

Thursday, July 14, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 28

<b>PRESENT</b>		Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the July 14, 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 July 7, 2022 meeting be adopted.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>		
1.	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>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA22-0239 430132455-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), one (1) Environmental Reserve lot, and one (1) Public Utility lot from the SW 5-52-23-W4M located north of Aster Way NW and east of 17 Street SW; <b>ASTER</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>

2.	LDA22-0537 412442154-001	REVISION of conditionally approved tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) from Units 2 & 3, Condominium Plan 082 2896; Unit 115, Condominium Plan 092 2542; and Condominium Common Property, located west of 156 Street NW and south of Terwillegar Drive NW; <b>SOUTH TERWILLEGAR</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
3.	LDA22-0114 425445891-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 25, Block 32, Plan 222 0755, located south of 104 Avenue NW and east of Wadhurst Road NW; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA22-0213 431267504-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 65, Block 5, Plan 6258 HW, located south of 98 Avenue NW and west of 76 Street NW; <b>HOLYROOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA22-0243 407735934-001	Tentative plan of subdivision to create four (4) Strata lots and one remnant lot from Lot 3, Block 2, Plan 162 0220, located south of 104 Avenue NW and east of 104 Street NW; <b>DOWNTOWN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA22-0281 435998926-001	Tentative plan of subdivision to create separate titles for a proposed semi-detached dwelling on Lot 35, Block 12, Plan 5587 MC and to reduce the widths from adjacent Lots 34A and 34B, Block 12, Plan 5587 MC and add that width to the proposed semi detached lots, located north of 132 Avenue NW and west of 68 Street NW; <b>DELWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA22-0285 436167027-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 26, Plan 5229AD, located north of 96 Avenue NW and east of 154 Street NW; <b>WEST JASPER PLACE</b>

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA22-0286 436354343-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 22, Block 32, Plan 782 3020, located north of 13 Avenue NW and west of 35 Street NW; <b>CRAWFORD PLAINS</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
9.	LDA22-0289 436394570-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 13, Plan 1916 HW, located north of 113 Avenue NW and east of 122 Street NW; <b>INGLEWOOD</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
10.	LDA22-0293 434713127-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 206, Block 19, Plan 222 0072 located north of 30 Avenue SW and west of Cavanagh Boulevard SW; <b>CAVANAGH</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
11.	LDA22-0295 436654371-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 19, Plan 2298HW, located south of 98 Avenue NW and east of 157 Street NW; <b>GLENWOOD</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
12.	LDA22-0300 436845639-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 21, Block 19, Plan 3824HW, located south of University Avenue NW and west of 115a Street NW; <b>BELGRAVIA</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
13.	LDA22-0311 437434238-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 14, Plan 1125 KS, located south of 88 Avenue NW and west of 147 Street NW; <b>PARKVIEW</b>

MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>	
	The meeting adjourned at 10:15 a.m.	





Subdivision Authority

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

July 14, 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 14, 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 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;
  9. 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;
  10. 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;
  11. 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
  12. 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,



