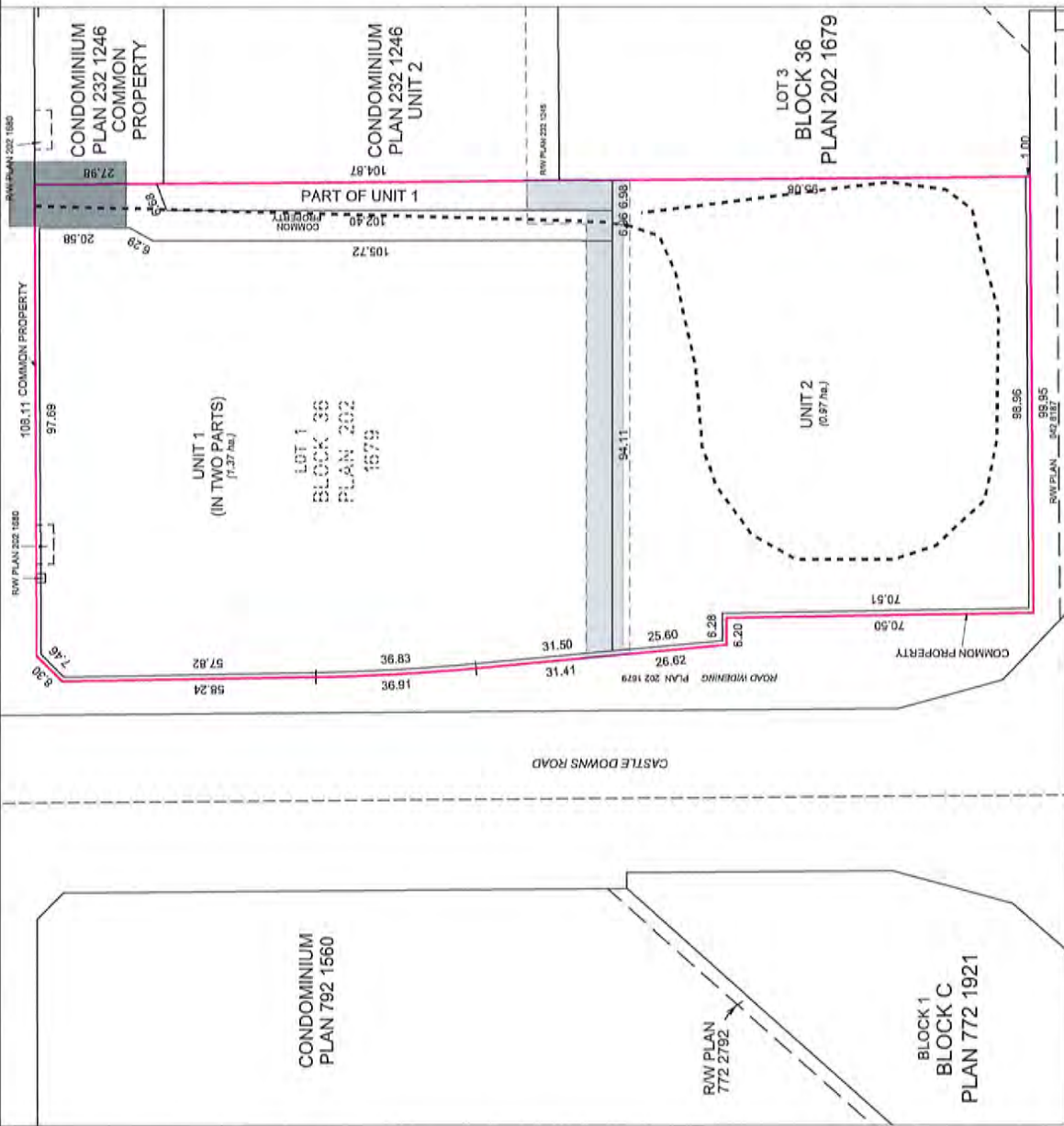
Legend

- Limit of proposed subdivision
- Emergency Access Easement
- Register Access Easement
- 10m Public Access Easement



TENTATIVE PLAN SHOWING PROPOSED
BARE LAND CONDOMINIUM
OF
LOT 1, BLOCK 36, PLAN 202 1679
WITHIN THE
S.W. 1/4 SEC. 29-TWP. 53-RGE. 24-W. 4TH MER.

EDMONTON - ALBERTA





Subdivision Authority

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

June 27, 2024

File No. LDA23-0196

Howard Moster
36 Westridge Road NW
Edmonton, AB T5T 1B4

ATTENTION: Howard Moster

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 1, Block 4, Plan 4697 TR, located north of Westridge Road NW and west of Wolf Willow Road NW; **WESTRIDGE**

The Subdivision by Plan is APPROVED on June 27, 2024, pursuant to Section 654 of the Municipal Government Act and subject to the following condition:

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

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #473984174-001

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 (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- Proposed Lot 32A does not comply with the the City of Edmonton Zoning Bylaw 20001. A Development Permit application for Lot 32A must request a variance to the Small Scale Residential (RS) Zone's minimum Site Depth regulation of 30.0 metres. It is possible for a Development Permit to be refused based on this type of non-conformance with zoning regulations. For information about the permitting process, please contact the City's Development Approvals team at developmentpermits@edmonton.ca.
- 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.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- There is an existing driveway access to Westridge Road NW. Upon future redevelopment of proposed Lot 32B, this existing residential access 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.
- Upon redevelopment of proposed Lot 32A and submission of a Development Permit application, the owner/applicant will be required to ensure that the lot's proposed access meets current City of Edmonton standards, to the satisfaction of Subdivision and Development Coordination.

