

Thursday, October 21, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 42

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 21, 2021 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 14, 2021 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA15-0080 167992217-001	REVISION of conditionally approved tentative plan of subdivision to create 169 single detached lots, two (2) semi-detached lots eight (8) Multi-unit Housing lots and one (1) Municipal Reserve lot, from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; <b>CHAPPELLE</b>
2.	LDA17-0654 266089764-001	REVISION of conditionally approved tentative plan of subdivision to create 116 single detached residential lots, 12 semi-detached residential lots, 11 row housing lots, three (3) multi-unit housing lots (MHL), and one (1) Public Utility lot from the NW 29-53-24-W4M and the SW 29-53-24-W4M located north of 137 Avenue NW and east of Castle Downs Road NW; <b>GRIESBACH</b>
3.	LDA18-0496 288109456-001	REVISION of conditionally approved tentative plan of subdivision to create 92 single detached residential lots, 31 row housing lots, one (1) Multi-unit Housing lot (MHL), one (1) other lot, two (2) Municipal Reserve lots, and three (3) Environmental Reserve lots in two phases, from Lot 4, Block 1, Plan 202 0206, and Lot 1, Block 1, Plan 182 2050, located south of Glenridding Ravine Road SW and east of 156 Street SW; <b>GLENRIDDING RAVINE</b>
4.	LDA21-0387 405101070-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 23, Plan 3209 KS, located south of Buena Vista Road NW and east of 140 Street NW; <b>LAURIER HEIGHTS</b>
5.	LDA21-0425 408283116-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 17, Plan 5229 AD, located south of 99 Avenue NW and east of 155 Street NW; <b>WEST JASPER PLACE</b>
6.	LDA21-0426 408284118-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 5A, Plan 6146 HW, located north of 96 Avenue NW and west of 159 Street NW; <b>GLENWOOD</b>

7.	LDA21-0427 408325145-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 7, Plan 1324 HW, located south of 75 Avenue NW and west of 112 Street NW; <b>MCKERNAN</b>
8.	LDA21-0431 408653810-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 51, Plan 2028 AO, located south of 110 Avenue NW and west of 150 Street NW; <b>HIGH PARK</b>
9.	LDA21-0432 408776623-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot T, Block 11, Plan 1349 HW, located south of 66 Avenue NW and east of 109 Street NW; <b>ALLENDALE</b>
10.	LDA21-0433 408780026-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot E, Block 45, Plan 781 HW, located north of 69 Avenue NW and west of 106 Street NW; <b>ALLENDALE</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



October 21, 2021

File No. LDA15-0080

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 169 single detached lots, two (2) semi-detached lots eight (8) Multi-unit Housing lots and one (1) Municipal Reserve lot, from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW;  
**CHAPPELLE**

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The subdivision was originally approved on June 25, 2015. It was then rephased in 2016 and 2019, and on April 23, 2020, two single detached lots were added. A Change request from April 15, 2021 reduced the number of single detached residential lots by 7, increased the number of semi-detached residential lots by 2, introduced a new lot typology (8 Multi-unit Housing lots) and changed the order of phasing. This change request revises the lot widths/depths for 8 Multi-unit Housing lots and revises the site width of 1 single detached lot.

**I The Subdivision by Plan is APPROVED on October 21, 2021, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.20 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner 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 register easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that LDA20-0330 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

7. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the alley, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 shall submit redline revisions or resubmit engineering drawings (Chappelle Stage 61), subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
7. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs Chernowski Way SW to an enhanced local roadway standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. That the owner construct Challand Lane SW and the alley connection to Coughlan Green SW to a residential alley structure for the entire width of the right-of-way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs 3 m hard surface shared use paths with "Shared Use" signage, lighting, and bollards, within the greenway and 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner constructs a 2.0 m concrete sidewalk with bollards, within the alley connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 1.5 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;
13. that the owner install alley lighting within an easement on private property to the satisfaction of Subdivision and Development Coordination and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include grading plans for 28 Avenue SW to the satisfaction of Subdivision and Development Coordination;
16. that the owner construct a 1.83 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

MR for the NW 14-51-25-W4M in the amount of 0.20 ha is being provided by dedication with this subdivision. The existing Deferred Reserve Caveat (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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.
















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

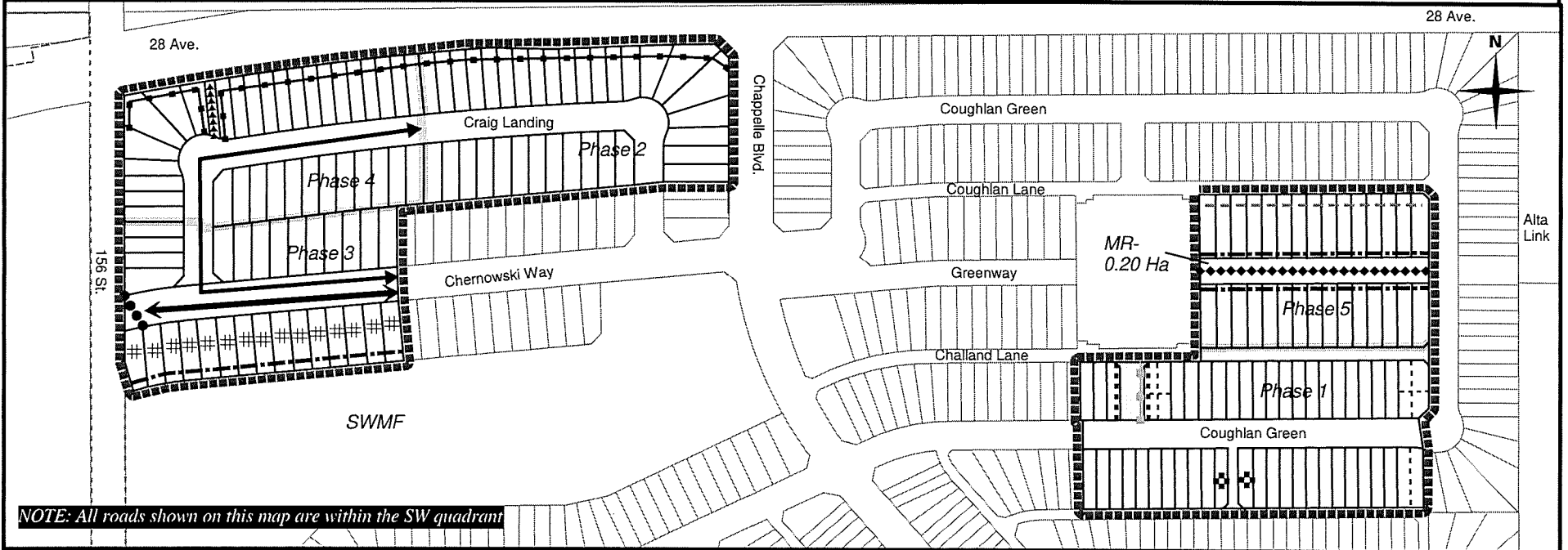
Regards,

Blair McDowell  
Subdivision Authority

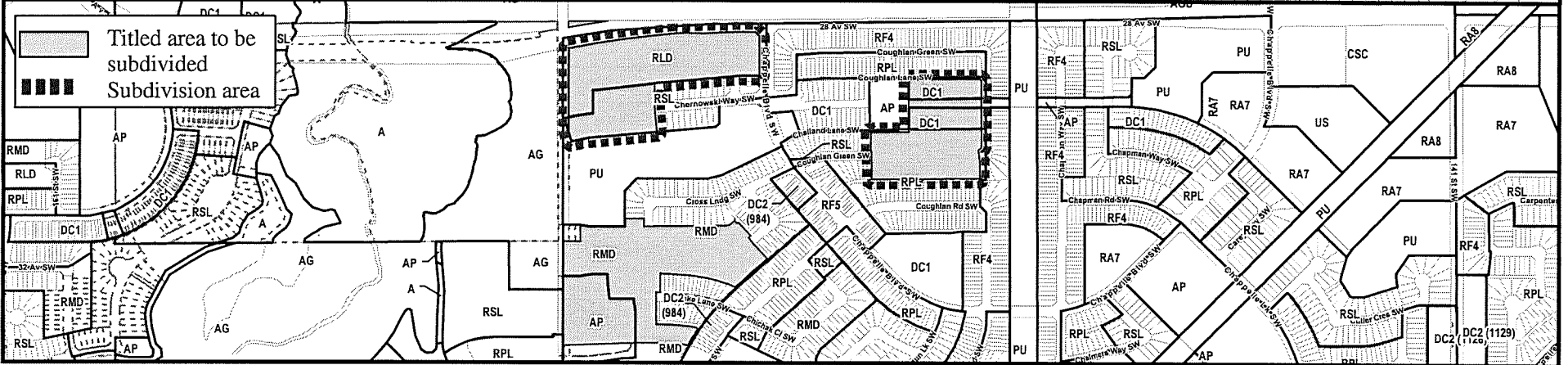
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Enclosure

