

Thursday, October 03, 2024  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 40

### 1. ADOPTION OF AGENDA

#### RECOMMENDATION

That the Subdivision Authority Agenda for the October 03, 2024 meeting be adopted.

### 2. ADOPTION OF MINUTES

#### RECOMMENDATION

That the Subdivision Authority Minutes for the September 26, 2024 meeting be adopted.

### 3. OLD BUSINESS

### 4. NEW BUSINESS

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA24-0311<br>518999051-001 | Tentative plan of subdivision to create 41 residential lots, from a portion of Lot A, Block 1, Plan 212 2223 and a portion of Lot C, Block 1, Plan 222 2597, located north of Maskêkosihk Trail NW and east of 192 Street NW; <b>THE UPLANDS</b> |
| 2. | LDA24-0325<br>525718896-001 | Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 2, Block 15, Plan 222 2510, located south of Kiriak Link SW and east of 182 Street SW; <b>KESWICK</b>                                  |
| 3. | LDA24-0277<br>520105213-001 | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 54, Block 12, Plan 4116 HW, located east of Saskatchewan Drive NW and south of 87 Avenue NW; <b>WINDSOR PARK</b>  |
| 4. | LDA24-0307<br>524951473-001 | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 3, Block 20, Plan 4001HW, located north of 103 Avenue NW and east of 162 Street NW; <b>BRITANNIA YOUNGSTOWN</b>   |
| 5. | LDA24-0328<br>525316558-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 7, Block 9, Plan 6253 KS, located north of Rio Terrace Drive NW and west of 154 aStreet NW; <b>RIO TERRACE</b>   |
| 6. | LDA24-0335<br>527041040-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lots 7-8, Block 5, Plan 5765Q and Lots 8-9, Block 5, Plan 5765Q, located south of 75 Avenue NW and east of 108 Street NW; <b>QUEEN ALEXANDRA</b>                 |

### 5. OTHER BUSINESS



Subdivision Authority

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

October 3, 2024

File No. LDA24-0311

Qualico Communities  
280, 3203 – 93 St NW  
Edmonton AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 41 residential lots, from a portion of Lot A, Block 1, Plan 212 2223 and a portion of Lot C, Block 1, Plan 222 2597, located north of Maskêkosihk Trail NW and east of 192 Street NW; **THE UPLANDS**

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**I The Subdivision by Plan is APPROVED on October 3, 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 LDA23-0297, LDA24-0289 and LDA24-0312 be registered prior to or concurrent with this application to provide the logical roadway and servicing extensions;
4. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Maskêkosihk Trail NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc., against the lots flanking the walkway, 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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. 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;
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 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as a temporary emergency access roadway and be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct a 3 m hard surface shared use path with bollards and lighting, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide an interim storm system, to be implemented to the satisfaction of the City Departments and EPCOR Drainage, prior to the operation of the North Saskatchewan River outfall/interconnecting pipe system;
12. that the owner is responsible for the disposal of any stormwater flow generated from the proposed development, at their own cost, until such time as the North Saskatchewan River storm outfall is completed and operational to the satisfaction of Subdivision and Development Coordination;
13. that the owner construct a 1 m berm centred on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Maskêkosihk Trail NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

15. that the owner is responsible for the landscape design and construction within the 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 Lot A, Block 1, Plan 212 2223 was previously addressed by Deferred Reserve Caveat (DRC) with LDA14-0567 and LDA22-0240 (DRC 232 385 639). The DRC will be reduced for the dedication of the school/park site in LDA23-0222 and the remainder will be transferred to Lot G, Block 1, Plan 2421219 to dedicate the future Urban Village park.

