

Thursday, July 13, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 28

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the July 13, 2023 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the July 6, 2023 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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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
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	CARRIED
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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
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	CARRIED
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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
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MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
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	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
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	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:05 a.m.		



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,

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

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

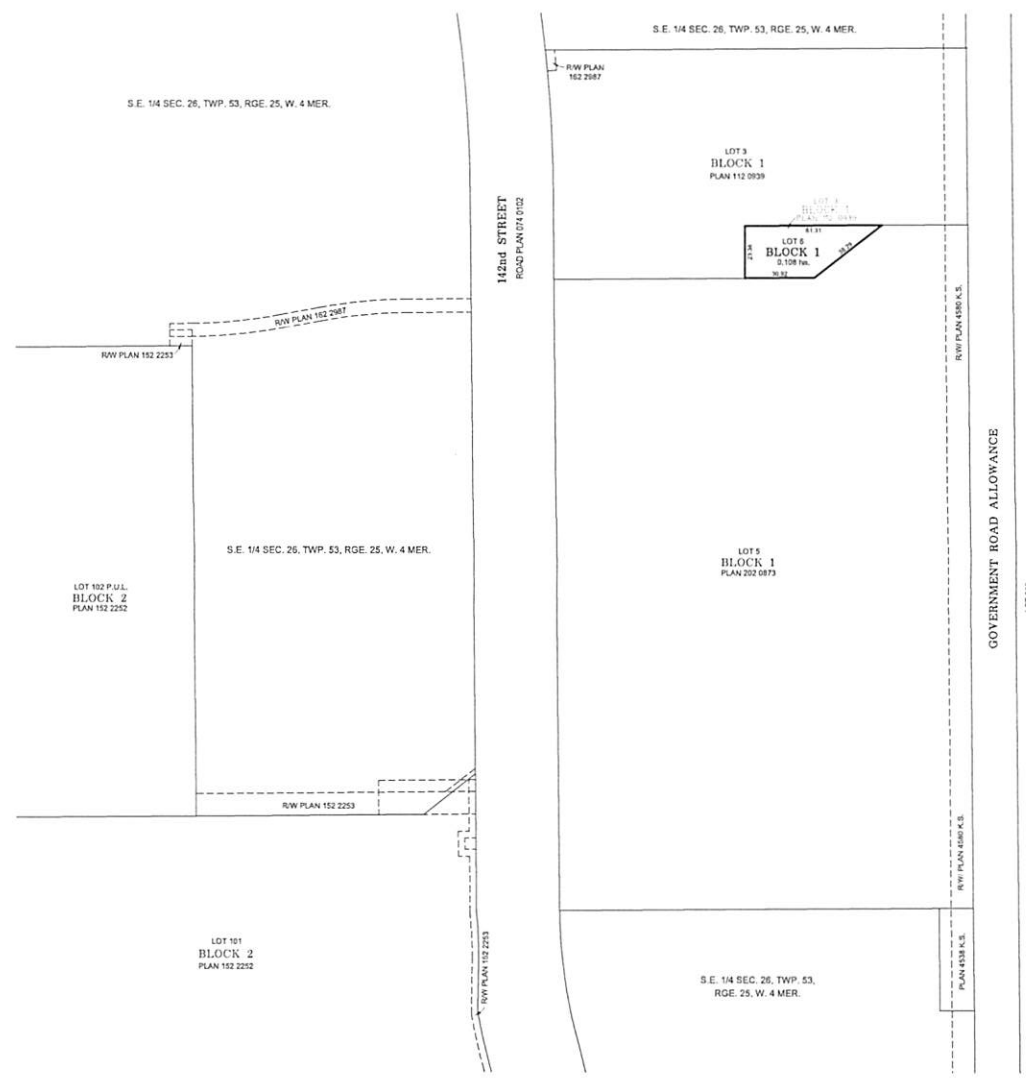
ALL WITHIN THE
S.E. 1/4 SEC. 26, TWP. 53, RGE. 25, W. 4 MER.