- |   |  |   |                                    |   |  |
|---|--|---|------------------------------------|---|--|
|  | Limit of proposed subdivision                  |  | 1.5 m concrete sidewalk            |  | Restrictive covenant re: Disturbed Soil    |
|  | Phasing line                                   |  | 2.0 m concrete sidewalk            |  | Alley Lighting and easement                |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | 3 m hard surface shared use path   |  | Bollards                                   |
|  | 1.2 m uniform fence                            |  | 11.5 m enhanced local roadway      |  | Temporary 6 m roadway                      |
|  | Noise attenuation fence                        |  | Restrictive covenant re: Freeboard |  | Construct to a residential alley structure |



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





October 21, 2021

File No. LDA17-0654

Scheffer Andrew Ltd.  
12204 145 Street NW  
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: REVISION of conditionally approved tentative plan of subdivision to create 116 single detached residential lots, 12 semi-detached residential lots, 11 row housing lots, three (3) multi-unit housing lots (MHL), and one (1) Public Utility lot from the NW 29-53-24-W4M and the SW 29-53-24-W4M located north of 137 Avenue NW and east of Castle Downs Road NW;  
**GRIESBACH**

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This application initially received Subdivision Authority approval on June 7, 2018 and has been granted extension approval until June 7, 2022. The application has revised the plan to add six (6) semi-detached lots and remove seven (7) single detached lots in Phase 2, remove the lane on the southeast boundary of the multi-unit lot (thus increasing its area from 1.06 ha to 1.1 ha), increase the low-density-residential (LDR) lot depth on the southwest boundary of the multi-unit lot, and increase the bulb radii on the roadways to 16.0 m in Phase 3.

**I The Subdivision by Plan is APPROVED on October 21, 2021, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto and flanking the Storm Water Management Facility (SWMF 2) as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots adjacent to the walkways with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots within Phase 2 that have existing underground utilities due to the original



installation, abandonment, and removal of drainage infrastructure, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner reconstruct portions of the existing Griesbach Road NW, with Phase 2 and Phase 4, to a transit collector standard, including the removal of the alley crossing east of the roundabout, in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct the alley abutting the Medium Density Residential (MDR) 1.1 ha site to a commercial standard in accordance with the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the Phase 3 walkway, with connections to the adjacent shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3.0 m concrete shared use path with lighting, bollards, and landscaping within the Phase 2 walkway with connections to the adjacent shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner constructs offsite sanitary sewer extensions with Phase 4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner abandon and remove the existing unused storm and sanitary sewers entering the site, and register disturbed soil restrictive covenants on affected lots, to the satisfaction of EPCOR Drainage Services and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. FAC for sanitary and storm infrastructure will not be issued until the disturbed soil restrictive covenant is registered on the subject properties;
13. that the owner constructs necessary sanitary and storm sewers along Griesbach road as part of the existing Griesbach Road reconstruction to current City of Edmonton transit collector roadway standards and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the road rights of way and walkways 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.

Municipal Reserve (MR) for the NW ¼ 29-53-24-4 & SW ¼ 29-53-24-4 were previously addressed with LDA15-0056 by partial discharging existing DRC # 142 182 350 in the amount of 6.505ha through dedication a 5.96ha parcel and transferring balance of 0.545ha to the NE ¼ 29-53-24-4.

MR for the NE ¼ 29-53-24-4 were previously addressed with LDA15-0056 by combining existing DRC 132 161 772 with MR transferred from the NW ¼ 29-53-24-4 & SW ¼ 29-53-24-4 and registering a new DRC # 212067393 in the amount of 1.355ha. The DRC will carry forward on title.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cb/Posse #266089764-001

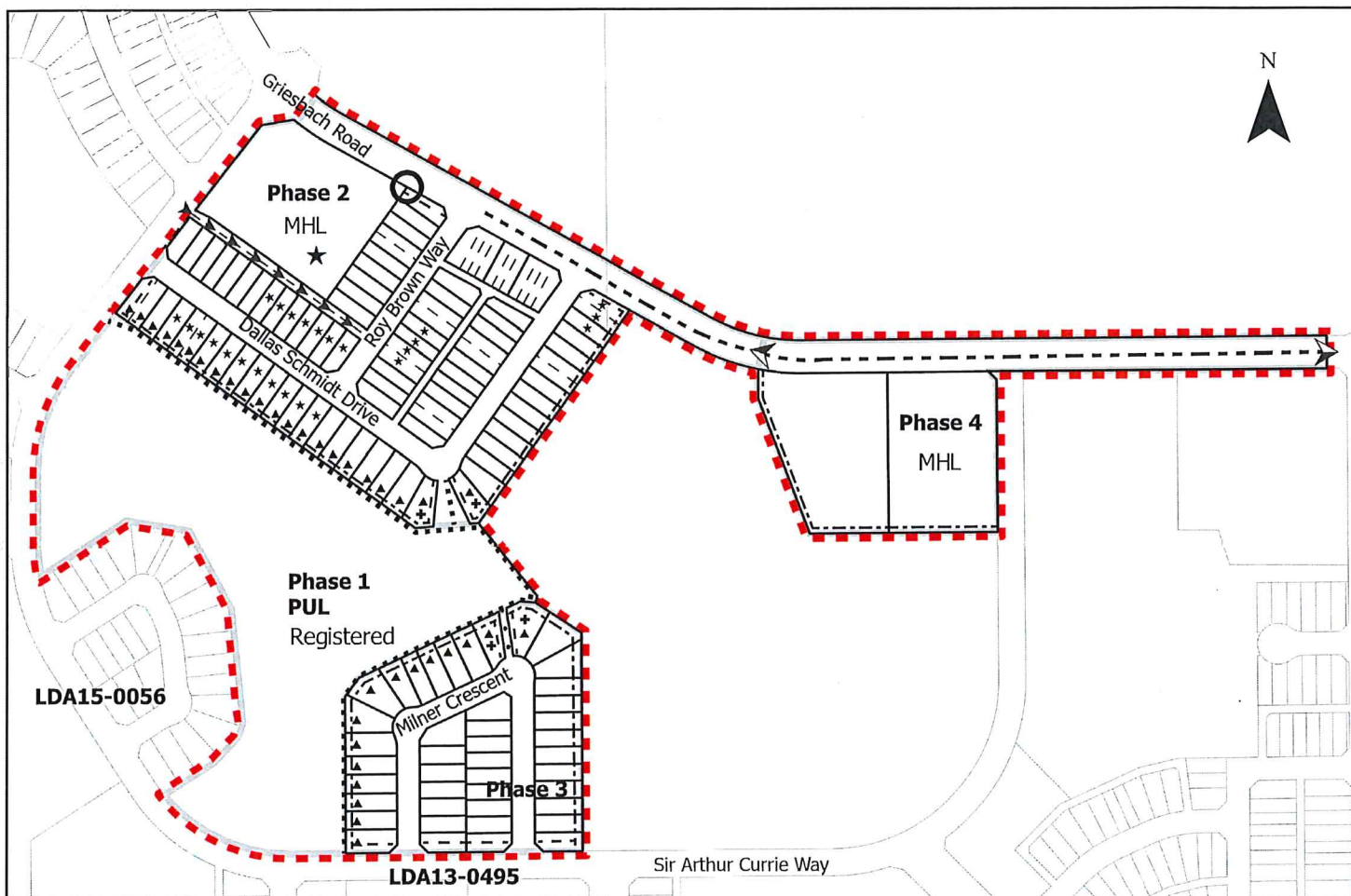
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