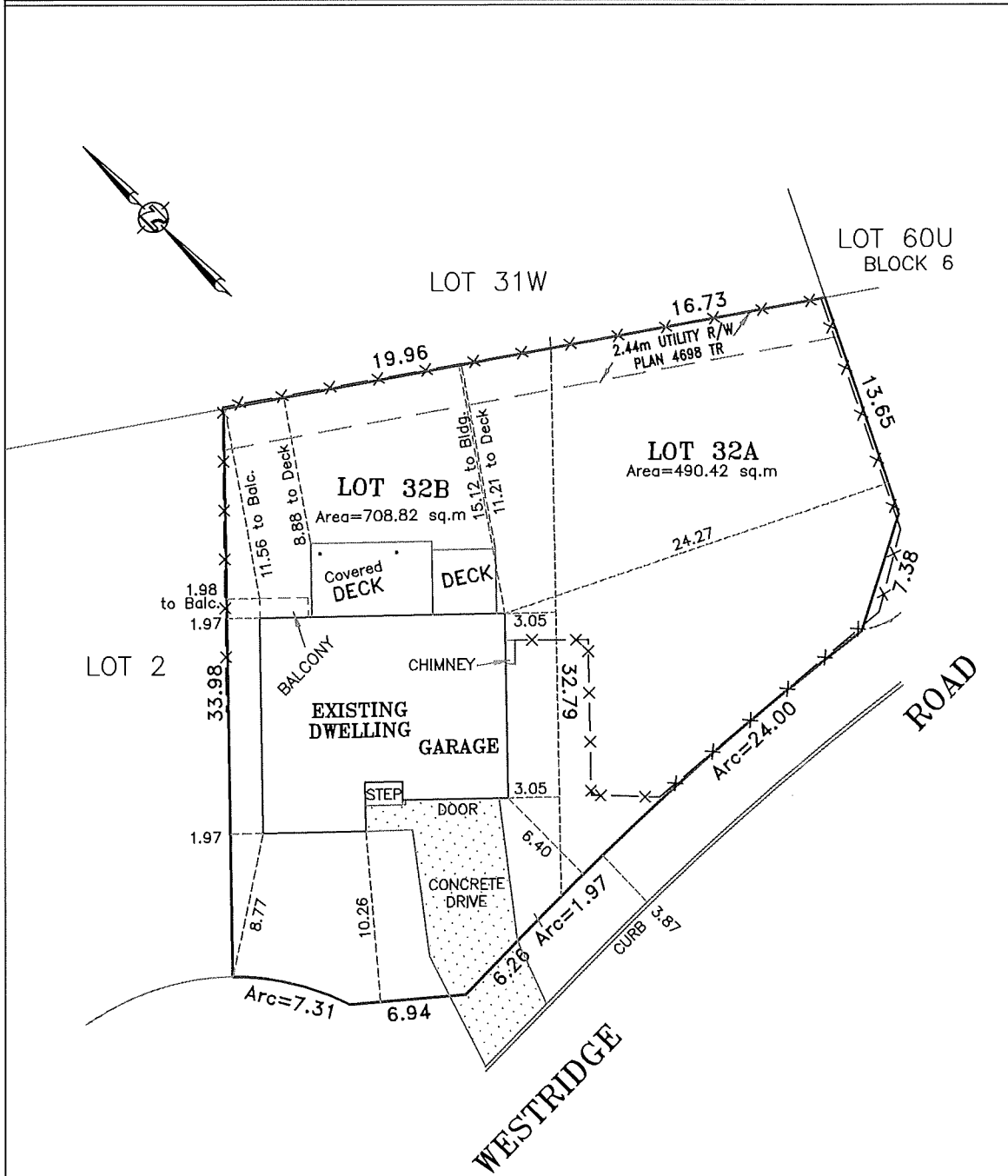
Servicing

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

- The existing services (water, sanitary, and storm) enter the proposed subdivision approximately 6.68 m south of the north property line of existing Lot 1 (proposed Lot 32B) off the abutting Westridge Road NW cul-de-sac to the southeast. 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 1, BLOCK 4, PLAN 4697 TR
NE1/4, SEC. 22, TWP. 52, RGE. 25, W.4M.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS.....
AND CONTAINS 0.119 ha.



UPDATE: JUNE 18th, 2024.

GEODETIC SURVEYS & ENGINEERING LTD.

6111 - 101 AVENUE, EDMONTON, ALBERTA. T6A 0G9

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, hello@geodeticsurveys.com

DRAWN BY: P.S.	SCALE 1 : 300	JOB No. 123415
DATE : JUNE 29th, 2023.		



