

Thursday, July 7, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 27

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 7, 2022 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the June 30, 2022 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA22-0183 423061734-004	Tentative plan of subdivision to create 4 single detached residential lots from Lot A, Plan 3007 KS, located north of 34 Avenue NW and west of Anthony Henday Drive; <b>MAPLE</b>
2.	LDA22-0255 433422976-001	Tentative plan of subdivision to create one (1) commercial lot and one (1) Public Utility lot from the NW 4-51-24-W4M and NE 4-51-24-W4M quadrants located south of 25 Avenue SW and east of 66 Street SW; <b>MATTSON</b>
3.	LDA14-0473 161891813-001	REVISION of conditionally approved tentative plan of subdivision to create 134 single detached residential lots, 18 semi-detached residential lots, one (1) multi-unit housing lot (MHL), one (1) commercial lot and one (1) Municipal Reserve lot from Lot A, Plan 2759 MC, Lot 1, Block 1, Plan 022 0944, the SW 1-54-24-W4M, and the SE 1-54-24-W4M, located north of 167 Avenue NW and east of 50 Street NW; <b>CY BECKER</b>
4.	LDA21-0370 402721498-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) additional commercial lot from Lot 3, Block 2, Plan 922 0004, located south of Ford Road and north of 129 Avenue NW; <b>BELVEDERE</b>
5.	LDA22-0182 428970502-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot 11A, Block 92, Plan 922 2508 located south of 58 Avenue NW and east of Gateway Boulevard NW; <b>CALGARY TRAIL NORTH</b>
6.	LDA22-0242 433468884-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 8, Plan 2597KS, located south of 83 Avenue NW and east of 144A Street NW; <b>LAURIER HEIGHTS</b>

7.	LDA22-0246 433873865-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 8, Plan 5184HW, located north of 94 Avenue NW and west of 75 Street NW; <b>HOLYROOD</b>
8.	LDA22-0275 435512647-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 13, Plan 3963HW, located south of 95 Avenue NW and west of 153 Street NW; <b>SHERWOOD</b>
9.	LDA22-0279 435717120-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 3A, Plan 4278V, located north of 104 Avenue NW and east of 143 Street NW; <b>GROVENOR</b>
10.	LDA22-0287 436168003-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block B, Plan 2923R, located south of 129 Avenue NW and west of 114 Street NW; <b>CALDER</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

July 7, 2022

File No. LDA22-0183

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

ATTENTION: Fabio Coppola

RE: Tentative plan of subdivision to create 4 single detached residential lots from Lot A, Plan 3007 KS, located north of 34 Avenue NW and west of Anthony Henday Drive; **MAPLE**

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**I The Subdivision by Plan is APPROVED on July 7, 2022, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA21-0347 be registered prior to or concurrent with this application to provide the extension of Maple Road;
4. that the approved subdivision LDA22-0011 be registered prior to or concurrent with this application to allow for the closure of Meridian Street and removal of the existing access;
5. that the approved subdivision LDA17-0368 (Phase 4) be registered prior to or concurrent with this application to provide for the logical extension of the local roadway network and servicing infrastructure;
6. that LDA22-0177 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the Transportation Utility Corridor (TUC), as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
7. that the owner construct a 3.0 m combination berm and noise attenuation fence for lots backing onto the TUC, which transitions to a 2.8 m noise attenuation fence or a 1.0 m berm and 1.8 m noise attenuation fence (or combination thereof), and should generally conform to the submitted Noise Study, and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The ultimate design of the berm and fence will be further reviewed at the engineering detailed design stage.

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

The subject lot is less than 0.8 hectares, so therefore, pursuant to Section 663 (c) of the Municipal Government Act, Municipal Reserve is not owing.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.. An appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