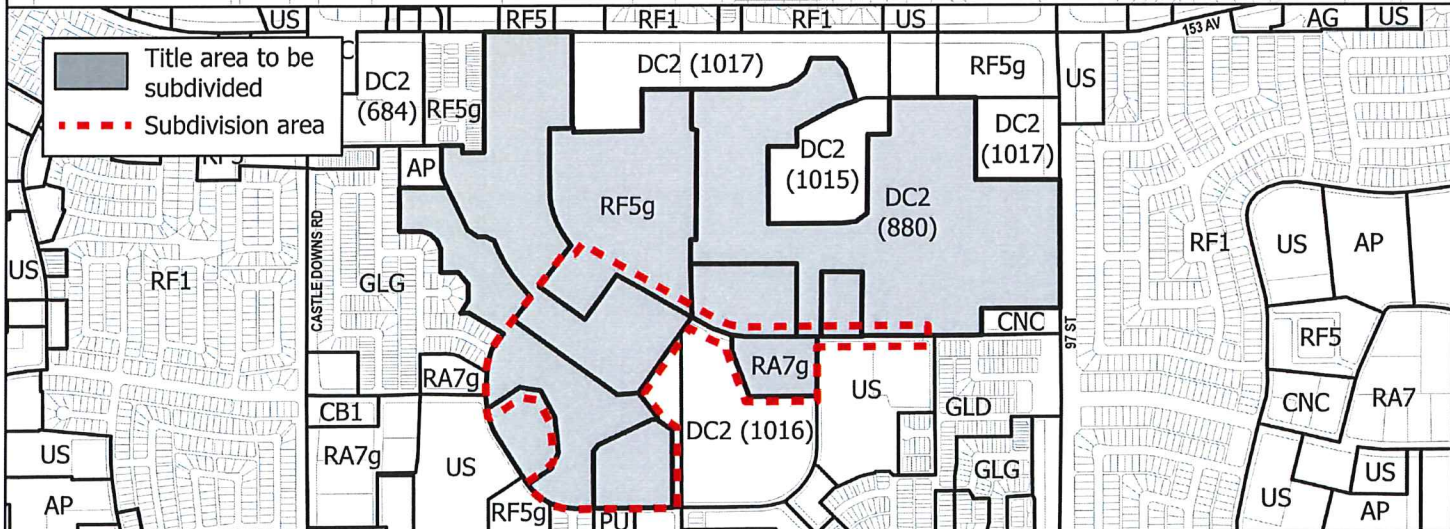
October 21, 2021

LDA17-0654

- Limit of proposed subdivision
- Phasing line
- 1.2 m uniform fence
- ▲ Freeboard Restrictive Covenant
- Remove Alley Crossing
- ✚ Restrictive Covenant re:disturbed soil
- ★ Restrictive Covenant re:disturbed soil (lots with existing U/G infrastructure)
- Construct collector roadway (Phase 2)
- Construct Alley
- ↔ Construct collector roadway (Phase 4)
- 1.8 m uniform screen fence as per Zoning Bylaw
- ..... 3 m hard surface shared use path
- 1.8 m hard surface shared use path



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

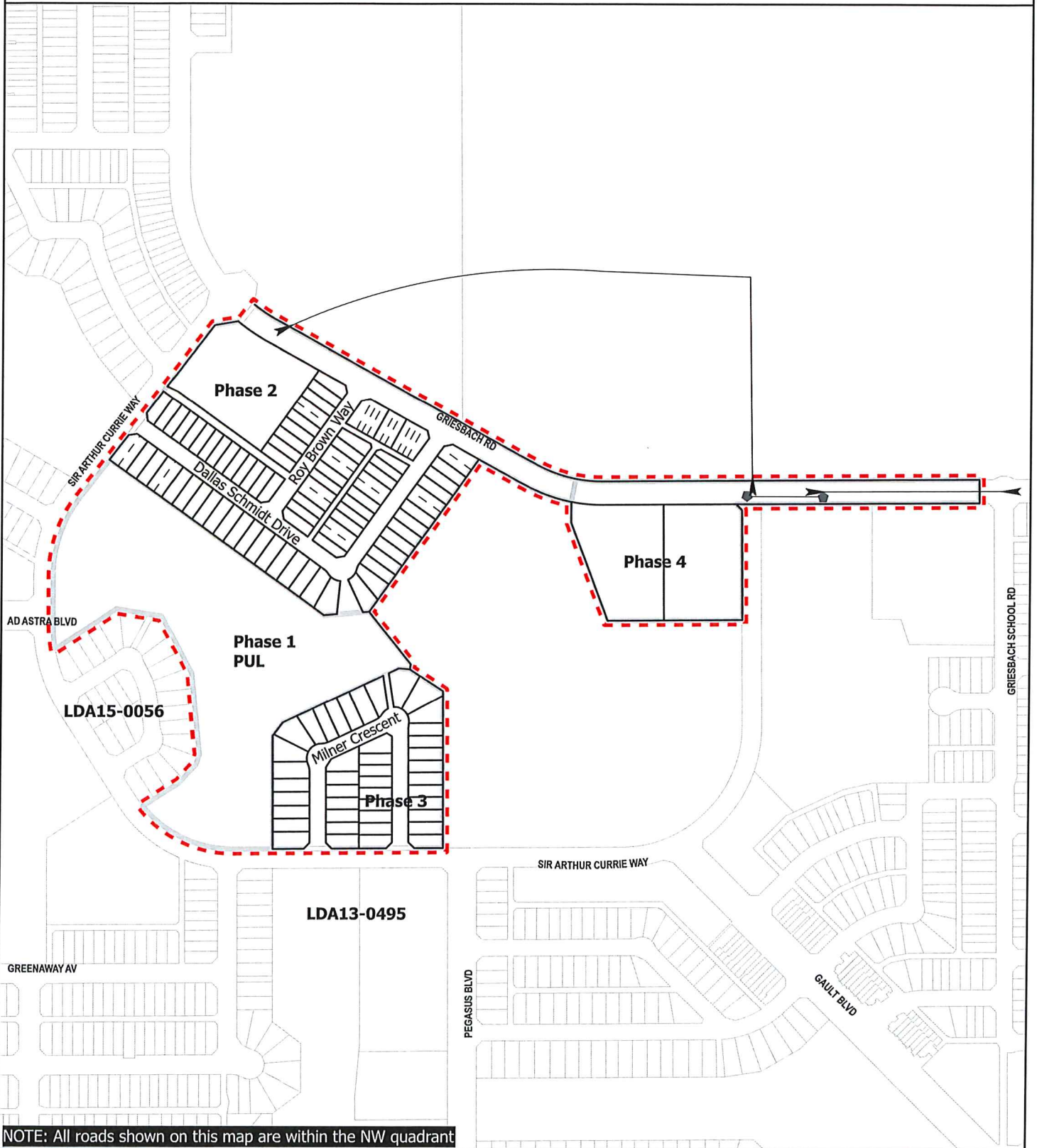


SUBDIVISION CONDITIONS OF APPROVAL MAP

October 21, 2021

LDA17-0654

- Limit of proposed subdivision
- Phasing line
- Sanitary sewer extension
- Storm sewer extension





October 21, 2021

File No. LDA18-0496

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 92 single detached residential lots, 31 row housing lots, one (1) Multi-unit Housing lot (MHL), one (1) other lot, two (2) Municipal Reserve lots, and three (3) Environmental Reserve lots in two phases, from Lot 4, Block 1, Plan 202 0206, and Lot 1, Block 1, Plan 182 2050, located south of Glenridding Ravine Road SW and east of 156 Street SW; **GLENRIDDING RAVINE**

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The application was originally approved on December 19, 2019. A change request was approved on April 9, 2020 which created two (2) additional single detached lots (in Phase 1) for a total of 80. Phase 1 was endorsed and registered in October, 2020. This revision expands the subdivision boundary and increases the single detached lot count by twelve (12) for a total of 92.

**I The Subdivision by Plan is APPROVED on October 21, 2021, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as 0.22 hectare (ha), 0.79 ha, 3.69 ha, and 0.14 ha lots pursuant to Section 664(1.1)(a) and (c) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.30 ha and 1.64 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner clear and level 28 Avenue SW as required for road right of way dedication, with the exception of the portion through Environmental Reserve, to the satisfaction of Subdivision and Development Coordination;
7. That the owner dedicate additional road right of way with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the J.R. Paine & Associates Ltd. geotechnical report (File No. 2412-424), as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a public access easement on the remnant lot to facilitate construction of a shared use path for top-of-bank connectivity, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton, Law Branch, will prepare the easement document;
11. that the owner register a temporary cross lot access easement on the lot immediately south of the 0.30 ha MR lot to facilitate access to the remnant lot from 158 Street SW, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton, Law Branch, will prepare the easement document. The City shall be a party to the easement. The lot shall be withheld from registration until the cross-lot access easement to the remnant parcel is no longer required to maintain legal access;
12. that the subdivision boundary be amended to include that portion of the Environmental Reserve (ER) south of the proposed application to facilitate construction completion of the Top of Bank shared use path connection with adjacent LDA19-0400, as shown on the "Conditions of Approval" map, Enclosure I;
13. that Charter Bylaw 19880 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
14. that the approved subdivisions LDA19-0400 and LDA20-0313 be registered prior to or concurrent with this application to provide logical roadway and alley extension; and
15. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct the alley to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs the first two (2) lanes of 28 Avenue SW to an arterial roadway standard including channelization, accesses, intersections, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosure II;
9. that the owner enter into a cost sharing agreement with other developers within the Windermere neighbourhoods to pay its pro rata share of the costs of the construction of two lanes of Ellerslie Road SW to an arterial standard from the ECO Station access to east of 141 street SW including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner constructs Glenridding Ravine Drive SW to an approved Complete Streets design and cross-section, including a 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The construction of Glenridding Ravine Drive SW in Phase 2 must tie into the development to the west to complete the collector roadway;
11. that the owner constructs a temporary 6 m gravel surface roadway connection, with Phases 1 and 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, with Phase 1, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);



