

Thursday, July 13, 2023

10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 28

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 13, 2023 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 6, 2023 meeting be adopted.	
3.	OLD BUSINESS	
1.	LDA23-0119 469757648-001	Tentative plan of subdivision to create one (1) lot from Lot 3, Block 1, Plan 112 0939 and consolidate with Lot 5, Block 1, Plan 202 0873 located north of 137 Avenue NW and east of 142 Street NW; RAMPART INDUSTRIAL
4.	NEW BUSINESS	
1.	LDA23-0130 471671417-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 16, Plan 2938 HW, located south of 72 Avenue NW and west of 119 Street NW; BELGRAVIA
2.	LDA23-0146 472588225-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 12, Plan 4116 HW, located west of 117 Street and north of University Avenue NW; WINDSOR PARK
3.	LDA23-0153 472337835-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14 and the north half of Lot 13, Block 39, Plan 6800 AK, located south of Rowland Road NW and east of 81 Street NW; FOREST HEIGHTS
4.	LDA23-0168 474167074-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 16, Plan 2600 KS, located south east of 144 Street NW and east of 78 Avenue NW; LAURIER HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

July 13, 2023

File No. LDA23-0119

Arcadis IBI Group
300 - 10120 103 Ave NW
Edmonton, AB T5J 3R6

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create one (1) lot from Lot 3, Block 1, Plan 112 0939 and consolidate with Lot 5, Block 1, Plan 202 0873 located north of 137 Avenue NW and east of 142 Street NW; **RAMPART INDUSTRIAL**

The Subdivision by Plan is **APPROVED** on July 13, 2023, subject to the following conditions:

1. that LDA23-0179 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
2. that pursuant to Section 655 of the Municipal Government Act, the owner shall enter into a Servicing Agreement with the City of Edmonton for the payment of the Fire Hall Offsite Levy applicable to this subdivision (contact development.coordination@edmonton.ca); and
3. 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 and identifies major conditions and advisements of this approval.

Subdivision and consolidation (boundary adjustment) does not address Municipal Reserve (MR). MR for Lot 5, Block 1, Plan 202 0873 will be addressed with a future application. MR for Lot 3, Block 1, Plan 112 0939 was previously addressed by Deferred Reserve Caveat (DRC) and 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.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #469757648-001

Enclosure .