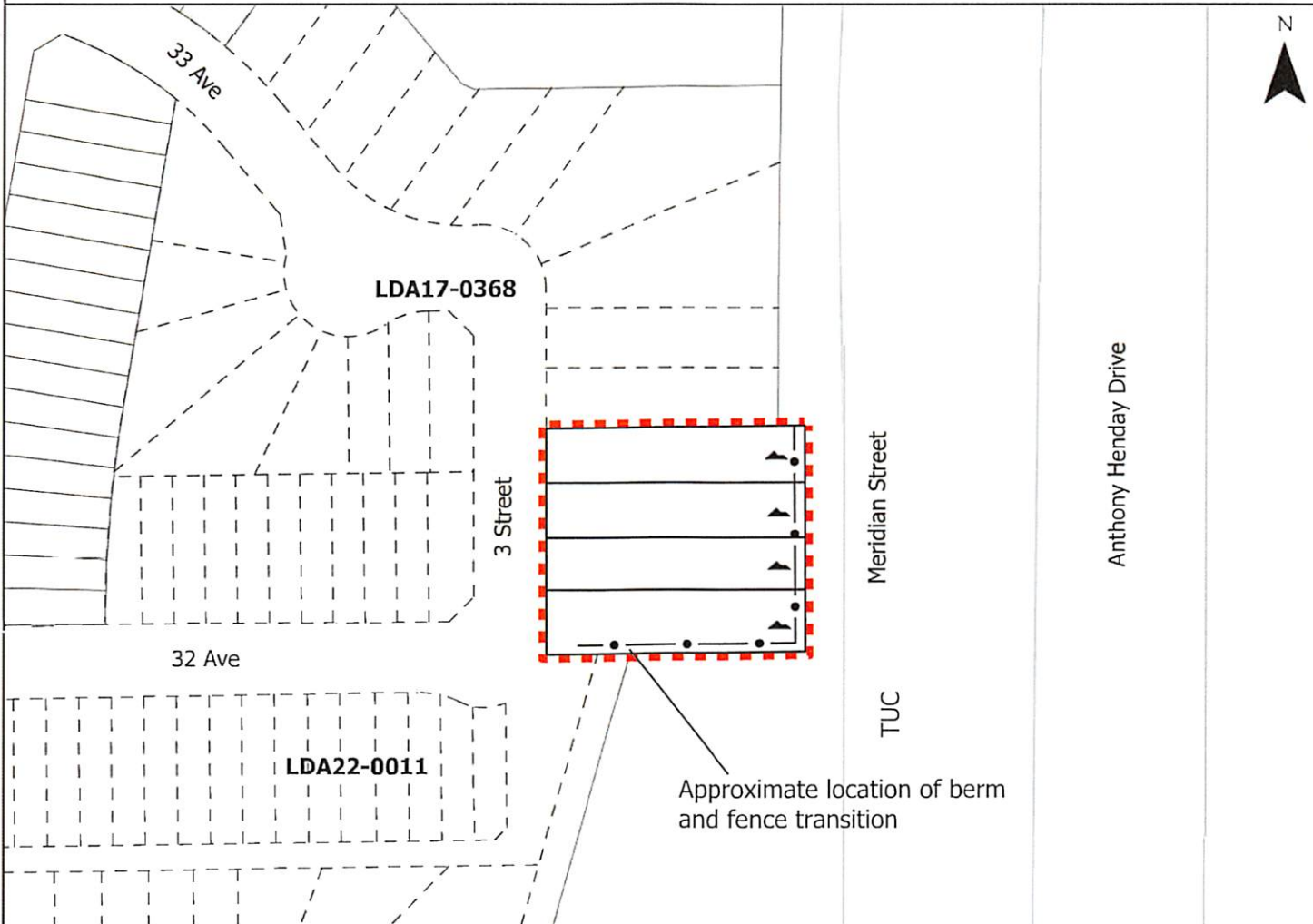
Regards,

Blair McDowell  
Subdivision Authority

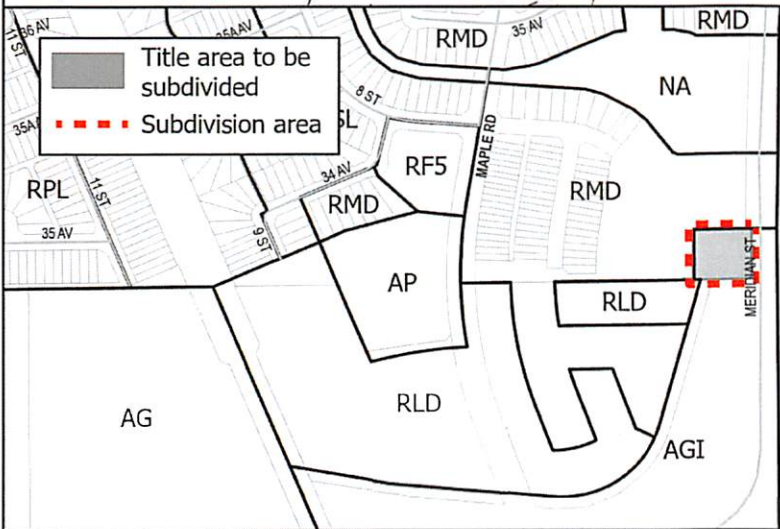
BM/cp/Posse #423061734-004

Enclosure(s)

- ■ ■ Limit of proposed subdivision
- ▲ Restrictive Covenant re:berm and fence
- Berm and Fence



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







July 7, 2022

File No. LDA22-0255

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

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create one (1) commercial lot and one (1) Public Utility lot from the NW 4-51-24-W4M and NE 4-51-24-W4M quadrants located south of 25 Avenue SW and east of 66 Street SW; **MATTSON**

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**I The Subdivision by Plan is APPROVED on July 7, 2022, 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 enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed commercial lot, a claim of interest by caveat of the Deferred Servicing Agreement 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 approved subdivision, LDA22-0044, be registered prior to or concurrent with this application to provide the arterial dedication of 66 Street SW and 25 Avenue SW; 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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
  7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
  8. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval " map, Enclosure I;
  9. that the owner construct an all-directional access to 25 Avenue SW, to the satisfaction of Subdivision and Development Coordination including the turn bays, paint line marking modifications and any transitional improvements, as shown on Enclosure I. Access from 25 Avenue SW, to the commercial site, should align with the opposite roadway, Watt Drive SW, as shown on Enclosure I;
  10. that the owner construct an all-directional access from 66 Street SW, to the satisfaction of Subdivision and Development Coordination, including the turn bays, paint line marking modifications and any transitional improvements, as shown on Enclosure I. Access from 66 Street SW, to the commercial site, should align with the opposite roadway to the commercial site on the west of 66 Street SW, as shown on Enclosure I;
  11. that the owner construct a 3 m hard-surface shared use path, within the pipeline right-of-way including "Shared Use" signage, lighting, bollards and landscaping, as shown on Enclosure I;
  12. that the owner construct a 3 m hard-surface shared use path, along 66 Street SW and 25 Avenue SW, adjacent to the commercial site, as shown on Enclosure I; and
  13. that the owner is responsible for the landscape design and construction within the Public Utility lot to the satisfaction of City Departments and affected utility agencies.
- III That the Deferred Servicing Agreement required in Clause I (2) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:**
1. that the owner pay for the proportionate share of the traffic signal at 66 Street SW and the commercial site access, as shown on Enclosure I; and
  2. that the owner pay for the proportionate share of the traffic signal at 25 Avenue SW and Watt Drive SW, as shown on Enclosure I.

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

Municipal Reserve (MR) for the NW 4-51-24-W4M and the NE 4-51-24-W4M were previously addressed with LDA22-0044 by registering a 4.083 Ha Deferred Reserve Caveat (DRC) on title. The DRC will be reduced accordingly for 1.16ha PUL dedication. The DRC will carry forward on title for the future park dedication.