MR for Lot C, Block 1, Plan 222 2597 was previously addressed with LDA21-0601 by registering a 3.037 ha DRC (222 301 289) on title. The DRC will carry forward on the title.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/my/Posse #518999051-001

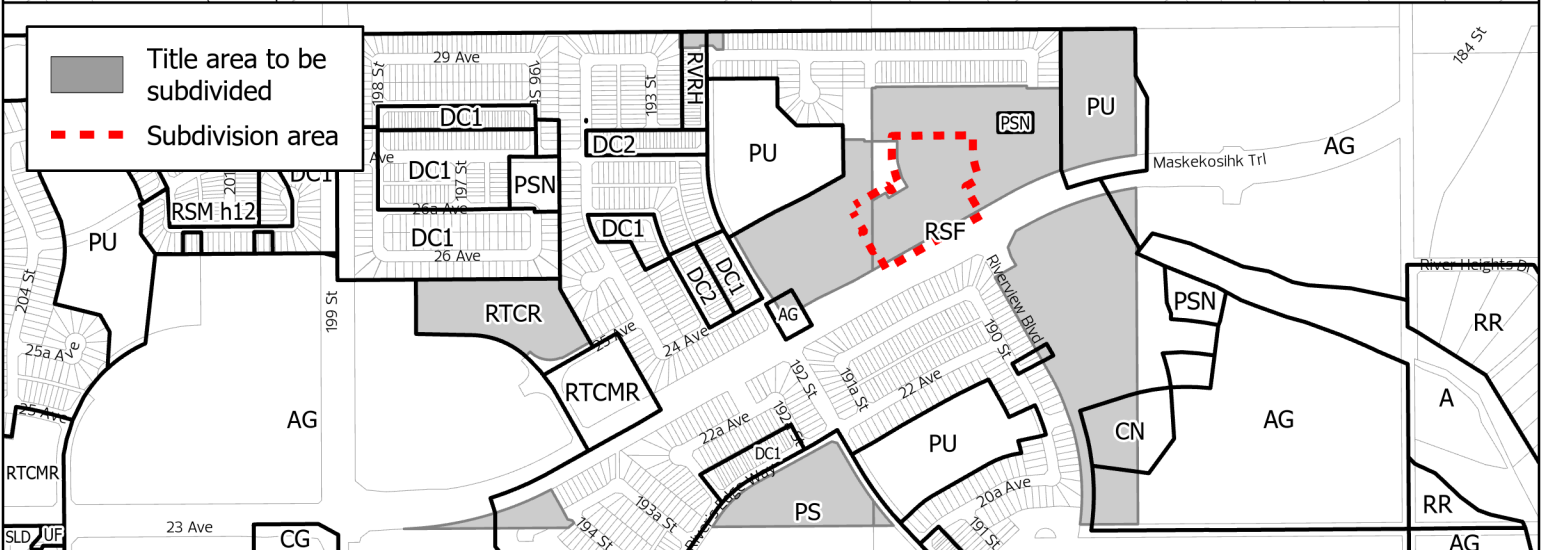
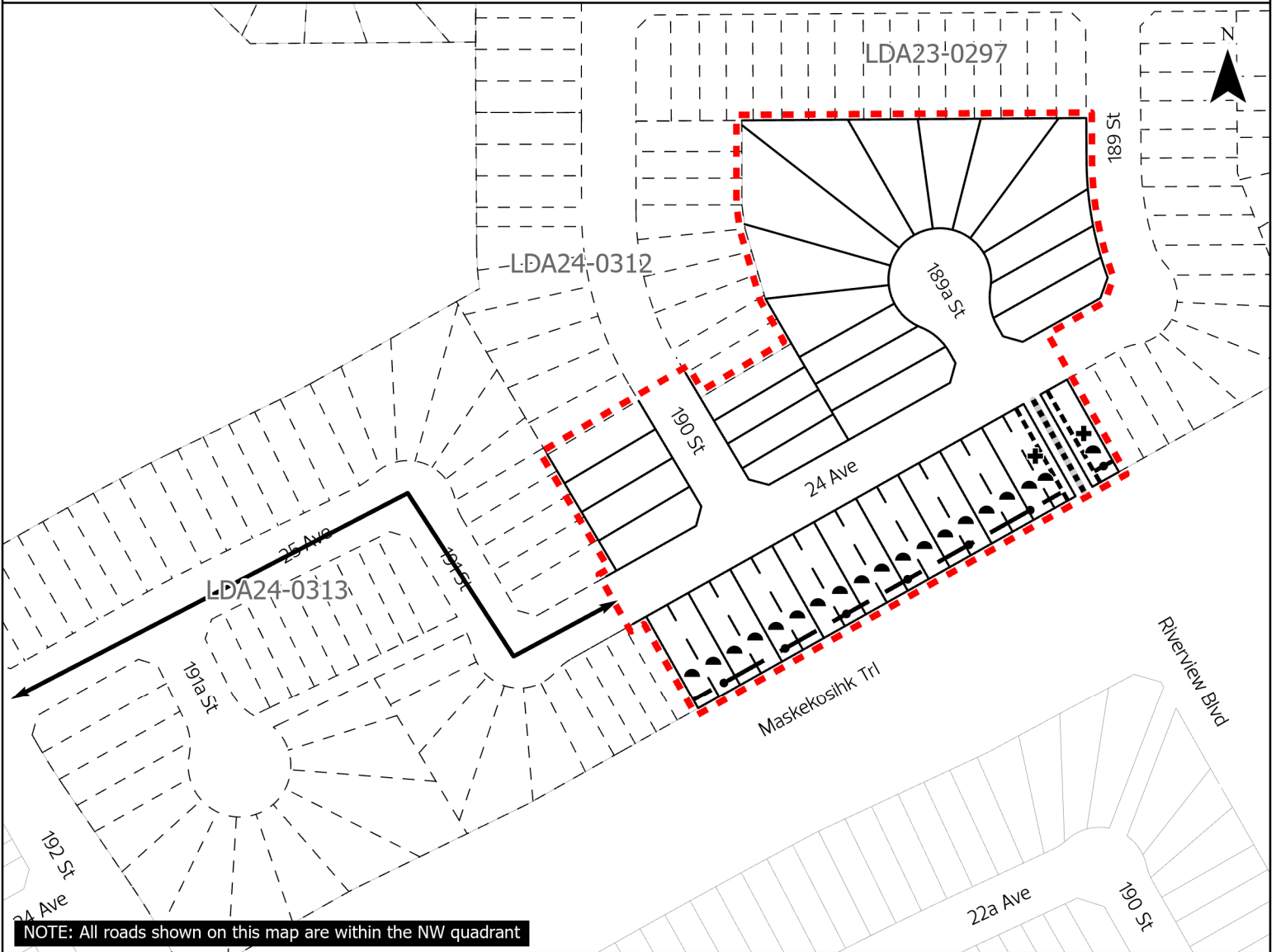
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 3, 2024