13. that the owner constructs a 3 m hard surface shared use path within 28 Avenue SW right-of-way from Glenridding Ravine Drive SW to the west side of Whitemud Creek with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m shared use path within the 28 Avenue SW road right of way, from the west side of Whitemud Creek to the walkway east of 156 Street SW with Phase 2. The shared use path must be designed to accommodate the maintenance and operational needs of the City of Edmonton and EPCOR Water Services Inc., to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the time of signing the Phase 2 Servicing Agreement, flexibility will be provided to support the timing of construction to coincide with the bridge construction;
15. that the owner constructs a 3 m hard surface shared use path, with bollards within both MR lots, and with lighting within the 1.64 ha MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a 3 m asphalt shared use path with "Shared Use" signage within the Top of Bank walkway, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The 3 m shared use path must be extended to tie into the pathway construction in Glenridding Ravine Stage 23;
17. that the owner constructs a 3 m concrete emergency access with lighting and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A Swept Path Analysis for emergency vehicles must be included in the submission of engineering drawings;
18. that the owner construct 158 Street SW to provide access to the additional residential lots that front onto the local road. The construction must tie into the road construction in Glenridding Ravine Stage 23, to complete the permanent local roadway;
19. that the owner pays for the installation of "no parking" signage on the collector for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services;
20. that the owner constructs underground utilities including storm sewer main extensions, with Phases 1 and 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner constructs offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
22. that the owner abandon the temporary 150mm water main constructed under Glenridding Ravine Stage 23 (LDA19-0400) between 158 Street SW to Glenridding Ravine Drive SW, to the satisfaction of EPCOR Water Services Inc.;

23. that the engineering drawings include grading plans for 28 Avenue SW, east of Glenridding Ravine Drive SW, to the satisfaction of Subdivision and Development Coordination;
24. that the engineering drawings include grading plans for the 1.64 ha MR lot, to the satisfaction of Subdivision and Development Coordination;
25. that the owner provides full site servicing for the 1.64 ha MR lot including 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
26. that the engineering drawings include identification of the abandoned well site, demonstrating that a 4 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs;
27. that the owner constructs a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
28. that the owner constructs all fences wholly on privately-owned land and the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
29. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

ER for the Lot 4, Block 1, Plan 202 0206 in the amount of 0.22 ha, 0.79 ha, and 3.69 ha lots is being provided by dedication with this subdivision. ER for Lot 1, Block 1, Plan 182 2050 in the amount of a 0.14 ha lot is being provided by dedication with this subdivision.

MR for Lot 4, Block 1, Plan 202 0206 in the amount of 0.30 ha and 1.64 ha lots is being provided by dedication with this subdivision. Subsequent to MR, ER and arterial road dedication, the existing Deferred Reserve Caveat (DRC) for Lot 4, Block 1, Plan 202 0206 will be reduced accordingly, and the balance transferred to the north half-NE-15-51-25-4,. Any remaining MR will be transferred to the adjacent parcel NE-15-51-25-4. A DRC for Lot 1, Block 1, Plan 182 2050 will be reduced to account for ER dedication, and adjusted accordingly.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9.