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 shall 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

3DM	3 Degree Transverse Mercator	NA 83	North American Datum 1983
A.L.S.	Alberta Land Surveyor	PL	Planned
A.S.C.M.	Alberta Survey Control Marker	PLA	Position
A	Centre Angle	P.U.L.	Public Utility Lot
CA	Counter Surch	R	Radius
E	East	(R)	Radial
E.A.	Environmental Reference	Ref	Reference
Est.	Established	Re-est.	Re-Established
E.S.	Established	Ref.	Referenced
G.N.S.S.	Global Navigation Satellite System	Ref.	Reference
NA	North	Ref.	Reference Point
L	Stationary Iron Post	R/W	Right of Way
M	Marker	sq.M	Square Metres
M	Marker	S	South
M	Marker	Sec.	Section
M.R.	Marker	Trap	Trap
M.P.	Marker Post	U/L	Utilities
M.R.	Municipal Reference	U.L.P.	Utility To Post
N	North	W	West

REGISTERED OWNER
VICTORIA SOCCER CLUB

FILE NO. 2023-00111
Checked By: MB

© GROUP COMPANY (CANADA) INC.
Suite 101 10110 101 Avenue NW
Edmonton, Alberta, T5L 1J6

© Copyright 2023 Maria Dugand Barros A.L.S.



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,

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

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	2350196T	FILE NO.	2350196



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,

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

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).

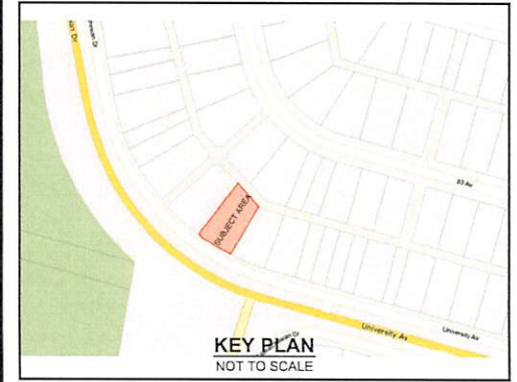
Geotechnical

- 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 8/23	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,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue horizontal line.

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

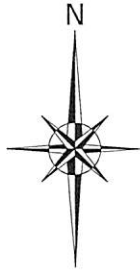
**N.1/2 OF LOT 13 & LOT 14,
BLOCK 39, PLAN 6800 A.K.**

IN

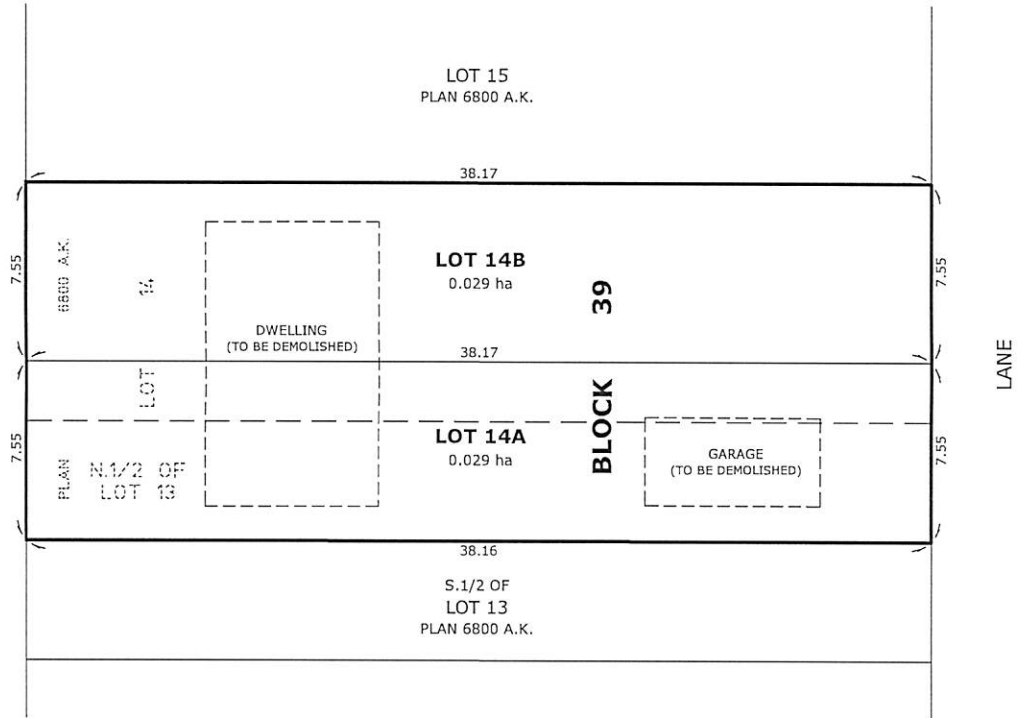
RIVER LOT 27, EDMONTON SETTLEMENT

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.