LDA24-0311

- Limit of Proposed Subdivision
- Berm and Noise Attenuation Fence
- Uniform Screen Fence as per Zoning Bylaw
- 3m Hard Surface Shared Use Path
- ←→ Temporary 6m Roadway
- + Restrictive Covenant re: Disturbed Soil
- ◐ Restrictive Covenant re: Berm and Fence





Subdivision Authority

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

October 3, 2024

File No. LDA24-0325

Hagen Surveys (1982) Ltd.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 2, Block 15, Plan 222 2510, located south of Kiriak Link SW and east of 182 Street SW;  
**KESWICK**

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**The Subdivision by Phased Condominium is APPROVED on October 3, 2024 subject to the following conditions:**

1. 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; 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.

Municipal Reserve (MR) was previously addressed with subdivision LDA17-0565.

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #525718896-001

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 (\$2,505.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision be submitted to the Subdivision Authority for approval.

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.



# TENTATIVE PLAN

SHOWING PROPOSED PHASED CONDOMINIUM OF  
 LOT 2, BLK.15, PLAN 222 2510  
 IN THE  
 S.W.1/4 SEC.21, TWP.51, RGE.25, W.4 M.

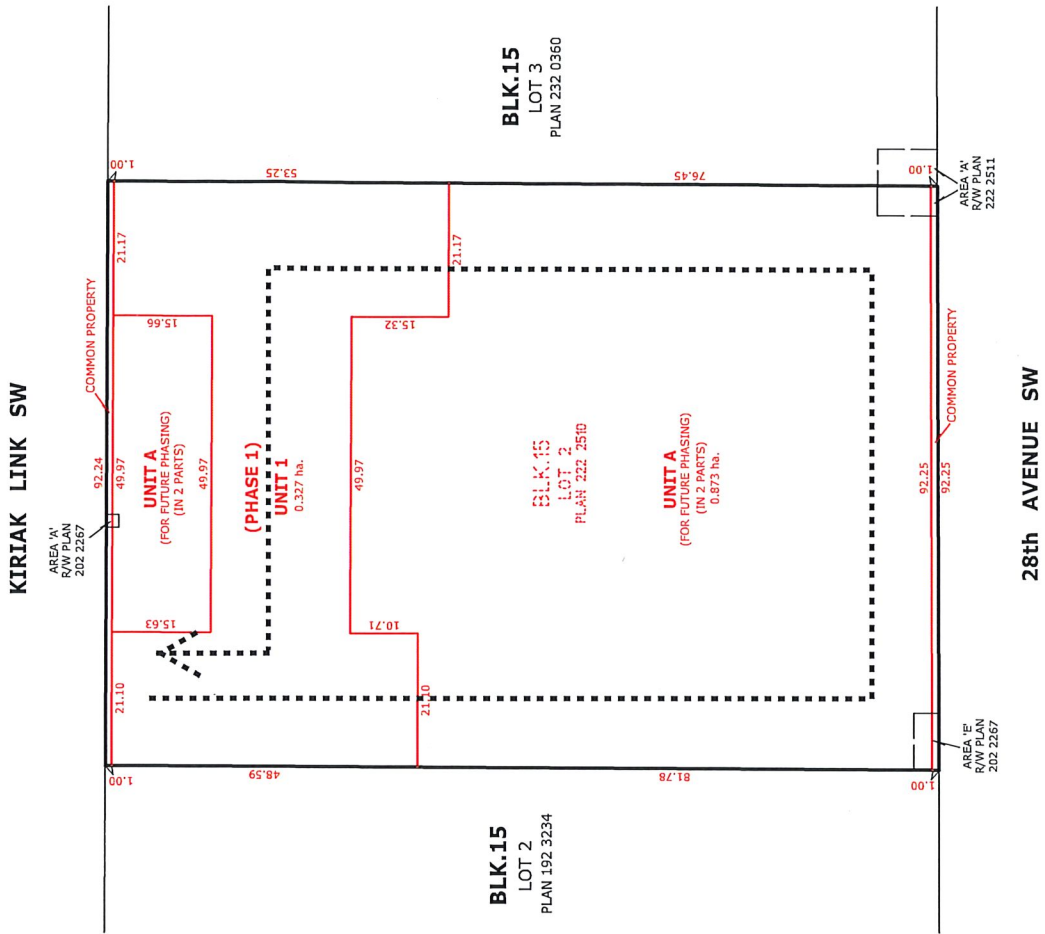
**EDMONTON  
 ALBERTA**

SCALE 1:750 2024 N.R. RONSKO, A.L.S.



**Legend**

Emergency Access Easement



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

**HAGEN SURVEYS**  
 Your comprehensive surveying partner.

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca

**SURVEYOR'S STAMP**

CALCULATED BY:	-	DRAWN BY:	DA
DATE:	July 30, 2024	REVISED:	--
DRAWING	240845T	FILE NO.	<b>240845</b>



Subdivision Authority

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

October 3, 2024

File No. LDA24-0277

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 54, Block 12, Plan 4116 HW, located east of Saskatchewan Drive NW and south of 87 Avenue NW; **WINDSOR PARK**

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**The Subdivision by Plan is APPROVED on October 3, 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #520105213-001

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

- 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 Saskatchewan Drive NW. Upon redevelopment of proposed Lot 54B, the existing residential access to Saskatchewan Drive 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 11.93 m north of the south property line of Lot 54 off the lane. The existing storm service enters the proposed subdivision approximately 13.72 m north of the south property line of Lot 54 off Saskatchewan Drive.. 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](http://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).



SCALE: 1 : 300



**GENERAL NOTES**

1. This plan is subject to the approval of the local approving authority.
2. All dimensions and elevations are in meters and decimals thereof.
3. All dimensions shown must be confirmed by the contractor prior to excavation.
4. All areas and dimensions are subject to confirmation by a legal property survey.