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/ak/Posse #433422976-001

Enclosure







Subdivision Authority

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

July 7, 2022

File No. LDA14-0473

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

ATTENTION: Jeanne Calder

RE: REVISION of conditionally approved tentative plan of subdivision to create 134 single detached residential lots, 18 semi-detached residential lots, one (1) multi-unit housing lot (MHL), one (1) commercial lot and one (1) Municipal Reserve lot from Lot A, Plan 2759 MC, Lot 1, Block 1, Plan 022 0944, the SW 1-54-24-W4M, and the SE 1-54-24-W4M, located north of 167 Avenue NW and east of 50 Street NW; **CY BECKER**

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This subdivision was first approved on October 8, 2015 for 168 low density residential lots. The first change request, approved on May 13, 2021, reduced the overall number of low density residential lots to 152 (removed all row housing) and introduced phasing. The second change request, approved on November 4, 2021, split Phase 1 (10A) into two. This third change request will split the multi-unit housing lot into two, to create one commercial lot and one multi-unit housing lot.

**I The Subdivision by Plan is APPROVED on July 7, 2022, subject to the following conditions:**

1. that the owner provide the balance of money in place of Municipal Reserve (MR) , in the amount of \$126,324.91 representing 0.213 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that LDA20-0174 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner registers a disturbed soil restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots with underground utilities, as identified in "Conditions of Approval" map, Enclosure I;

6. that the owner registers a utility easement in favour of EPCOR Drainage Services Inc., to allow for a storm and sanitary sewer main to service the proposed subdivision, as identified in "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 (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 for the construction of arterial roadways in the catchment area;
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 Complete Streets Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner pay a boundary assessment for municipal improvements constructed by other developers within the 44 Street NW road right-of-way from which this development benefits (Cy Becker Stage 1; Servicing Agreement DS1631);
8. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkways, as shown on the "Conditions of Approval" map, Enclosure I, with connections to the adjacent sidewalks along 167 Avenue NW;
9. that the owner construct a noise attenuation fence, within residential property lines for all lots backing onto 167 Avenue NW and 50 Street NW, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway, as shown on Enclosure I;
10. that the owner pay for the installation of "no parking" signage on the collector and local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, within residential property lines for all lots flanking the walkway and CY Becker Drive NW, and the Municipal Reserve (MR) lot, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and

12. that the owner is responsible for the landscape design and construction within the reserve lot, road rights of way, and walkways to the satisfaction of City Departments and utility agencies.

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

Municipal Reserve (MR) for Lot 1, Block 1, Plan 022 0944 was addressed with LDA15-0121 by transferring MR to the SE 1-54-24-W4M. A Deferred Reserve Caveat (DRC # 202 249 405) was registered in the amount of 0.026 ha. The DRC was fully discharged to assemble part of the 0.264 ha MR parcel with this subdivision.

MR for a portion of the SW 1-54-24-W4M in the amount of 0.78 ha is due. The MR was provided by assembling part of the 0.264 ha MR parcel and a partial payment of money in place of MR in the amount of \$195,112.53, representing 0.329 ha. The balance owing in the amount of \$126,324.91, representing 0.213 ha, will be provided with subsequent phases of this subdivision.

MR for Lot A, Plan 2759 MC was addressed with LDA07-0460 by registering a 0.325 ha (DRC # 112 347 540). Money in place of MR for Lot A, 2759 MC was provided with LDA21-0160.

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/lz/Posse #161891813-001

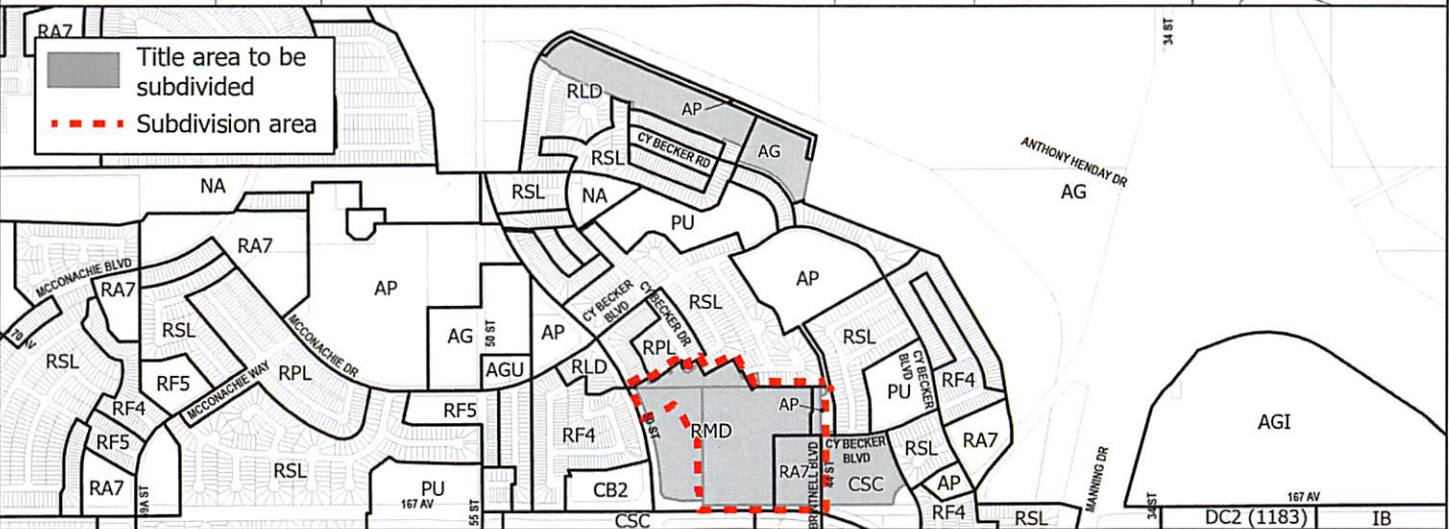
Enclosures



- ■ ■ ■ Limit of Proposed Subdivision
- Phasing Line
- 1.2m Uniform Screen Fence
- - - 1.8m Uniform Fence - Zoning bylaw
- ● ● ● 1.8m Concrete Sidewalk
- Noise Attenuation Fence
- Ⓡ No Parking on 44 Street
- ⊕ Restrictive Covenant re:Disturbed Soil
- Utility Easement



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





Subdivision Authority

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

July 7, 2022

File No. LDA21-0370

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 one (1) additional commercial lot from Lot 3, Block 2, Plan 922 0004, located south of Ford Road and north of 129 Avenue NW; **BELVEDERE**

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The original application was approved by the Subdivision Authority on February 3, 2022. This change request shifts the property line of the commercial lot by approximately 3.7 m to the northeast.