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

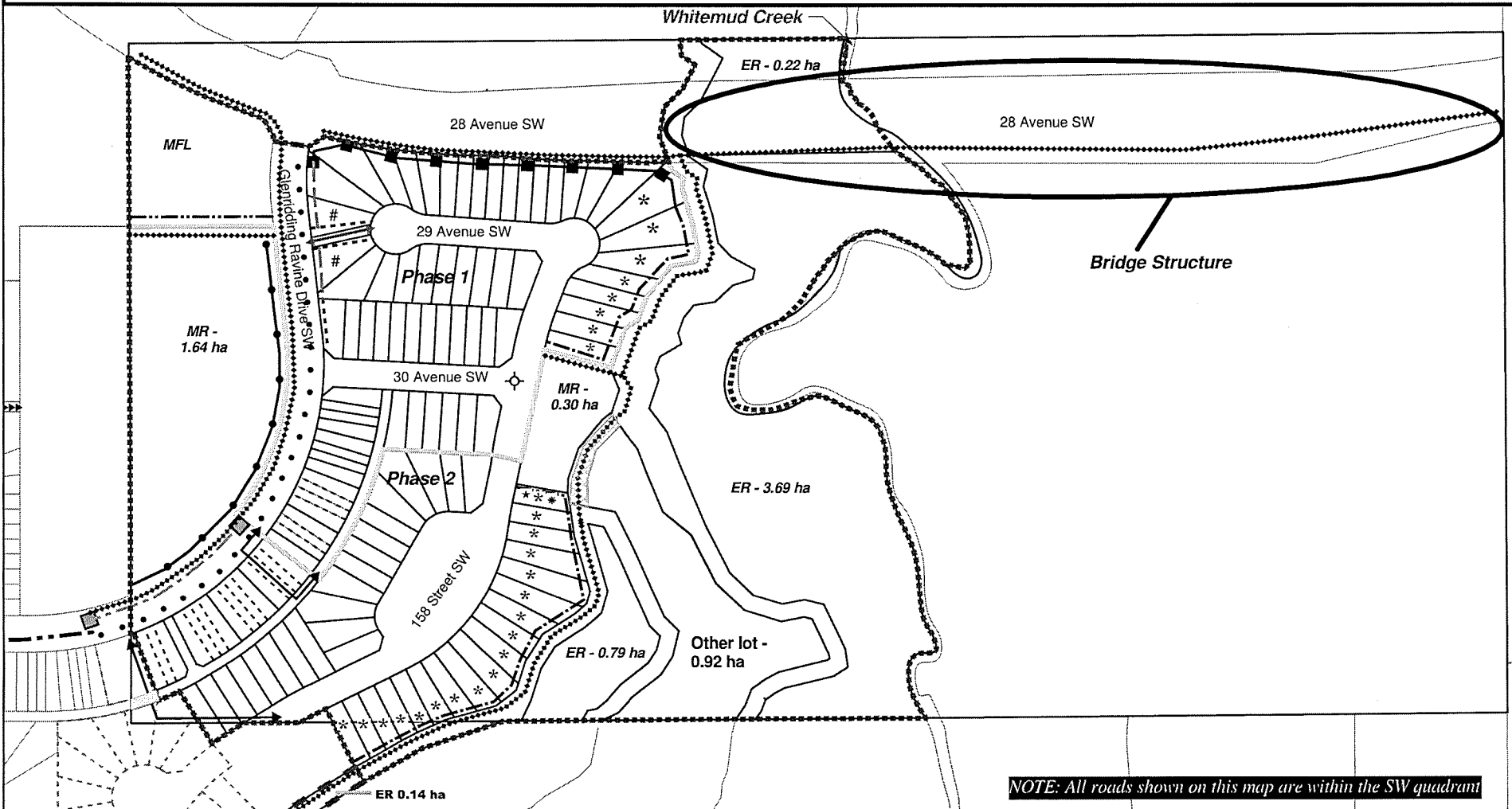
Regards,

Blair McDowell  
Subdivision Authority

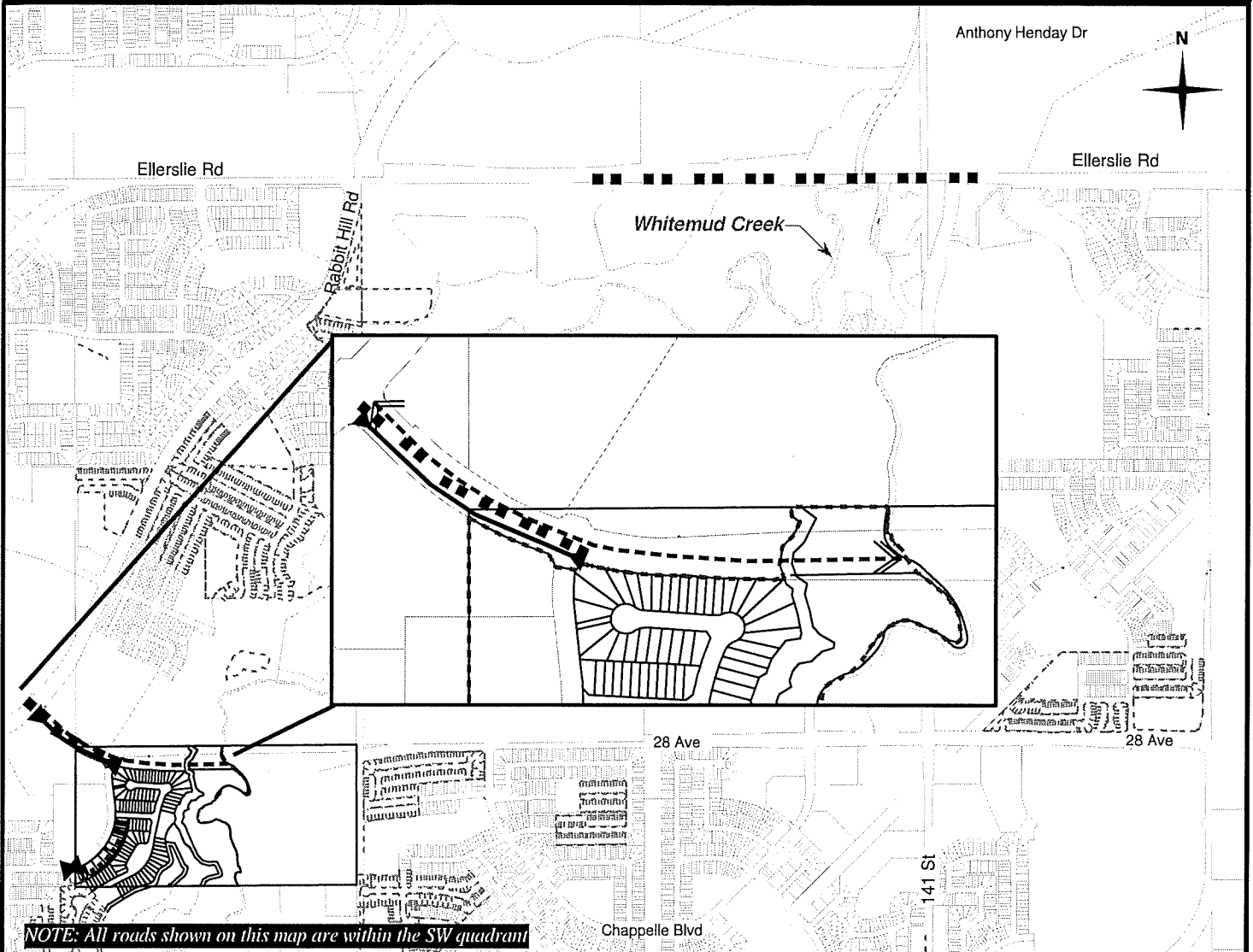
BM/tv/Posse #288109456-001

Enclosures

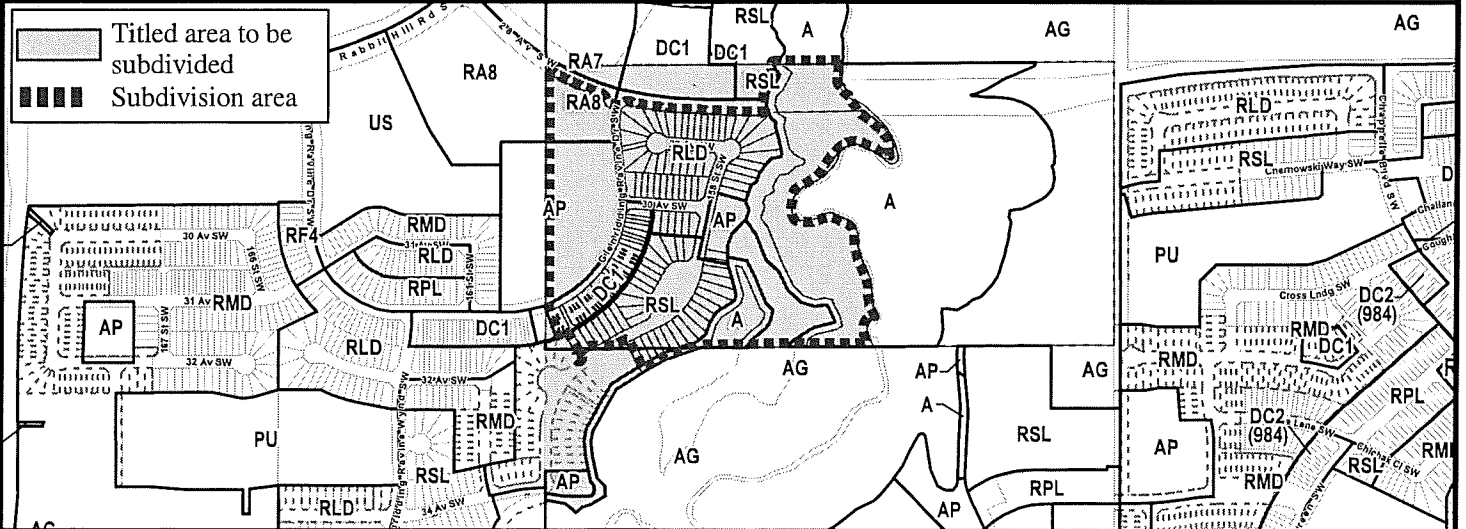
- |   |   |   |
|---|---|---|
| --- -- Limit of proposed subdivision                | * Register cross lot access easement      | ----- 1.8 m uniform fence                                   |
| --- Amend subdivision boundary                      | --- Storm sewer extension                 | ... 1.8 m uniform screen fence as per Zoning Bylaw          |
| --- Phasing line                                    | * Restrictive covenant re: Top of Bank    | ----- 1.8 m uniform screen fence                            |
| ↔ 3 m concrete emergency access                     | ★ Withhold lot from registration          | ----- 1.2 m uniform fence                                   |
| ↔ Temporary 6 m roadway                             | ⊙ Abandoned well site                     | --- Post and rail fence                                     |
| ◆◆◆ 3 m hard surface shared use path                | ⊞ Restrictive covenant re: Disturbed Soil | --- Noise attenuation fence                                 |
| █ Dedicate as road right of way and construct alley |   | ●●● Construct to a complete street design and cross-section |
| □ Temporary public access easement                  |   |   |



- ▬▬▬▬ Limit of proposed subdivision
- ◀- - - -> Watermain extension
- ▬▬▬ Sanitary sewer extension
- ■ ■ Construct two lanes to an arterial roadway standard



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





October 21, 2021

File No. LDA21-0387

Eightblock  
11704 86 Street NW  
Edmonton, AB T5B 3J8

ATTENTION: James Kirkland

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 23, Plan 3209 KS, located south of Buena Vista Road NW and east of 140 Street NW;  
**LAURIER HEIGHTS**

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**The Subdivision by Plan is APPROVED on October 21, 2021, subject to the following conditions:**

1. that the owner submit a plan, prepared by an Alberta Land Surveyor, that confirms there is a minimum 1.2 metre side yard setback between the existing dwelling and the proposed property line, as per the RF1 development regulations of the Edmonton Zoning Bylaw 12800, and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority 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 7 of the 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/cb/Posse #405101070-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing city-owned trees adjacent to the site on Buena Vista Road NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to Buena Vista Road NW. Upon redevelopment of proposed Lot 5, the existing residential access to Buena Vista Road 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