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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



Subdivision Authority

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

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,

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

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

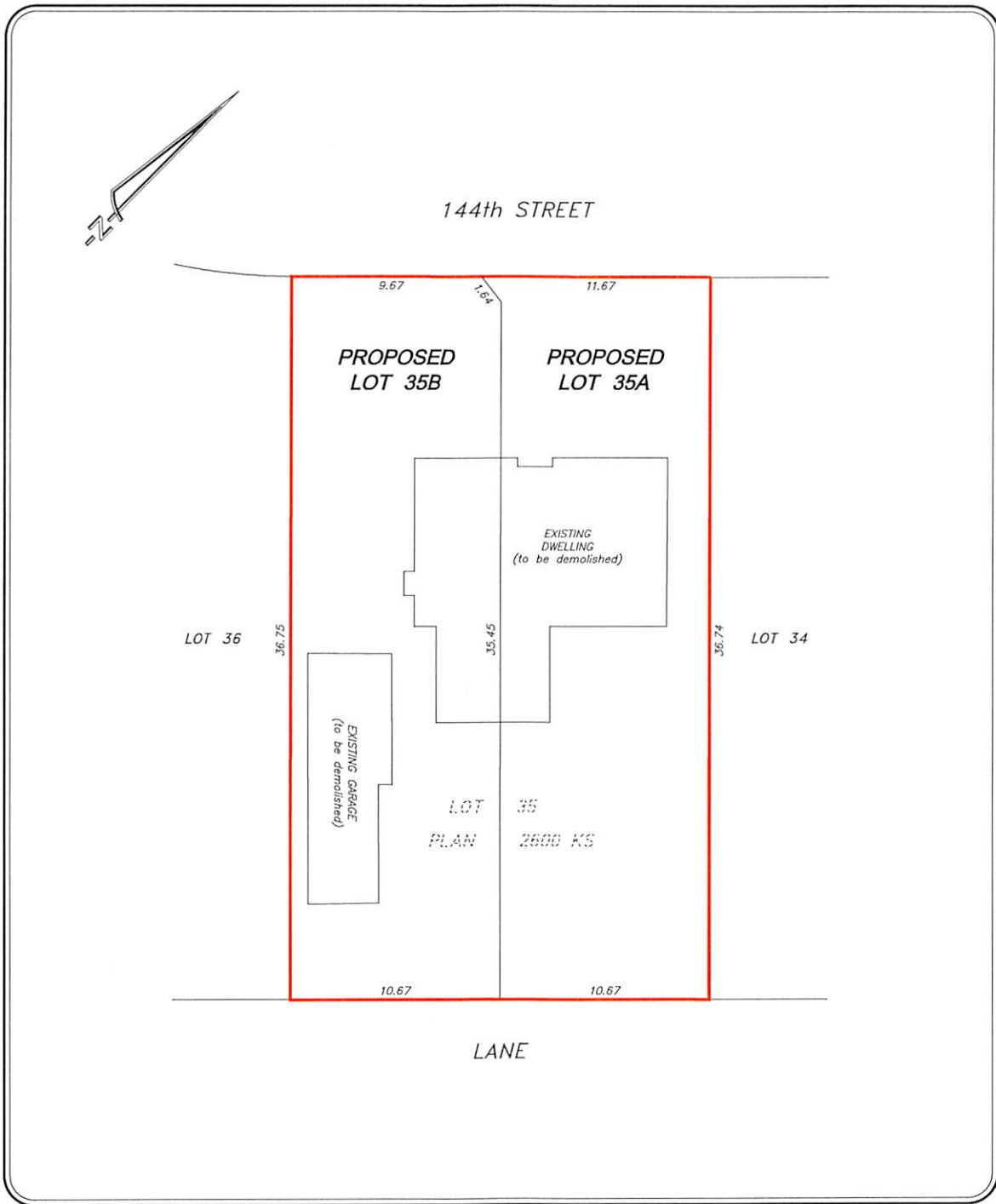
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 144 Street NW. Upon redevelopment of proposed Lot 35B, the existing residential access to 144 Street NW must be 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.
		CHECKED BY: P.S.	DATE: 2023-07-05

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