**I The Subdivision by Plan is APPROVED on July 7, 2022, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$732 375.76 representing 0.378 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate an additional 4 m of road right of way, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve for Lot 3, Block 2, Plan 922 0004 in the amount of \$732 375.76, representing 0.378 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey.

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

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

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/tv/Posse #402721498-001

Enclosure







Subdivision Authority

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

July 7, 2022

File No. LDA22-0182

Aplin & Martin Consultants Ltd.  
606 - 10117 Jasper Avenue NW  
Edmonton, AB T5J 1W8

ATTENTION: David Craik

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 11A, Block 92, Plan 922 2508 located south of 58 Avenue NW and east of Gateway Boulevard NW; **CALGARY TRAIL NORTH**

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**I The Subdivision by Plan is APPROVED on July 7, 2022, subject to the following conditions:**

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

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

Municipal Reserve (MR) is not owing on this proposed subdivision as the site is less than 0.80 Ha.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ak/Posse #428970502-001

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 (\$727.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Upon submission of a development permit application the owner/applicant will be required to ensure that the existing accesses on Gateway Boulevard NW meet current City of Edmonton standards and access upgrading may be required.

Environmental Site Assessment (ESA)

- A Phase 1 Environmental Site Assessment (ESA) was completed for this site in 2016 by Vista Environmental Science Ltd. (Vista). Based on the findings from the Phase 1 ESA, the completed report recommends that a Phase 2 ESA be conducted to address the identified soil contamination in the northwest and southeast corners of the subject site. Per the regulations identified in DC2.1204, prior to the issuance of a Development Permit, an ESA report shall be completed and submitted to the satisfaction of the Development Officer.

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 7.01 m south of the south property line of 58 Avenue NW off Gateway Boulevard 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).



PLAN SHOWING A  
TENTATIVE PLAN OF SUBDIVISION LOT  
OF  
LOT 11A, BLOCK 92, PLAN 922 2508

ALL WITHIN  
N.W.1/4 SEC.16 TWP.52 RGE.24 W.4 Mer.

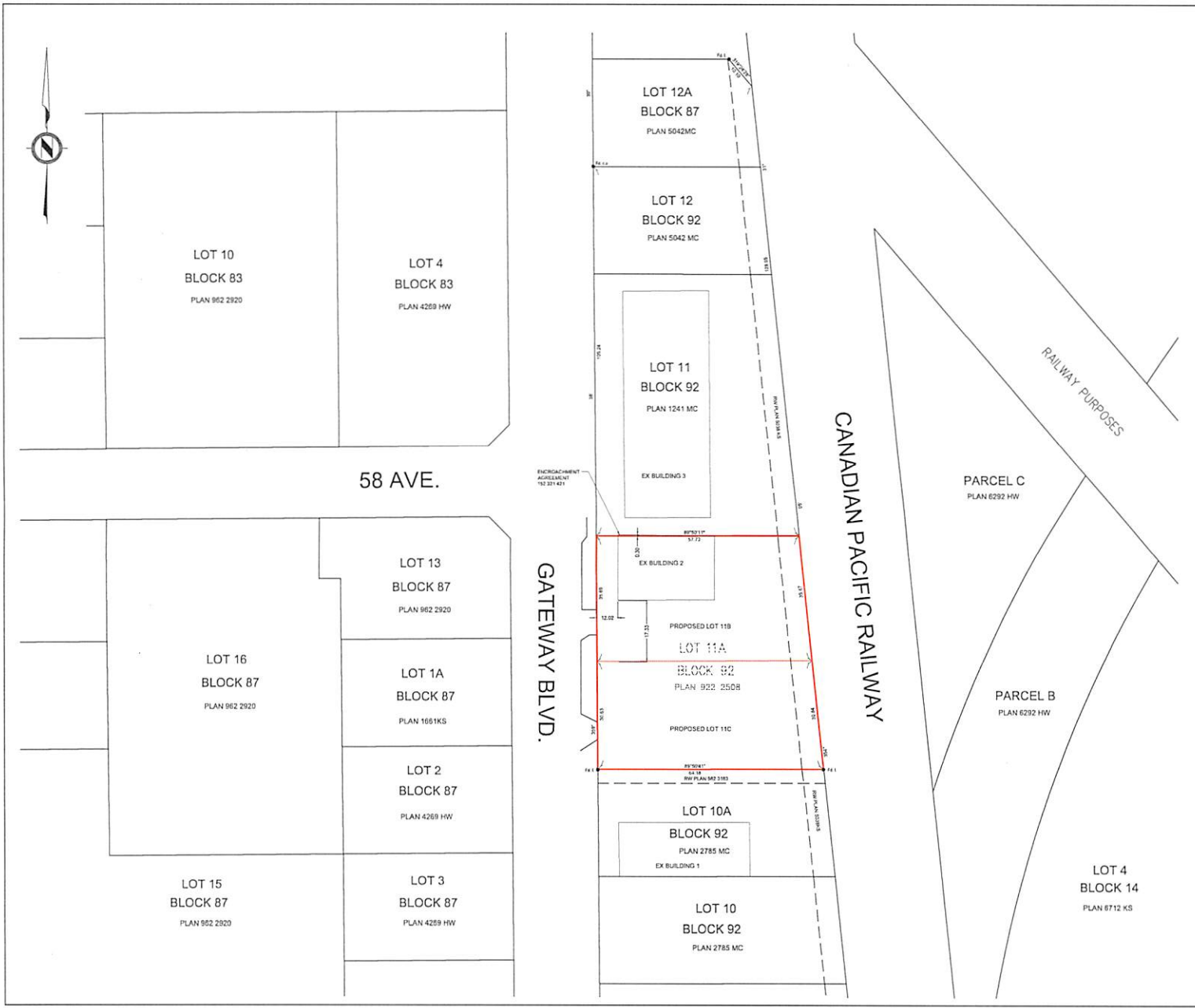
CITY OF EDMONTON ALBERTA

LOT/AREA TABLE		
LOT NAME	NUMBER OF LOTS	AREA
LOT 11B	1	0.21 ha
LOT 11C	1	0.19 ha
TOTAL PROJECT	2	0.40 ha

**NOTES**  
Area to be registered shown bounded thus contains 0.40 ha  
All distances are expressed in metres and decimals thereof.