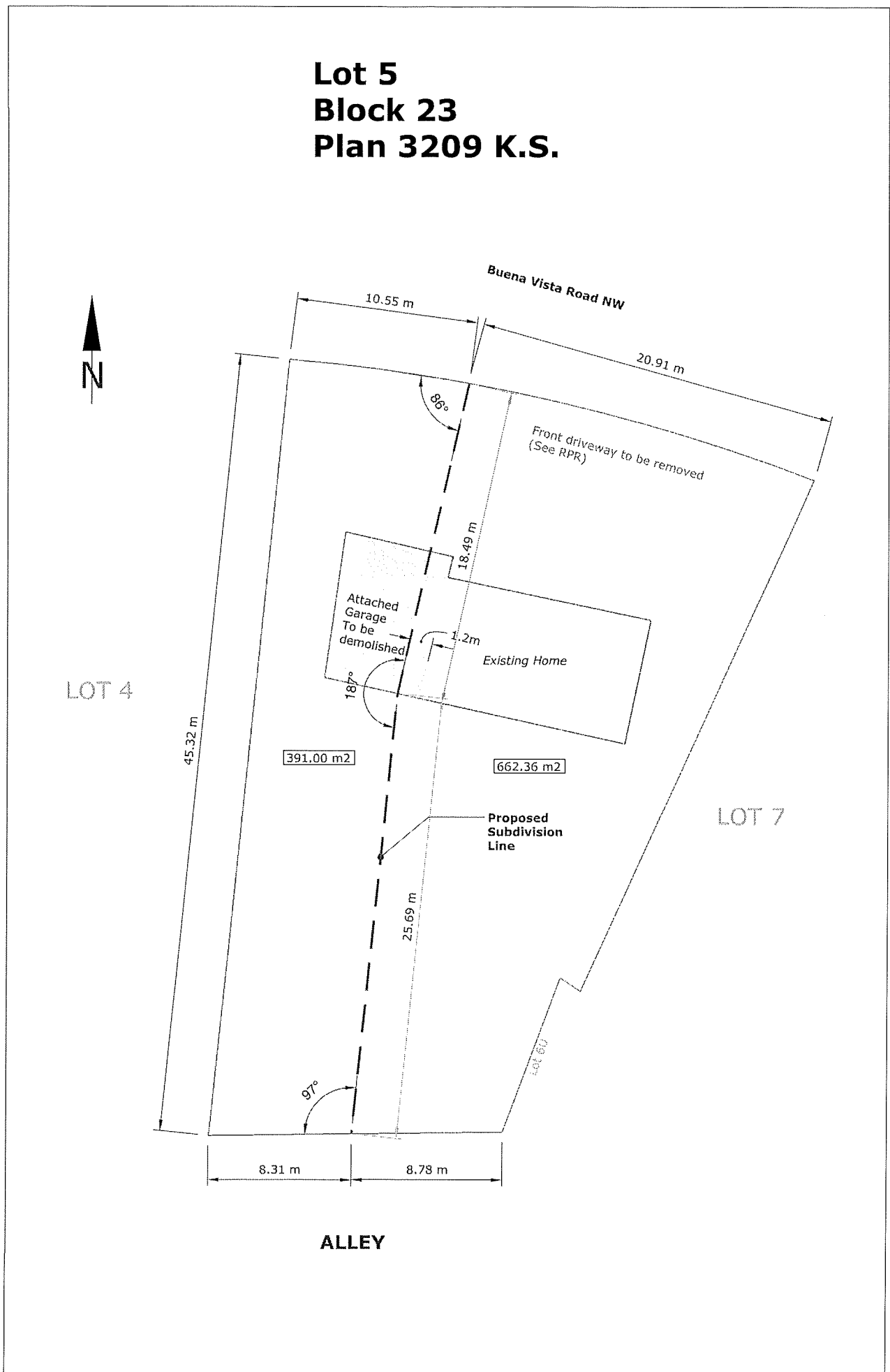
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 4.5 m west of the east property line of Lot 5 off of the lane. The existing storm service enters the proposed subdivision approximately 15.5 m east of the west property line of Lot 5 off Buena Vista Road 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.
- There is a significant deficiency in on-street hydrant spacing (distance between fire hydrants) adjacent to the property. City of Edmonton Standards requires hydrant spacing of 150m for the zoning. Hydrant spacing in the area is approximately 220m. The owner/applicant is advised to review on site fire protection to ensure adequate coverage.
- 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).



# Lot 5 Block 23 Plan 3209 K.S.





Subdivision Authority

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

October 21, 2021

File No. LDA21-0425

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 17, Plan 5229 AD, located south of 99 Avenue NW and east of 155 Street NW;  
**WEST JASPER PLACE**

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**The Subdivision by Plan is APPROVED on October 21, 2021, subject to the following conditions:**

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cb/Posse #408283116-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 155 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 155 Street NW. Upon redevelopment of proposed Lot 18A, the existing residential access to 155 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

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

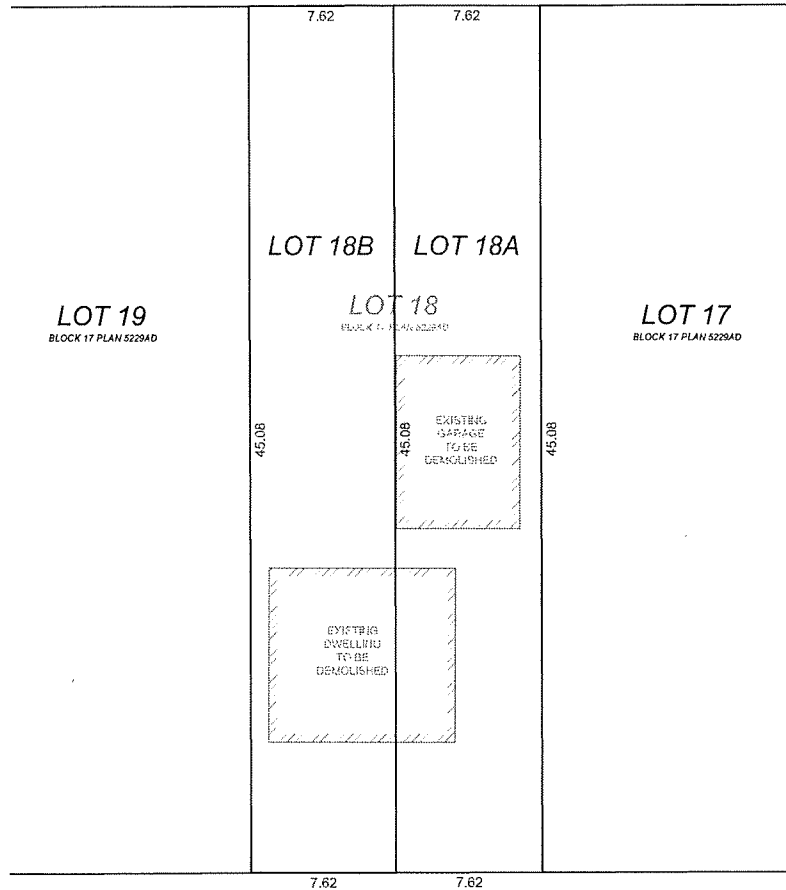
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.5 m south of the north property line of Lot 18 off 155 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing (distance between fire hydrants) adjacent to the property. City of Edmonton Standards requires hydrant spacing of 150m for the zoning. Hydrant spacing in the area is approximately 157m. The owner/applicant is advised to review on-site fire protection to ensure adequate coverage.

- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



155 STREET NW

RF1 UNDERLYING ZONING  
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

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

REVISION HISTORY

1. Issued for Approval	Sept. 9, 2021

LEGAL DESCRIPTION: Lot 18 Block 17 Plan 5229AD  
 MUNICIPAL ADDRESS: 9833 -155 Street NW, Edmonton, AB  
 BUILDER/OWNER: Handous Homes Ltd

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REVISION: 1    DATE: 09/09/21    SCALE: 1:300    PROJECT #: 2021111



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

© 2021



October 21, 2021

File No. LDA21-0426

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 5A, Plan 6146 HW, located north of 96 Avenue NW and west of 159 Street NW;  
**GLENWOOD**

---

**The Subdivision by Plan is APPROVED on October 21, 2021, subject to the following conditions:**

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cb/Posse #408284118-001

Enclosure



Please be advised of the following:

#### Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site on 159 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 159 Street NW. Upon redevelopment of proposed Lot 10, the existing residential access to 159 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

#### Building / Site

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

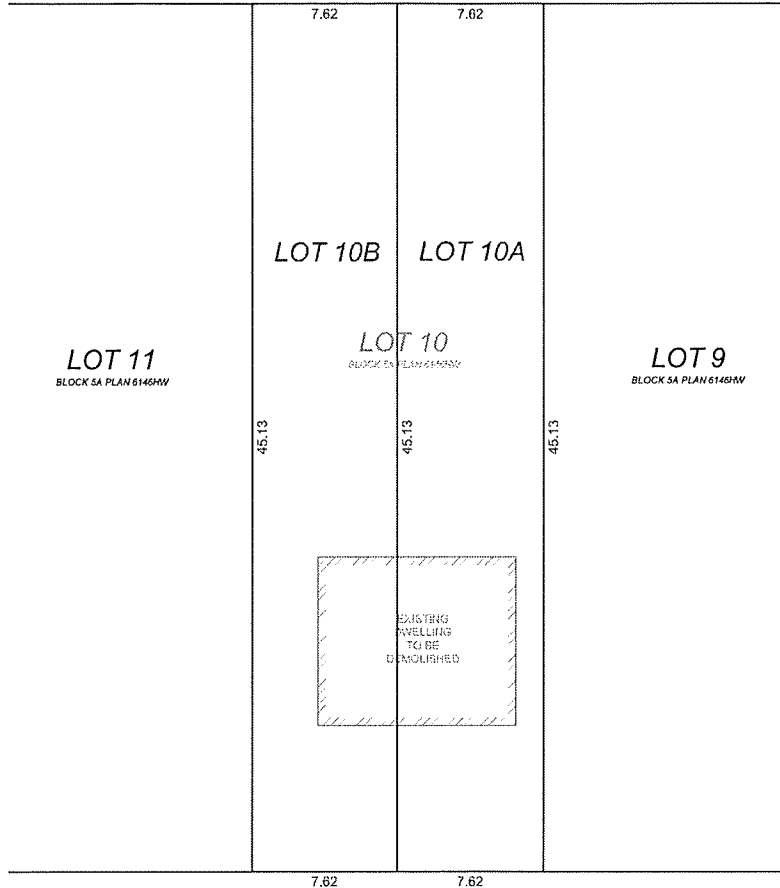
#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.9 m south of the north property line of Lot 10 off 159 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.
- There is a deficiency in on-street hydrant spacing (distance between fire hydrants) adjacent to the property. City of Edmonton Standards requires hydrant spacing of 150m for the zoning. Hydrant spacing in the area is approximately 167m. The owner/applicant is advised to review on site fire protection to ensure adequate coverage.

- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



159 STREET NW

RF1 UNDERLYING ZONING  
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

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

REVISION HISTORY

1. Issued for Approval	Sept. 9, 2021

LEGAL DESCRIPTION: Lot 10 Block 5A Plan 6146HW  
 MUNICIPAL ADDRESS: 9622 - 159 Street NW, Edmonton, AB  
 BUILDER/OWNER: Handous Homes Ltd

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REVISION: 1    DATE: 09/09/21    SCALE: 1:300    PROJECT #: 2021112

  
**ivo surveys**  
 we get to the point

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

© 2021



October 21, 2021

File No. LDA21-0427

Richard N. Heacock  
9108 112 Avenue NW  
Edmonton, AB T5B0H3

ATTENTION: Richard N. Heacock

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 7, Plan 1324 HW, located south of 75 Avenue NW and west of 112 Street NW;  
**MCKERNAN**

---

**The Subdivision by Plan is APPROVED on October 21, 2021, subject to the following conditions:**

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cb/Posse #408325145-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 75 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

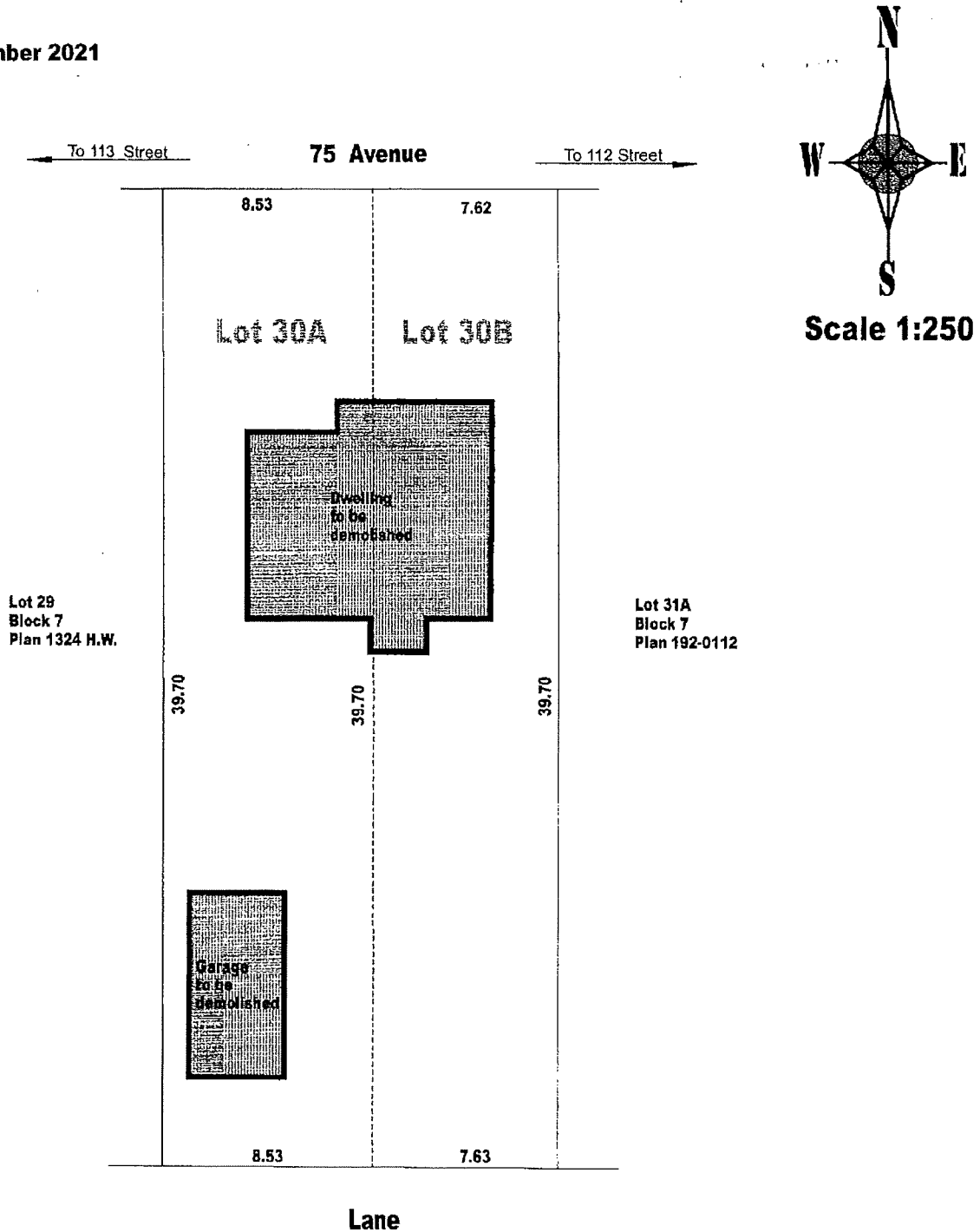
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.13 m west of the east property line of Lot 30 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing (distance between fire hydrants) adjacent to the property. City of Edmonton Standards requires hydrant spacing of 150m for the zoning. There are no hydrants on adjacent 75 Avenue. The owner/applicant is advised to review on site fire protection to ensure adequate coverage.
- 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).

# Plan Showing Proposed Subdivision for Lot 30 Block 7 Plan 1324 H.W. 11211-75 Ave. NW, City of Edmonton

Zoning: RF1

13 September 2021



DRAWN BY ZYP

Client:  
John Palombi

R.N. Heacock A.L.S.  
(780) 479-3087



Subdivision Authority

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

October 21, 2021

File No. LDA21-0431

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 51, Plan 2028 AO, located south of 110 Avenue NW and west of 150 Street NW; **HIGH PARK**

---

**The Subdivision by Plan is APPROVED on October 21, 2021, subject to the following conditions:**

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

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

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

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

The Subdivision Authority 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 7 of the 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/ak/Posse #408653810-001

Enclosure

Please be advised of the following:

#### Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site on 150 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 150 Street NW. Upon redevelopment of proposed Lot 14B, the existing residential access to 150 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).
- 110 Avenue NW is an existing transit route.

#### 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

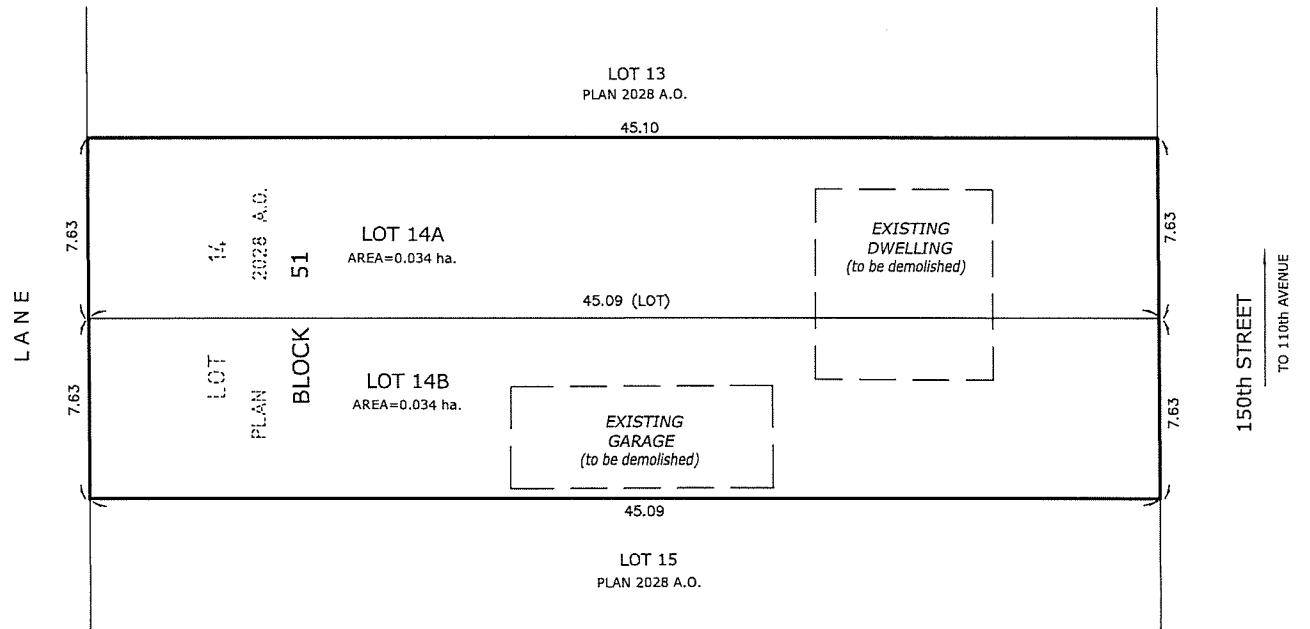
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 3.54 m south of the north property line of Lot 14 off 150 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
**LOT 14, BLK. 51, PLAN 2028 A.O.**  
 IN THE  
**W.1/2 SEC.2 TWP.53 RGE.25 W. 4M.**  
**EDMONTON, ALBERTA**