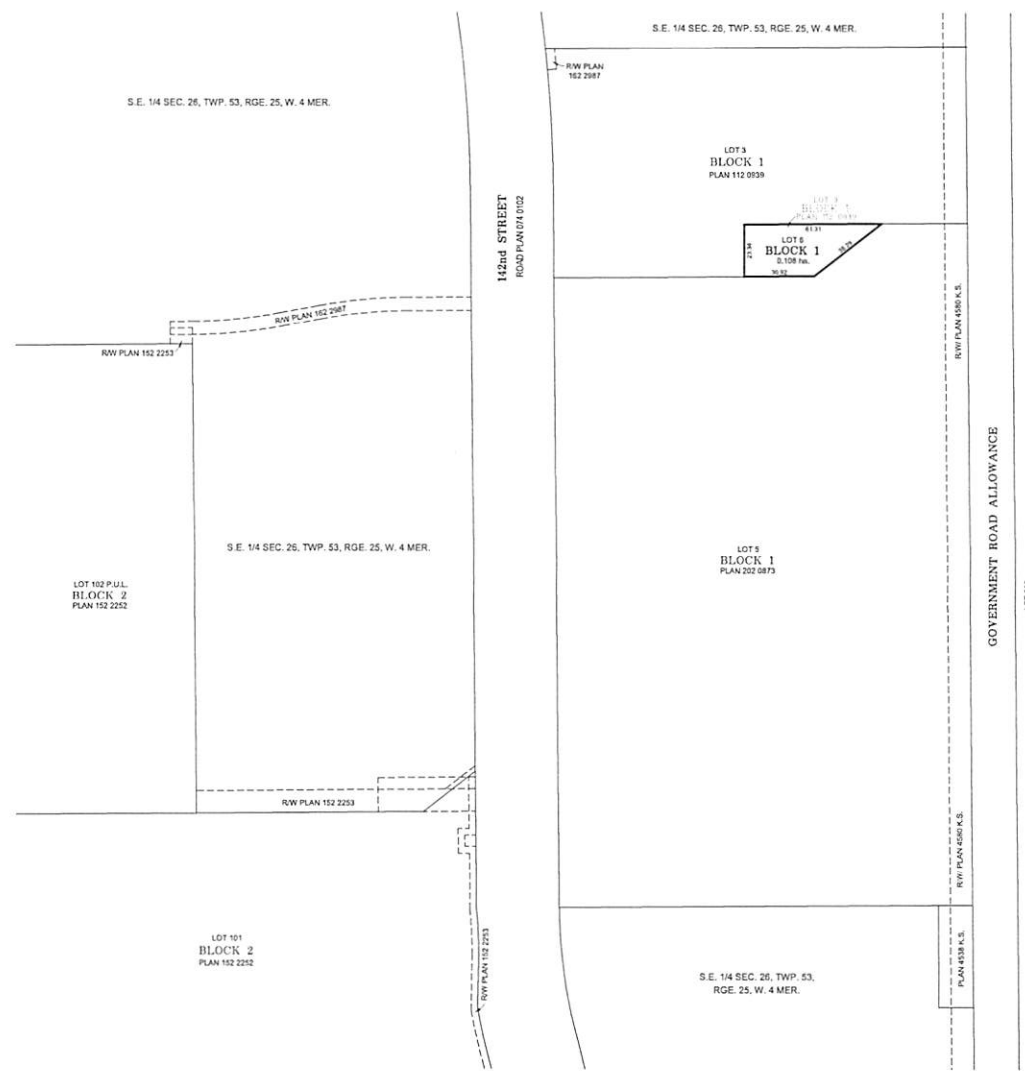
RAMPART INDUSTRIAL EDMONTON, ALBERTA

PLAN SHOWING TENTATIVE SUBDIVISION OF PART OF
LOT 3, BLOCK 1, PLAN 112 0939

ALL WITHIN THE
S.E. 1/4 SEC. 26, TWP. 53, RGE. 25, W. 4 MER.

SCALE 1:1000 2023 MARIA DUGAND BARROS A.L.S.

- NOTES:
- The boundaries shown on this plan were created from registered legal plans and all boundaries must be confirmed in the field prior to any construction.
 - All distances are shown in metres and decimals thereof.
 - All distances on curved boundaries are arc lengths.
 - Area registered shown outlined blue and contains within: 0.108 Ha.



KEYPLAN 1:10000

LEGEND

3TM	3 Degree Transverse Mercator	NA 83	North American Datum 1983
A.L.S.	Alberta Land Surveyor	P.L.	Plat
A.S.C.M.	Alberta Survey Control Marker	P.L.	Public Land
A	Centre Point	P.U.L.	Public Utility Lot
CA	Corner Survey	R	Railroad
E	East	(R)	Railroad
E.R.	Environmental Reserve	Red	Reference
Est.	Established	Red	Not Established
E.S.	Established	Red	Reference
G.N.S.S.	Global Navigation Satellite System	Red	Range
H	Height	Red	City Reference Point
I	Intersection	Red	Right of Way
Stat.	Statutory Iron Post	Red	Right of Way
M	Marker	Red	Square Metres
M.C.	Meridian	S	South
Mk	Mark	Sec.	Section
M.E.	Marked	Top	Topography
Md.	Marker Post	U/L	Utilities
M.R.	Municipal Reserve	U.L.P.	Utility To Post
N	North	W.	Width To Post

REGISTERED OWNER
VIKTORIA SOCCER CLUB

FILE NO: 2023-000111
Checked by: M

BY GROUP DESIGN ICE CONSULTING INC.
200-2010 125 Avenue N.W.
Edmonton, Alberta, T5A 0P6

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Subdivision Authority

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

July 13, 2023

File No. LDA23-0130

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 21, Block 16, Plan 2938 HW, located south of 72 Avenue NW and west of 119 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on July 13, 2023, 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; 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.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #471671417-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 119 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.6 m south of the north property line of Lot 21 off of the lane. The existing storm service enters the proposed subdivision approximately 10.6 m north of the south property line of Lot 21 off 119 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 21, BLK.16, PLAN 2938 H.W.

IN THE

N.W.1/4 SEC.19, 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.