**REVISION HISTORY**

1. Issued for Approval	July 17, 2024

LEGAL DESCRIPTION: Lot 54 Block 12 Plan 4116HW  
 MUNICIPAL ADDRESS: 8327 - Saskatchewan Drive NW, Edmonton, AB  
 NEIGHBORHOOD: Windsor Park

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

REV: 1 PROJECT: 2024554



18811 - 96 Avenue NW, Edmonton, AB, T5T 5L2  
 www.ivosurveys.ca  
 Ph: (780) 666-2511  
 Fax: (780) 666-2359



Subdivision Authority

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

October 3, 2024

File No. LDA24-0307

Hagen Surveys (1982) Ltd.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 3, Block 20, Plan 4001HW, located north of 103 Avenue NW and east of 162 Street NW; **BRITANNIA YOUNGSTOWN**

---

**The Subdivision by Plan is APPROVED on October 3, 2024, subject to the following conditions:**

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

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

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

Please be advised that 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #524951473-001

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

- 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.

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.

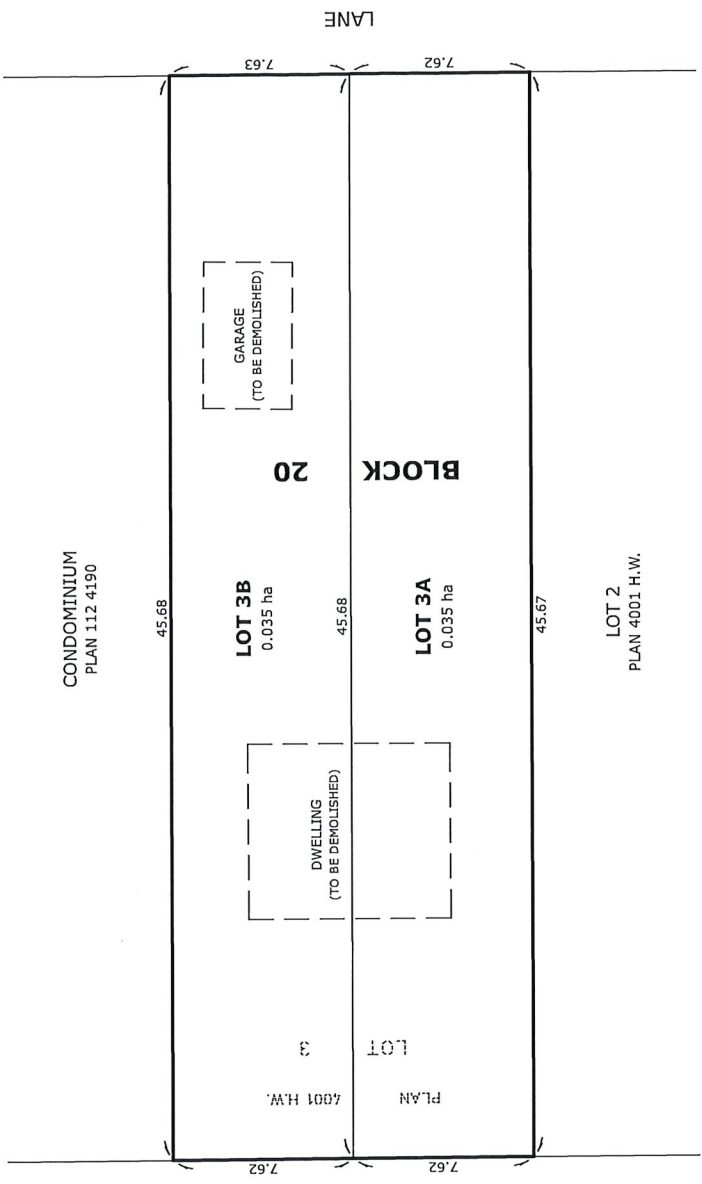
Servicing

- 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 5.62 m north of the south property line of Lot 3 off 162 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN**  
 SHOWING SUBDIVISION OF  
**LOT 3, BLK.20, PLAN 4001 H.W.**  
 IN THE  
**S.E.1/4 SEC.3, TWP.53, RGE.25, W.4 M.**  
**EDMONTON, ALBERTA**



TO 103RD AVENUE  
 162nd STREET



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

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SURVEYOR'S STAMP 	CALCULATED BY: J.V.    DRAWN BY: J.V.
	DATE: JULY 22, 2024    REVISED: --
DRAWING: 240773T    FILE NO.: 240773	



Subdivision Authority

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

October 3, 2024

File No. LDA24-0328

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 7, Block 9, Plan 6253 KS, located north of Rio Terrace Drive NW and west of 154 aStreet NW; **RIO TERRACE**

---

**The Subdivision by Plan is APPROVED on October 3, 2024, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits);
2. that the owner remove existing trees and dedicate road right of way for a 6 m x 6 m corner cut, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure II;
3. that subject to Condition I (2) above, the owner remove existing trees as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination; 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.