CLIENT/PROJECT		DATE:	April 1, 2022
1406676 ALBERTA LTD.		Job No.:	21-6910
		SCM/JWCC	
0	22/03/18	ORIGINAL ISSUE	SCM
REV.	DATE	COMMENTS	INT.







Subdivision Authority

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

July 7, 2022

File No. LDA22-0242

Geodetic Surveys and Engineering Ltd.  
9538 87 Street NW  
Edmonton, AB T6C 3J1

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 8, Plan 2597KS, located south of 83 Avenue NW and east of 144A Street NW; **LAURIER HEIGHTS**

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The Subdivision by Plan is **APPROVED** on July 7, 2022, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. 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
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 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/js/Posse #433468884-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 144A Street NW. Upon redevelopment of proposed Lot 3A, the existing residential access to 144A 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.

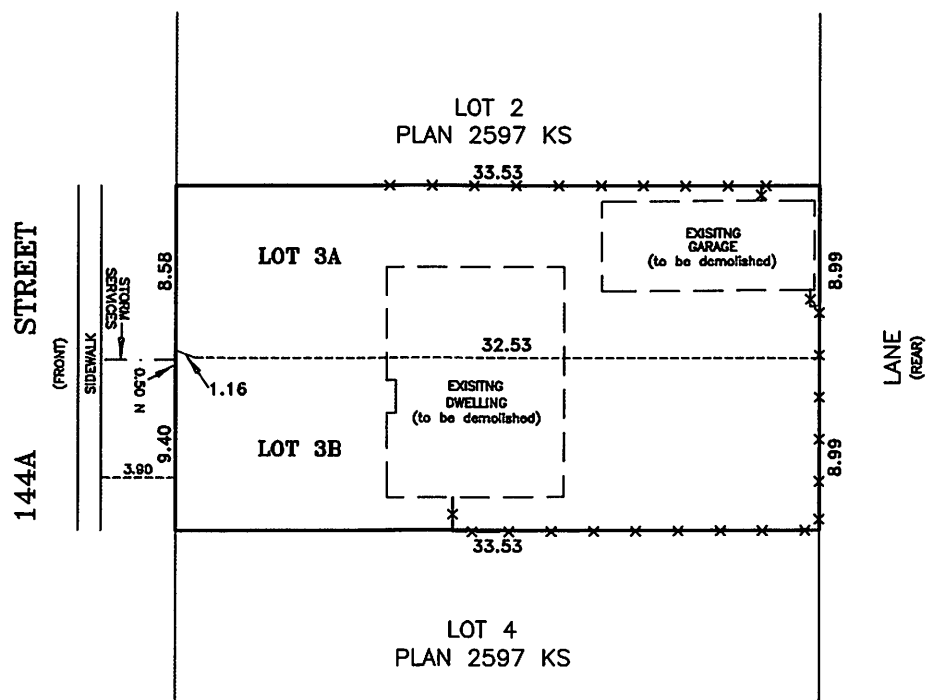
Servicing

- 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 5.49 m north of the south property line of Lot 3 off the lane. The existing storm service enters the proposed subdivision approximately 8.9 m north of the south property line of Lot 3 off 144A Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



**TENTATIVE PLAN  
SHOWING  
PROPOSED SUBDIVISION  
OF  
LOT 3, BLOCK 8, PLAN 2597 KS  
SE1/4, SEC. 26, TWP. 52, RGE. 25, W.4M.  
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS  $\times \times \times \times$
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... AND CONTAINS 0.060 ha.



UPDATED:  
JULY 5th, 2022.  
REVISED DEFLECTION

**GEODETIC SURVEYS & ENGINEERING LTD.**

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: hello@geodeticsurveys.com

DRAWN BY: P.S.  
DATE: MAY 10th, 2022.

SCALE 1 : 300

JOB No. 122549



Subdivision Authority

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

July 7, 2022

File No. LDA22-0246

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 1, Block 8, Plan 5184HW, located north of 94 Avenue NW and west of 75 Street NW; **HOLYROOD**

---

**The Subdivision by Plan is APPROVED on July 7, 2022, 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/js/Posse #433873865-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 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 94 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.84 m west of the west property line of the lane west of 75 Street off of the lane north of 94 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.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- 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).
- ATCO Gas has valves in the area. 1.0m clearance must be maintained at all times, and above ground access must be maintained during and after construction.

# TENTATIVE PLAN

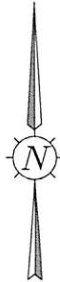
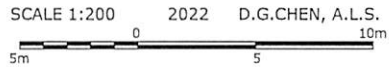
SHOWING PROPOSED SUBDIVISION OF