Subdivision Authority

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

June 27, 2024

File No. LDA24-0212

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 18, Plan 2357 HW, located south of 70 Avenue NW and west of 107 Street NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on June 27, 2024, subject to the following condition:

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

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #510281752-001

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 (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 70 Avenue NW. Upon redevelopment of proposed Lot 9A, the existing residential access to 70 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

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 Lot 9A approximately 4.90 m east of the west property line of Lot 9 off 70 Avenue. The owner has made arrangements for separate services to proposed Lot 9B. 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).

- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

SAVANNA HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ARE TO BE MEASURED TO THE CENTRE OF THE LOT.
- 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.S.
- PLAN TO BE SUBMITTED SHOWN OUTLINED THUS, AND CONTAINS 0.056 ha



REV. NO.	DATE	ITEM	BY
1	MAY 05/24	ORIGINAL PLAN COMPLETED	DN

ALLENDALE
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF

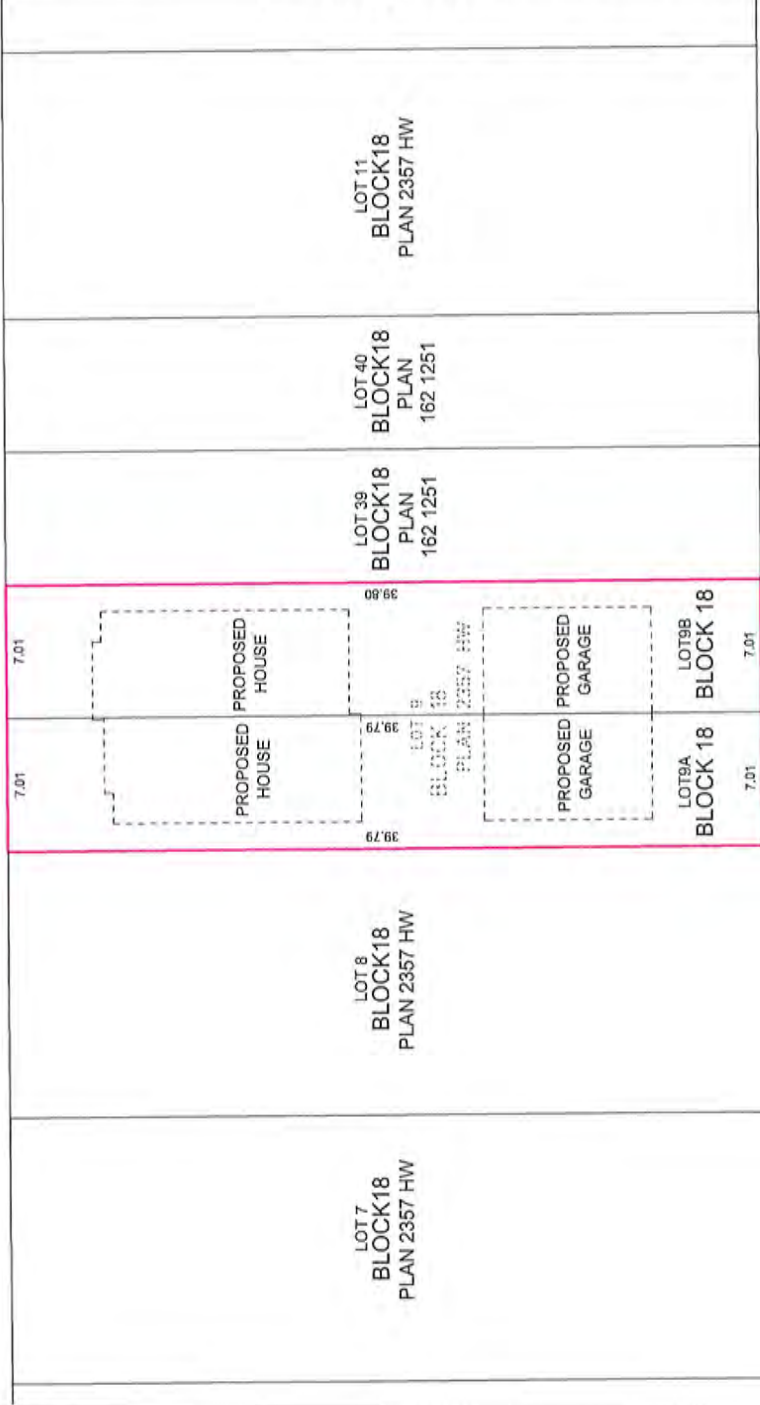
LOT 9, BLOCK 18, PLAN 2357 HW
WITHIN THE
N.W. 1/4 SEC. 20 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA

SCALE: 1:250
0 2.5 5 7.5 10 15 METRES
2024

J Pals Geomatics
Plan: (781) 455-3177 Fax: (781) 451-2047
Email: admin@palsgeomatics.com
10794-17th Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 823072503 DRAFTED BY: DN CHECKED BY: DS

70 AVENUE



LANE