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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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #525316558-001

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

- 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](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.

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 13.9 m south of the north property line of Lot 7 off 154A Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

JAMEY SINGH

NOTES:  
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.  
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.  
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.  
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.  
- THE ZONING OF THIS SUBJECT AREA IS RS.  
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: .....  
AND CONTAINS: C/104 ffb.



REV. NO.	DATE	ITEM	BY
1	AUG. 30/24	ORIGINAL PLAN COMPLETED	CN

# RIO TERRACE TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF  
LOT 7, BLOCK 9, PLAN 6253 KS  
WITHIN THE

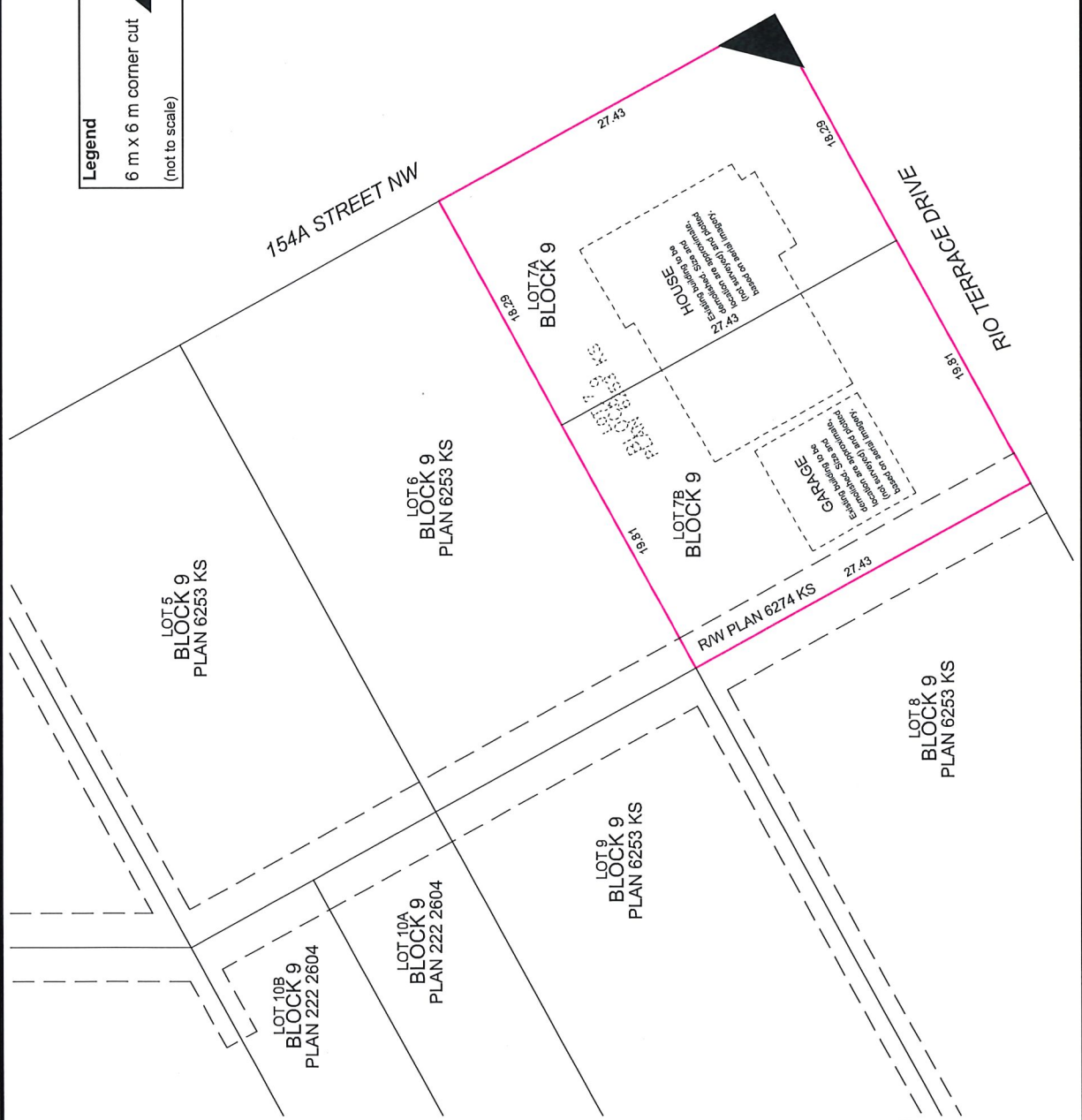
N.W. 1/4 SEC. 23 - TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**