**LOT 1, BLK.8, PLAN 5184 H.W.**

IN THE

**S.E.1/4 SEC.34 TWP.52 RGE.24 W.4 M.**

**EDMONTON, ALBERTA**



**NOTES:**

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

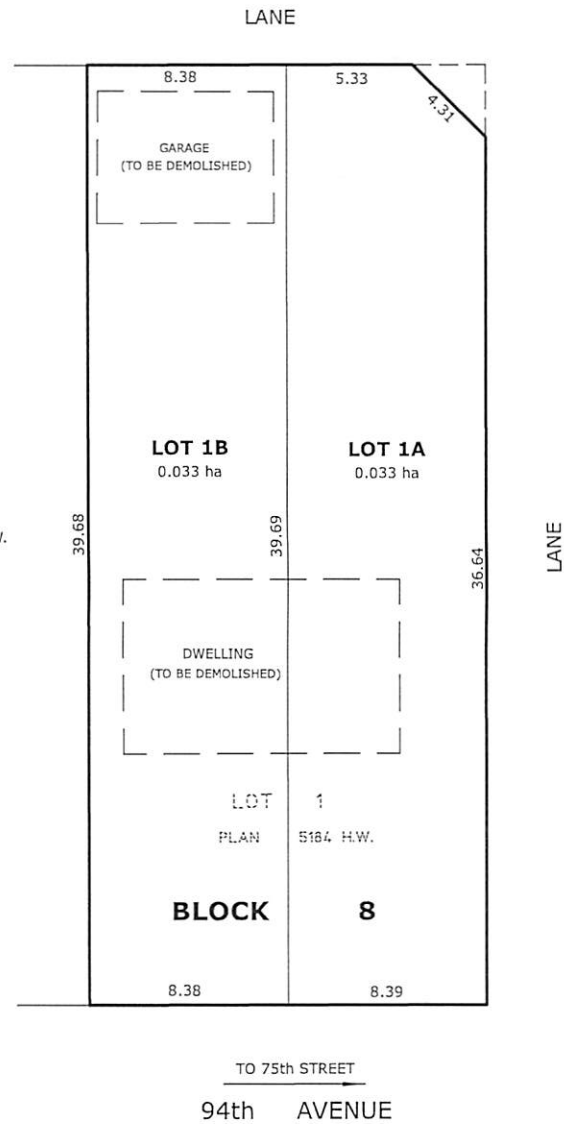


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SURVEYOR'S STAMP



CALCULATED BY:	PING	DRAWN BY:	PING
DATE:	MAY 16, 2022	REVISED:	-
DRAWING	22S0365T	FILE NO.	22S0365





Subdivision Authority

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

July 7, 2022

File No. LDA22-0275

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 27, Block 13, Plan 3963HW, located south of 95 Avenue NW and west of 153 Street NW;  
**SHERWOOD**

---

**The Subdivision by Plan is APPROVED on July 7, 2022, 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/lz/Posse #435512647-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- 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/driveway to 95 Avenue NW. Upon redevelopment of proposed Lot 27A, the existing residential access to 95 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2 nd Floor, 10111 – 104 Avenue NW. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- There is an existing Encroachment Agreement with the City of Edmonton. The agreement must carry forward to the newly created lots. The encroaching fence (within the City's lane) must be removed with future redevelopment of the 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 3.5 m east of the west property line of Lot 27 off 95 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.
- 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

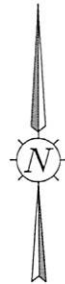
**LOT 27, BLK.13, PLAN 3963 H.W.**

IN THE

**S.W.1/4 SEC.35 TWP.52 RGE.25 W.4 M.**

**EDMONTON, ALBERTA**

SCALE 1:200 2022 N.R. RONSKO, A.L.S.



**NOTES:**

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

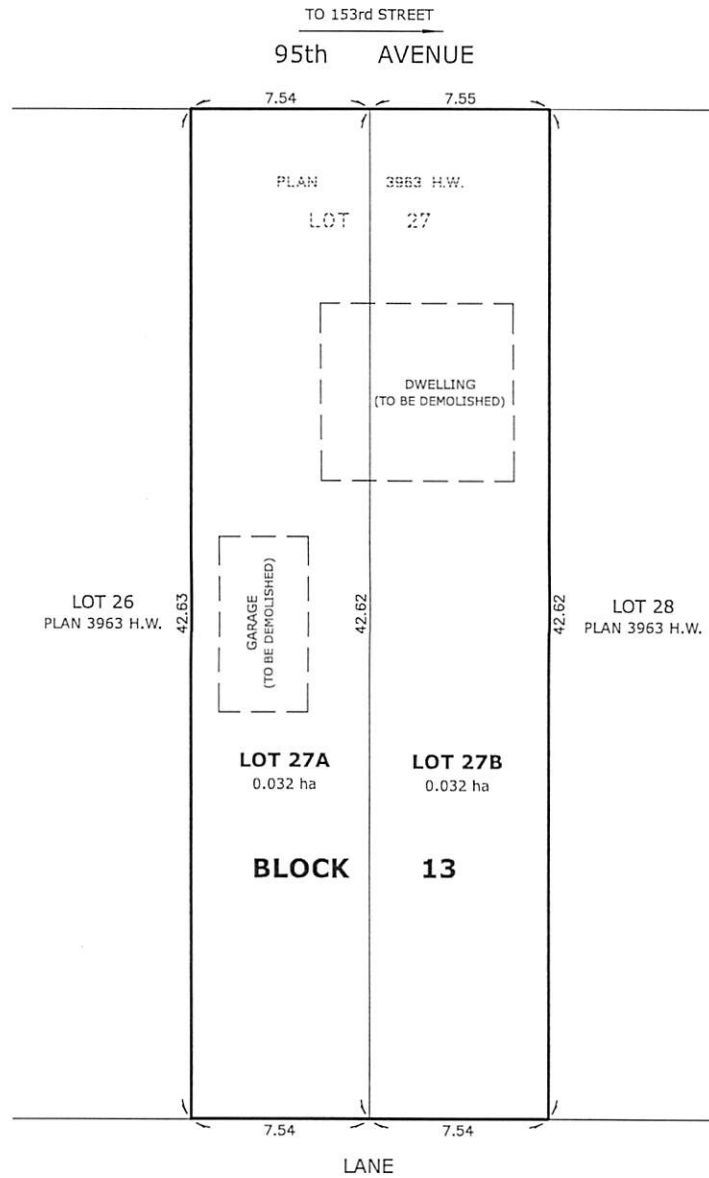


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Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	MAY 30, 2022	REVISED:	--
DRAWING	2250390T	FILE NO.	2250390