SCALE 1:200 2021 N.R. RONSKO, A.L.S.  
 5m 0 5 10m



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



8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com  
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SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	SEPTEMBER 15, 2021	REVISED:	--
DRAWING	21S0676T	FILE NO.	21S0676



Subdivision Authority

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

October 21, 2021

File No. LDA21-0432

Moe Mouallem  
1135 Goodwin Circle NW  
Edmonton, AB T5T 6W6

ATTENTION: Moe Mouallem

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot T, Block 11, Plan 1349 HW, located south of 66 Avenue NW and east of 109 Street NW;  
**ALLENDALE**

---

**The Subdivision by Plan is APPROVED on October 21, 2021, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed eastern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cb/Posse #408776623-001

Enclosure

Please be advised of the following:

#### Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site on 66 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- The Allendale neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2023. Please contact [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) for further information.

#### Building / Site

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

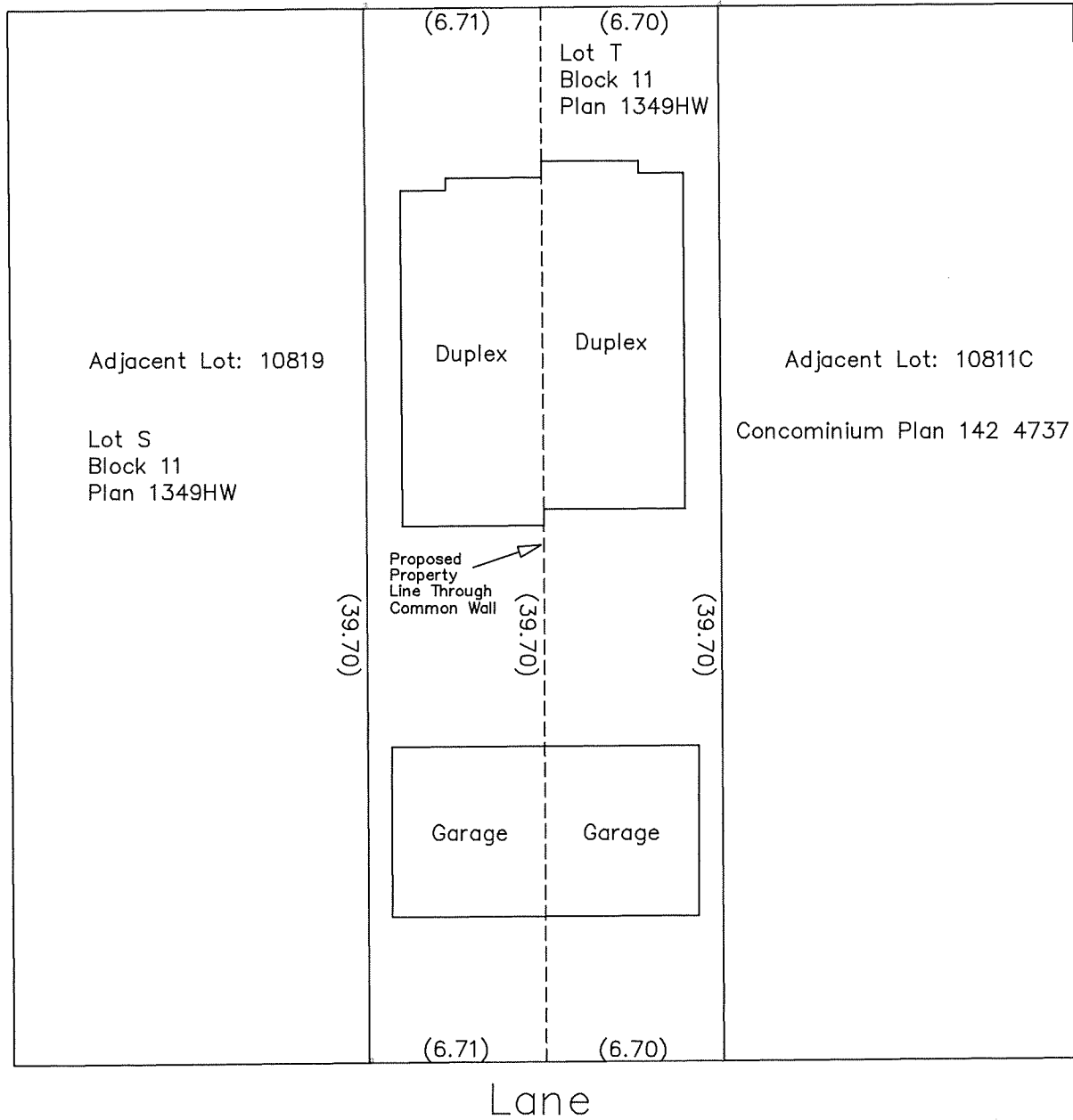
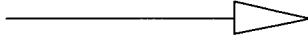
#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.6 m east of the west property line of Lot T off 66 Avenue. 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 (distance between fire hydrants) adjacent to the property. City of Edmonton Standards requires hydrant spacing of 90m for the zoning. Hydrant spacing in the area is approximately 148m. The owner/applicant is advised to review on site fire protection to ensure adequate coverage.

- 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).

\*Dimensions are to be verified during final survey

66 Ave  
(to 108 St NW)



Moe Mouallem  
ALS, CLS, P.Eng

Tentative Plan of Subdivision  
Lot T, Block 11, Plan 1349HW  
10815 66 Ave NW





Subdivision Authority

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

October 21, 2021

File No. LDA21-0433

Moe Mouallem  
1135 Goodwin Circle NW  
Edmonton, AB T5T 6W6

ATTENTION: Moe Mouallem

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot E, Block 45, Plan 781 HW, located north of 69 Avenue NW and west of 106 Street NW;  
**ALLENDALE**

---

**The Subdivision by Plan is APPROVED on October 21, 2021, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cb/Posse #408780026-001

Enclosure

Please be advised of the following:

#### Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site on 106 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

#### Building / Site

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

#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.2 m north of the south property line of Lot E off 106 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.
- There is a deficiency in on-street hydrant spacing (distance between fire hydrants) adjacent to the property. City of Edmonton Standards requires hydrant spacing of 90m for the zoning. Hydrant spacing in the area is approximately 107m. The owner/applicant is advised to review on site fire protection to ensure adequate coverage.
- 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).

\*Dimensions are to be verified during final survey

Adjacent Lot: 6915

Lot F  
Block 45  
Plan 781HW

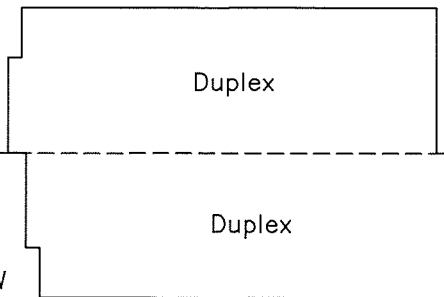


106 St  
(to 70 Ave NW)

(6.67)

(5.67)

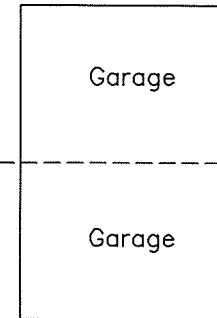
Lot E  
Block 45  
Plan 781HW



(47.24)

(46.24)

Proposed  
Property  
Line Through  
Common Wall



(6.17)

(6.17)

Lane

Adjacent Lot: 6907

Lot D  
Block 45  
Plan 781HW

(47.24)

Moe Moudlem  
ALS, CLS, P.Eng

Rev.1: Added Deflection at 106 St

Tentative Plan of Subdivision  
Lot E, Block 45, Plan 781 HW  
6911 - 106 Street NW

Thursday, October 14, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 41

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 14, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 7, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA17-0214  
245496670-001

REVISION of conditionally approved tentative plan of subdivision to create 107 single detached residential lots, 108 semi-detached residential lots, two (2) multiple family lots (MFL), and one (1) public utility lot (PUL), from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail SW; **PAISLEY**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA21-0429  
403574890-001

Tentative plan of subdivision to create separate titles for a newly constructed semi-detached dwelling from Lot 21, Block 54, Plan 1132 HW, located north of 80 Avenue NW and west of 98 Street NW; **RITCHIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

5.

**ADJOURNMENT**

The meeting adjourned at 10:05 a.m.