SCALE: 1:300  
0 3 6 9 12 18 METRES  
2024

**Pais Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@paisgeomatics.com  
10704-174 Street NW, Edmonton, Alberta T5S 1J7

FILE NO. 624021800T DRAFTED BY: CN CHECKED BY: SM

**Legend**  
6 m x 6 m corner cut  
(not to scale)



HOUSE  
Setbacks relative to the proposed house are as follows:  
- Front setback: 4.27 m (14' 0")  
- Side setback: 3.00 m (9' 8")  
- Rear setback: 3.00 m (9' 8")  
- Easements to be shown in pink

GARAGE  
Setbacks relative to the proposed garage are as follows:  
- Front setback: 3.00 m (9' 8")  
- Side setback: 3.00 m (9' 8")  
- Rear setback: 3.00 m (9' 8")  
- Easements to be shown in pink



Subdivision Authority

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

October 3, 2024

File No. LDA24-0335

Hagen Surveys (1982) Ltd.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lots 7-8, Block 5, Plan 5765Q and Lots 8-9, Block 5, Plan 5765Q, located south of 75 Avenue NW and east of 108 Street NW; **QUEEN ALEXANDRA**

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**The Subdivision by Plan is APPROVED on October 3, 2024, subject to the following conditions:**

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

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

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

Please be advised that 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 received comments from adjacent landowners and community members. 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 and the comments from adjacent landowners, 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/ms/Posse #527041040-001

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.

#### 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).
- Existing services (water and sanitary) enter the proposed subdivision approximately 8.39m west of the east property line of proposed Lot 7A off 75 Avenue NW, and approximately 6.25m west of the east property line of proposed Lot 9A off 75 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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](http://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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