Subdivision Authority

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

July 7, 2022

File No. LDA22-0279

Satt Engineering Ltd.  
207 - 3132 Parsons Road NW  
Edmonton, AB T6N 1L6

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 3A, Plan 4278V, located north of 104 Avenue NW and east of 143 Street NW;  
**GROVENOR**

---

The Subdivision by Plan is **APPROVED** on July 7, 2022, 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/lz/Posse #435717120-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 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 143 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 power pole in the alley, as shown on the Enclosure. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

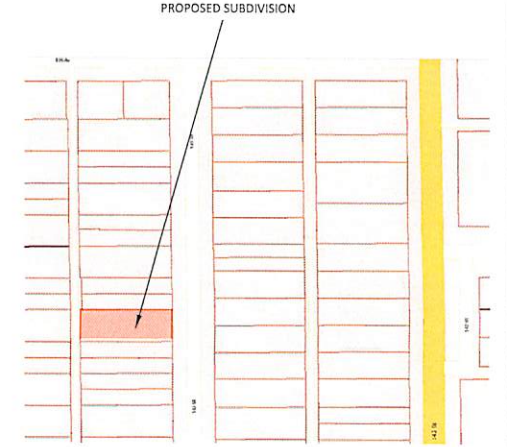
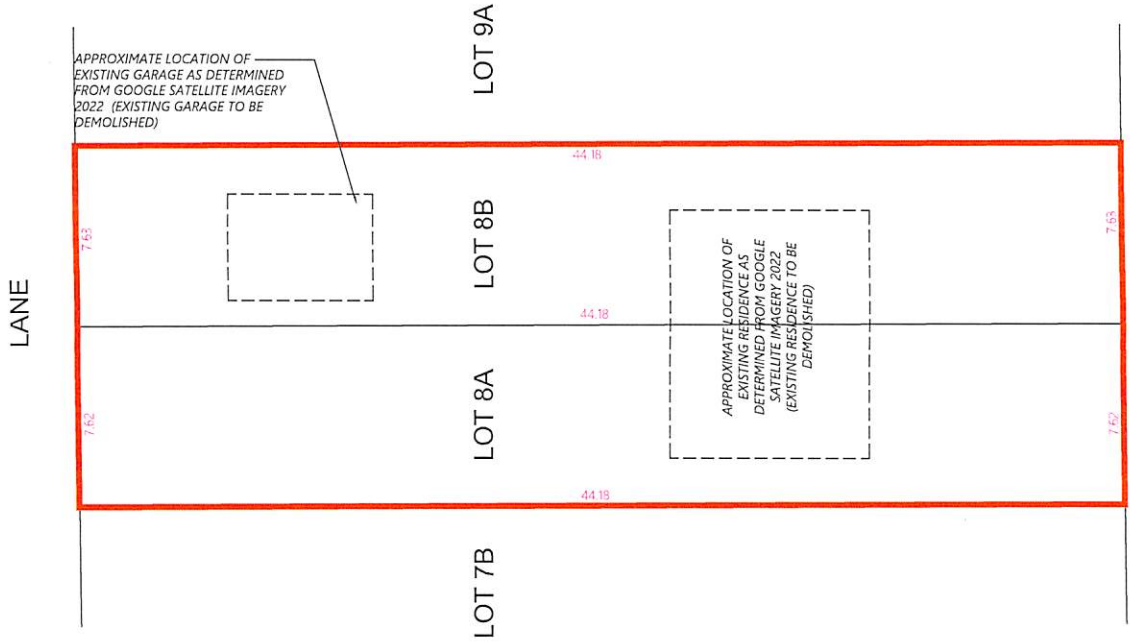
Building / Site

- 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 7.275 m north of the south property line of Lot 8 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
 LOT 8 BLOCK 3A, PLAN 4278 V WITHIN  
 (S.E. 1/4 SEC.2, TWP.53, RGE. 25 - W. 4th MER.)  
 GROVENOR  
 EDMONTON, ALBERTA  
 SCALE: 1:200



- Note:**
1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
  2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.067 ha

**Satt Associates Inc.**  
*Always Striving For Excellence.*

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
 (587) 315 6887





Subdivision Authority

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

July 7, 2022

File No. LDA22-0287

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block B, Plan 2923R, located south of 129 Avenue NW and west of 114 Street NW; **CALDER**

---

**The Subdivision by Plan is APPROVED on July 7, 2022, subject to the following conditions:**

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

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

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

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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 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/js/Posse #436168003-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