HAGEN SURVEYS

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:	J.V.	DRAWN BY:	J.V.
DATE:	MAY 3, 2023	REVISED:	JULY 11, 2023
DRAWING	23S0196T	FILE NO.	23S0196



Subdivision Authority

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

July 13, 2023

File No. LDA23-0146

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

ATTENTION: Samuel McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 12, Plan 4116 HW, located west of 117 Street and north of University Avenue NW;
WINDSOR PARK

The Subdivision by Plan is **APPROVED** on July 13, 2023, 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; 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.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #472588225-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 3.68m west of east property line of Lot 46 off the lane. The existing storm service enters the proposed subdivision approximately 13.72m west of east property line of Lot 46 off University 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 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).

Geotechnical

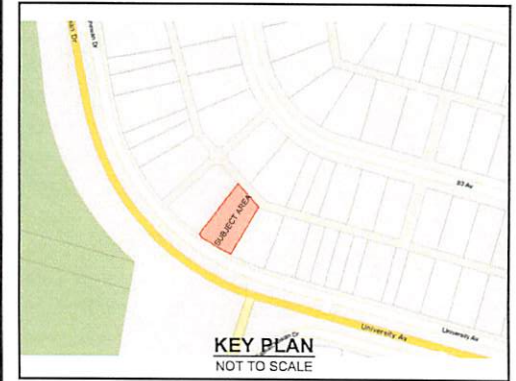
- The owner is encouraged to obtain a site-specific geotechnical engineering slope stability assessment and the guidance of a geotechnical engineer to better define and manage the risk to their property and development. Recommendations pertaining to the management of water at the site and adherence to the following site development restrictions are expected to be of high importance in order to reduce the risk of instability.



ENG-SPIRE BUILT INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.107 ha.



REV. NO.	DATE	ITEM	BY
2	JULY 6/23	LOT DEFLECTION	CN
1	MAY 13/23	ORIGINAL PLAN COMPLETED	CN

REVISIONS

WINDSOR PARK

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 46, BLOCK 12, PLAN 4116 HW
WITHIN THE
RIVER LOT 3, EDMONTON SETTLEMENT
(THEO. TWP. 52 - RGE. 24 - W. 4TH MER.)

EDMONTON - ALBERTA

2023

SCALE: 1:300

Pals Geomatics Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	623010600T	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

July 13, 2023

File No. LDA23-0153

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 and the north half of Lot 13, Block 39, Plan 6800 AK, located south of Rowland Road NW and east of 81 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is **APPROVED** on July 13, 2023, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #472337835-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 81 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There are existing concrete stairs that encroach into the 81 Street NW road right-of-way. The concrete steps must either be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements

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 5.57 m south of the north property line of Lot 14 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 SUBDIVISION OF