**LOT 7, 8 & 9, BLK.5, PLAN 5765 Q**

IN THE

**N.W.1/4 SEC.20, TWP.52, RGE.24, W. 4M.**

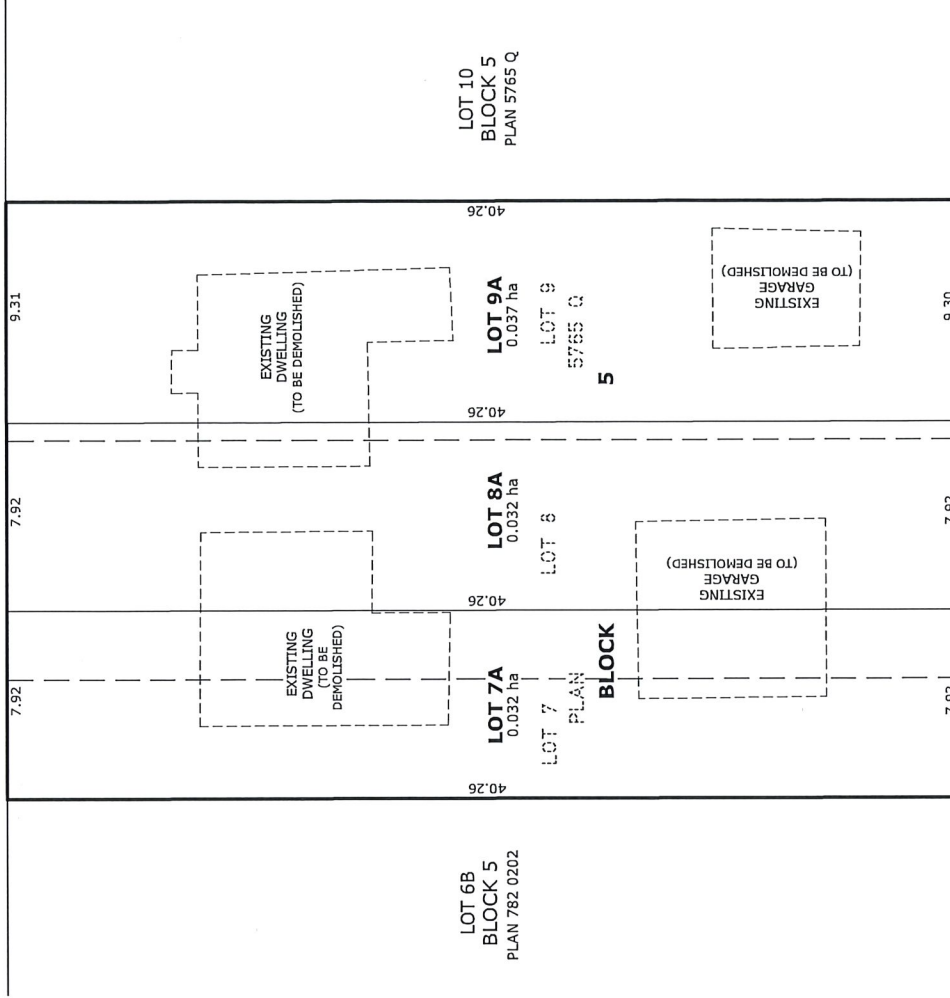
**EDMONTON, ALBERTA**

SCALE 1:200 2024 R.W. SIMPSON, A.L.S.



TO 108th STREET

75th AVENUE



LANE

**NOTES:**

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

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T: 780.464.5506 | F: 780.464.4450 | hagensurveys.com  
Your comprehensive surveying partner.

SURVEYOR'S STAMP 	CALCULATED BY:	EDG	DRAWN BY:	EDG
	DATE:	AUGUST 8, 2024	REVISED:	--
DRAWING			240910T	FILE NO. 240910

Thursday, September 26, 2024  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 39

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the September 26, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the September 19, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA24-0303 517591016-001	Tentative plan of subdivision to create 101 residential lots and one (1) Municipal Reserve lot from Plan 242 1038, Block C, Lot 2, located south of Cristall Crescent SW and east of Carpenter Landing SW; <b>CHAPPELLE</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA24-0314 518647694-001	Tentative plan of subdivision to create 65 residential lots, from the SW-25-52-26-W4M located north of Rosenthal Boulevard NW and east of 231 Street NW; <b>ROSENTHAL</b>
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
3.	LDA22-0508 445797318-001	REVISION of conditionally approved tentative plan of subdivision to create 214 residential lots, four (4) Municipal Reserve lots, two (2) Environmental Reserve Lots, and two (2) Public Utility lots, from the SW-19-53-25-W4M

		located north of Yellowhead Trail NW and east of Winterburn Road NW; <b>TRUMPETER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA24-0318 525535793-001	Tentative plan of subdivision to create fifty-seven (57) bare land condominium units from Lot 301, Block 1, Plan 242 0052, located south of 25 Avenue SW and east direction of 66 Street SW; <b>MATTSON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA23-0229 479738687-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) additional residential lot from Lot 4, Block 6, Plan 600 MC, located south of 63 Avenue NW and east of 129 Street NW; <b>GRANDVIEW HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA24-0308 524981802-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 24, Plan RN64, located north of 121 Avenue NW and east of 122 Street NW; <b>PRINCE CHARLES</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA24-0319 525567707-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 3, Block 38, Plan RN46, located north of 117 Avenue NW and west of 122 Street NW; <b>INGLEWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA24-0320 525637956-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 10, Block 39, Plan 3068 HW, located east of 83 Street NW and north of 77 Avenue NW; <b>KING EDWARD PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA24-0331 526581837-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot F, Block 19, Plan 2528 AR, located south of 112 Avenue NW and west of 35 Street NW; <b>BEVERLY HEIGHTS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:15 a.m.		