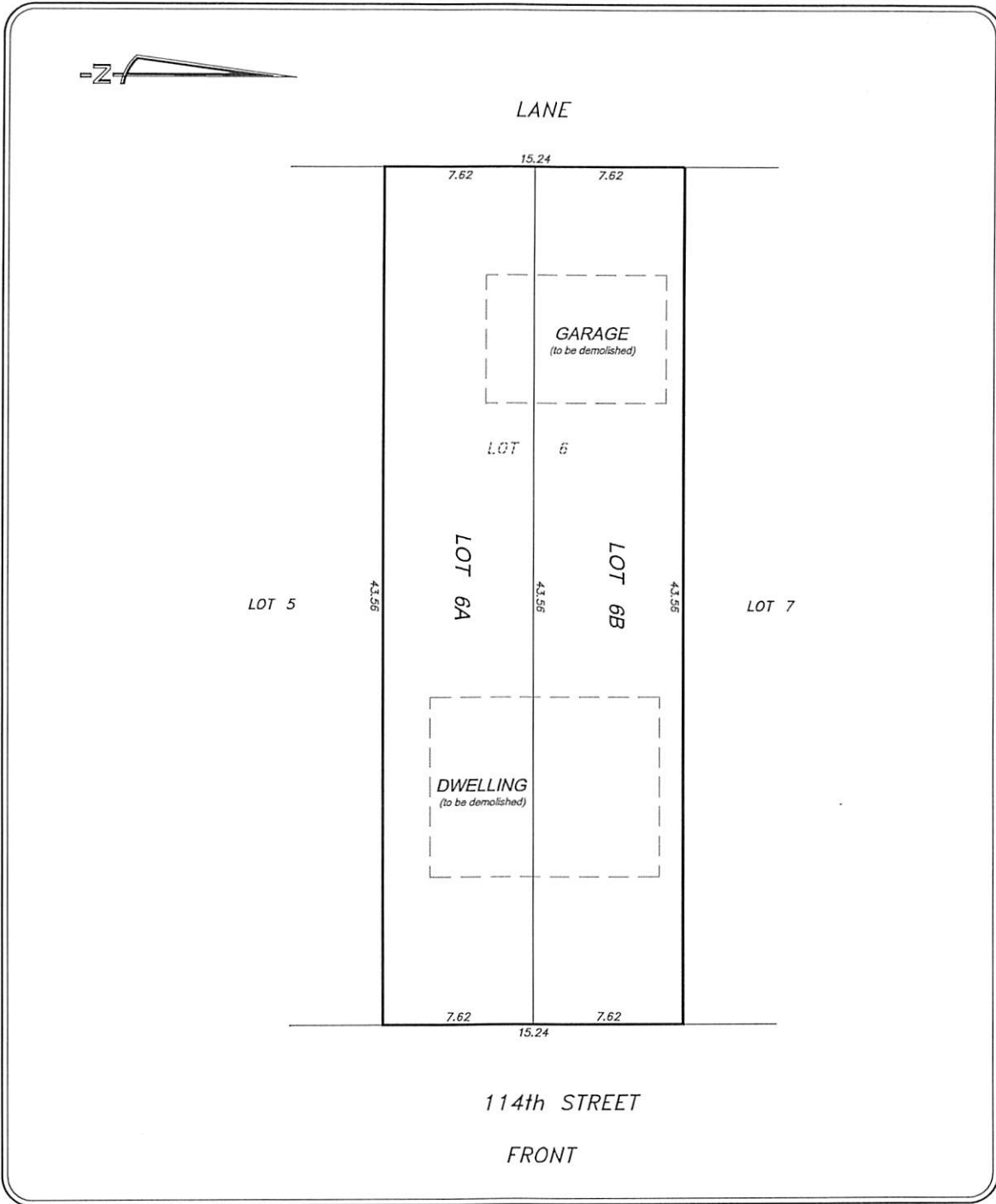
- There are existing boulevard trees adjacent to the site on 114 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, 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 5.25 m south of the north property line of Lot 6 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



**TENTATIVE PLAN**

LOT: 6	BLOCK: B	PLAN: 2923 R
BUILDER/OWNER: APNA CONSTRUCTION CO. LTD.		SUB.: CALDER
ADDRESS: 12766 - 114 STREET N.W.		ZONING: RF2
CONTACT: info@albertageo.com		EDMONTON
CERTIFICATE OF TITLE AREA	0.066 ha.	
AREA IN PARCEL(S) BEING CREATED	0.066 ha.	
NUMBER OF PARCEL CREATED	2	
<b>NOTES:</b> ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN. <b>LEGEND:</b> LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ..... •		



**Alberta Geomatics Inc.**

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FILE: E23131	SCALE 1:250	DRAWN BY: J.K.	CHECKED BY: P.S.	DATE: 2022-06-06
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Thursday, June 30, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 26

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the June 30, 2022 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 June 23, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
1.	LDA22-0162 395518637-003	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) commercial lot, from Lot 22, Block 42, Plan 772 2150 located north of Hermitage Road and east of Victoria Trail NW; <b>CANON RIDGE</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA22-0091 412183651-001	Tentative plan of subdivision to create 36 single detached residential lots, one (1) Environmental Reserve (ER) lot, one (1) Municipal Reserve (MR) lot, three (3) non-credit Municipal Reserve lots, and one (1) Public Utility lot from Lot 1, Block 1, Plan 222 0161 and Lot 2, Block 1, Plan 182 2466, located south of 172 Avenue NW and west of Meridian Street; <b>MARQUIS and EVERGREEN</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

2.	LDA22-0139 422387698-001	Tentative plan of subdivision to create one (1) Multi-Unit Housing Lot from Lot 2, Block 2, Plan 122 2662, Lot 100, Block 1, Plan 202 0563, Lot A, Block A, Plan 112 4483, and a portion of road closure area, located southwest of 30 Avenue SW and southeast of 119A Street SW; <b>HERITAGE VALLEY TOWN CENTRE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
3.	LDA22-0158 421913294-001	Tentative plan of subdivision to create 230 single-detached residential lots, 28 row housing lots, 1 Environmental Reserve Lot, and 1 Public Utility Lot from Lot 1, Plan 707 RS, Lot 2, Plan 707 RS, and Lot 3, Plan 707 RS, located east of 34 Street SW and south of Ellerslie Drive SW; <b>DECOTEAU NORTH</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA22-0221 431048910-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from the NW and NE 14-51-24-W4M located south of 25 Avenue NW and west 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.	LDA22-0216 431628787-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 47, Block 2, Plan 6252 KS, located south of 78 Avenue NW and east of 154 Street NW; <b>RIO TERRACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA22-0219 431983139-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 9, Plan 2528HW, located north of Strathearn Drive NW and west of 97 Street NW; <b>STRATHEARN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA22-0263 434825876-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 3, Plan 1522AS, located south of 88 Avenue NW and east of 89 Street NW; <b>BONNIE DOON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
8.	LDA22-0266 434286907-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 9, Plan RN60, located south of 110 Avenue NW and west of 128 Street NW; <b>WESTMOUNT</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
9.	LDA22-0272 434238238-001	Tentative plan of subdivision to adjust the boundary between Lots 11A and 11B, Block 34, Plan 1922788 located north of Laurier Place NW and east of 139 Street NW; <b>LAURIER HEIGHTS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
10.	LDA22-0274 435352585-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 27, Block 61, Plan 2061HW, located south of 81 Avenue NW and west of 75 Street NW; <b>KING EDWARD PARK</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 10:20 a.m.		