**N.1/2 OF LOT 13 & LOT 14,
BLOCK 39, PLAN 6800 A.K.**

IN

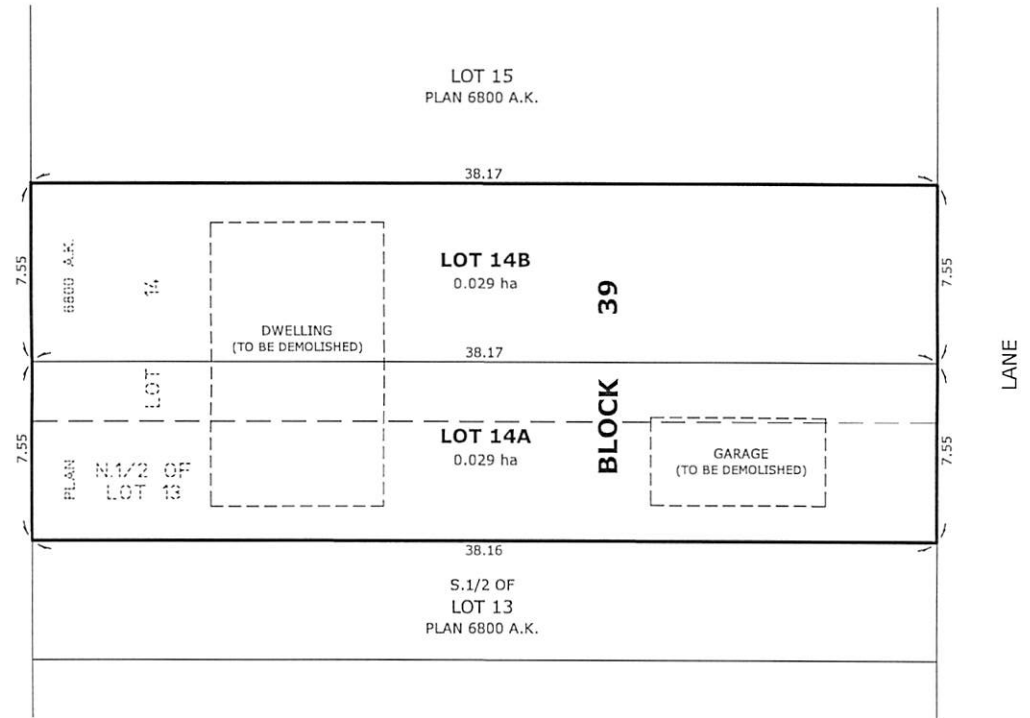
RIVER LOT 27, EDMONTON SETTLEMENT

THEO. TWP.52, RGE.24, W.4 M.

EDMONTON, ALBERTA



TO ROWLAND ROAD
81st STREET



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:	J.V.	DRAWN BY:	J.V.
DATE:	MAY 11, 2023	REVISED:	--
DRAWING	23S0211T	FILE NO.	23S0211



July 13, 2023

File No. LDA23-0168

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 35, Block 16, Plan 2600 KS, located south east of 144 Street NW and east of 78 Avenue NW;
LAURIER HEIGHTS

The Subdivision by Plan is APPROVED on July 13, 2023, 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; 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.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #474167074-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

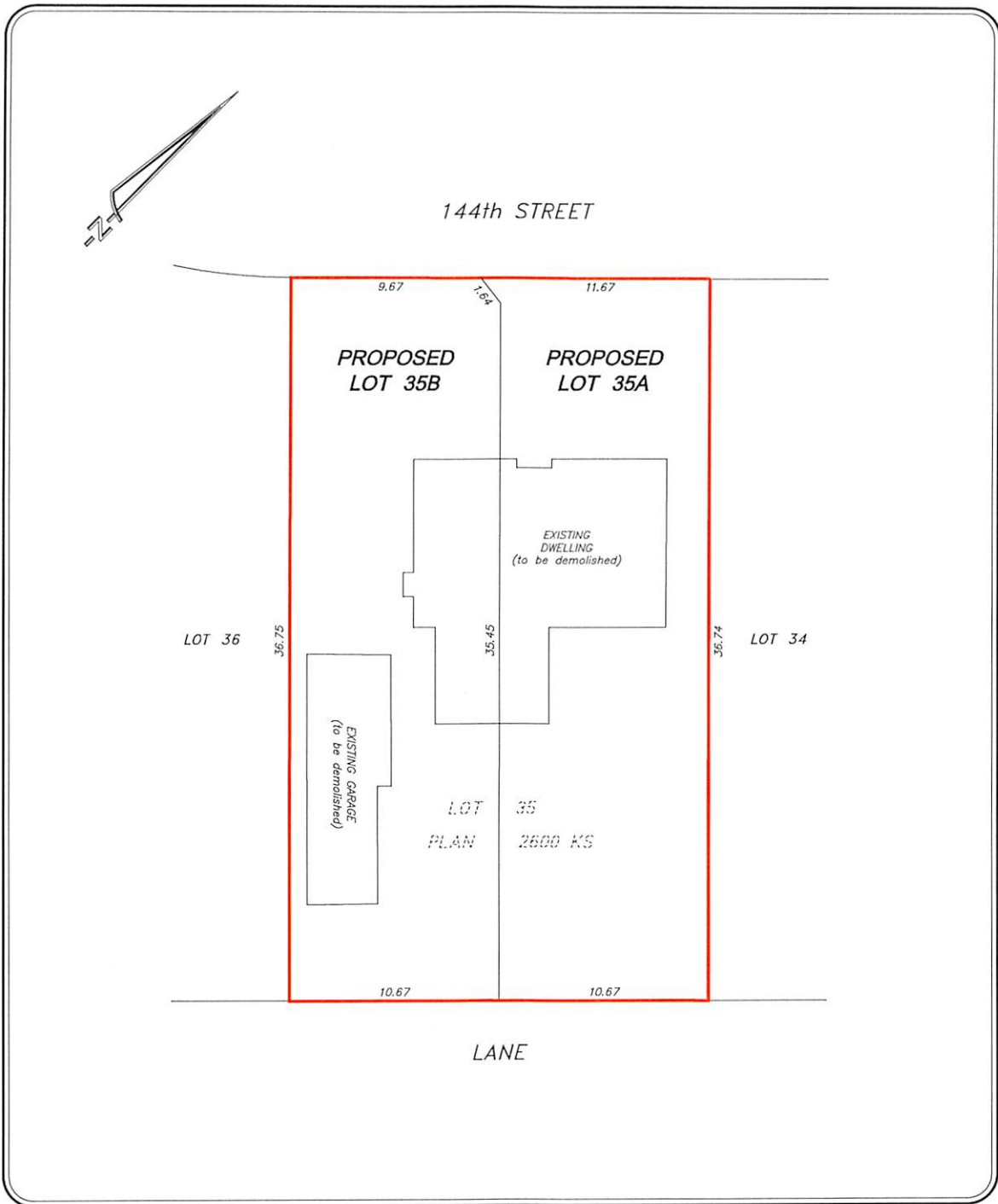
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 144 Street NW. Upon redevelopment of proposed Lot 35B, the existing residential access to 144 Street NW must be 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.

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 10.12 m south of the north property line of Lot 35 off the lane. The existing storm service enters the proposed subdivision approximately 10.67 m south of the north property line of Lot 35 off 144 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN

LOT: 35		BLOCK: 16	PLAN: 2600 KS
BUILDER/OWNER: CENTROID CONSTRUCTION LTD.		SUB.: LAURIER HEIGHTS	
ADDRESS: 7803-144 STREET NW		ZONING: RF1	
CONTACT: humam@centroidconstruction.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.078 ha		
AREA IN PARCEL(S) BEING CREATED	0.078 ha		
NUMBER OF PARCEL CREATED	2		
NOTES:			
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.			
LEGEND:			
LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ●			
FILE: E24352		SCALE 1: 250	DRAWN BY: D.S.



	6908 ROPER ROAD NW EDMONTON ALBERTA T6B 3H9 email: abgeo@telus.net or: info@albertageo.com website: www.albertageo.com PH: (780) 437-8033 FAX: (780) 437-8024
	DATE: 2023-07-05 CHECKED BY: P.S.

Thursday, July 6, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 27

PRESENT Kristen Rutherford, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Kristen Rutherford

That the Subdivision Authority Agenda for the July 6, 2023 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

CARRIED

2. ADOPTION OF MINUTES

MOVED

Kristen Rutherford

That the Subdivision Authority Minutes for the June 29, 2023 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA23-0090
455139713-001

Tentative plan of subdivision to create 108 single detached residential lots, two (2) Public Utility lots, and one (1) Municipal Reserve (MR) lot from Lot 2, Block 2, Plan 192 3408, Lot 2, Block 1, Plan 022 4568, and the NW-25-52-26-W44, located south of 92 Avenue NW and east of 231 Street NW; **ROSENTHAL**

MOVED

Kristen Rutherford

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Kristen Rutherford

CARRIED

2. LDA23-0119
469757648-001

Tentative plan of subdivision to adjust the boundary between Lot 3, Block 1, Plan 112 0939 and Lot 5, Block 1, Plan 202 0873 located north of 137 Avenue NW and east of 142 Street NW; **RAMPART INDUSTRIAL**

MOVED

Kristen Rutherford

That the application for subdivision be Tabled.

FOR THE MOTION

Kristen Rutherford

CARRIED

3.	LDA23-0150 472307172-001	Tentative plan of subdivision to create one (1) other lot from Lot 52, Block RLY, Plan 3676 HW, and consolidate with the NW 19-52-23-W4M, located south of 76 Avenue NW and east of 34 Street NW; SOUTHEAST INDUSTRIAL
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
4.	LDA23-0162 473462225-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 8, Plan 5508MC, located west of 121 Street NW and north of 39 Avenue NW; ASPEN GARDENS
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
5.	LDA23-0163 473758146-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 1, Plan 5070 HW, located south of 98 Avenue NW and east of 85 Street NW; HOLYROOD
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
6.	LDA23-0165 473964067-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 288, Block 17, Plan 2674HW, located west of 117 Street NW and north of 109 Avenue NW; QUEEN MARY PARK
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.	