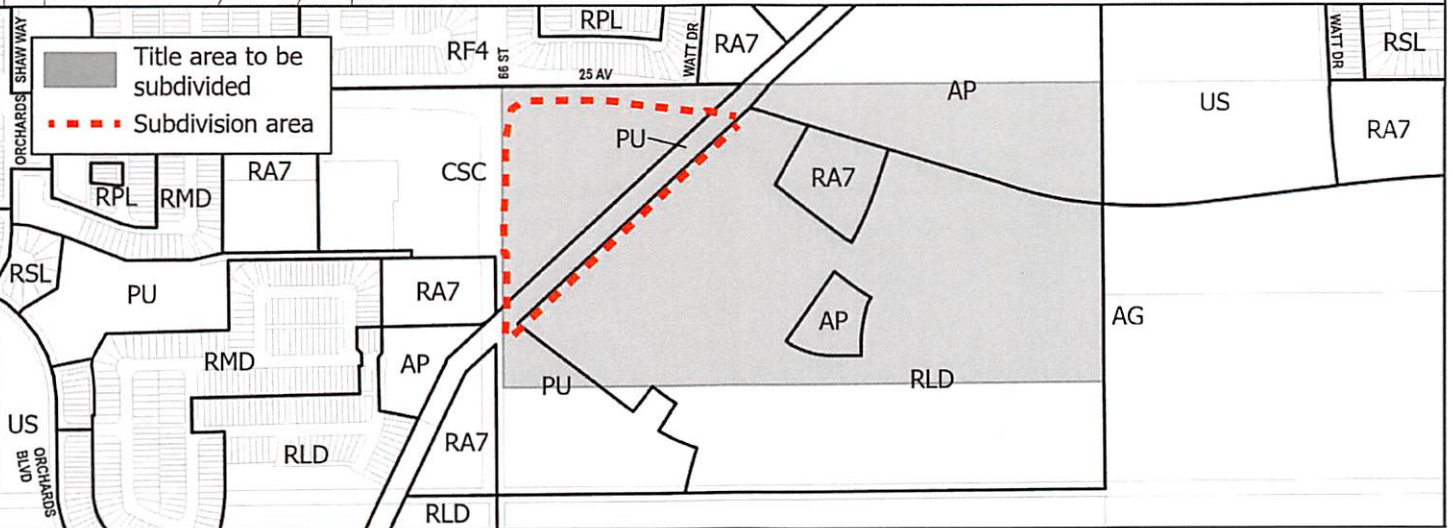
Blair McDowell  
Subdivision Authority

BM/ak/Posse #433422976-001

Enclosure



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







Subdivision Authority

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

July 14, 2022

File No. LDA22-0239

WSP  
1200 - 10909 Jasper Ave NW  
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), one (1) Environmental Reserve lot, and one (1) Public Utility lot from the SW 5-52-23-W4M located north of Aster Way NW and east of 17 Street SW; **ASTER**

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**I The Subdivision by Plan is APPROVED on July 14, 2022, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a (0.71) ha lot pursuant to Section 664(1.1)(a and b) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a 9.0 m wide easement in favour of EPCOR Drainage Services inc. along the east side of the MHL for the provision of an underground storm sewer main on private property, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to exclude that portion of Environmental Reserve (ER) that has already been registered as Lot 143 ER, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for 17 Street NW, along the west boundary of the parcel legally described as the NW-5-52-23-4 (3103 - 17 Street NW), as shown on the "Conditions of Approval" map, Enclosure II. The owner must register a road plan for the required road right-of-way;
7. that subject to Condition I (6) above , the owner clear and level 17 Street NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
8. that LDA22-0238 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

9. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the MHL lot backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 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;
7. that the owner constructs two (2) new lanes on 17 Street to an arterial roadway standard, from 23 Avenue to Silverberry Road, including shared use path, concrete sidewalk, lighting any transitional improvements, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct Aster Way NW to an approved Complete Streets design and cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Aster Way NW is part of the bike network and shall include design elements such as paint markings and signage. This roadway is required for emergency and public access into the Maple Neighbourhood;
9. that the owner construct a temporary 6 m gravel surface roadway connection prior to commencing construction of Aster Way NW to maintain access into the Maple neighbourhood, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. The temporary roadway must be maintained and open at all times during construction. The existing secondary roadway is required for emergency and public access into the Maple Neighbourhood until construction of Aster Way is complete;
10. that the owner construct a 3 m granular shared use path, with connections to the adjacent shared use paths, with "Shared Use" signage, bollards, and landscaping within the Top of Bank,

to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct a 3 m hard-surface shared use path, with connections to the adjacent shared use path including "Shared Use" signage, lighting, bollards and landscaping, within the 17 m right-of-way on the west side of the MHL, as shown on Enclosure I;
12. that the owner provide a zebra marked crosswalk with curb ramps and extensions and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that a Final Acceptance Certificate (FAC) for storm sewers will not be issued until such time as the downstream storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
14. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot and road right of way to the satisfaction of City Departments and affected utility agencies.

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

ER for SW 5-52-23-W4M in the amount of 0.71 ha is being dedicated with this subdivision. Subsequent to this dedication, the existing DRC (142387651, registered with LDA12-0248) for the SW 5-52-23-W4M will be reduced accordingly, and transferred to Lot 1, Plan 812 0416 for the future dedication of a school site.

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

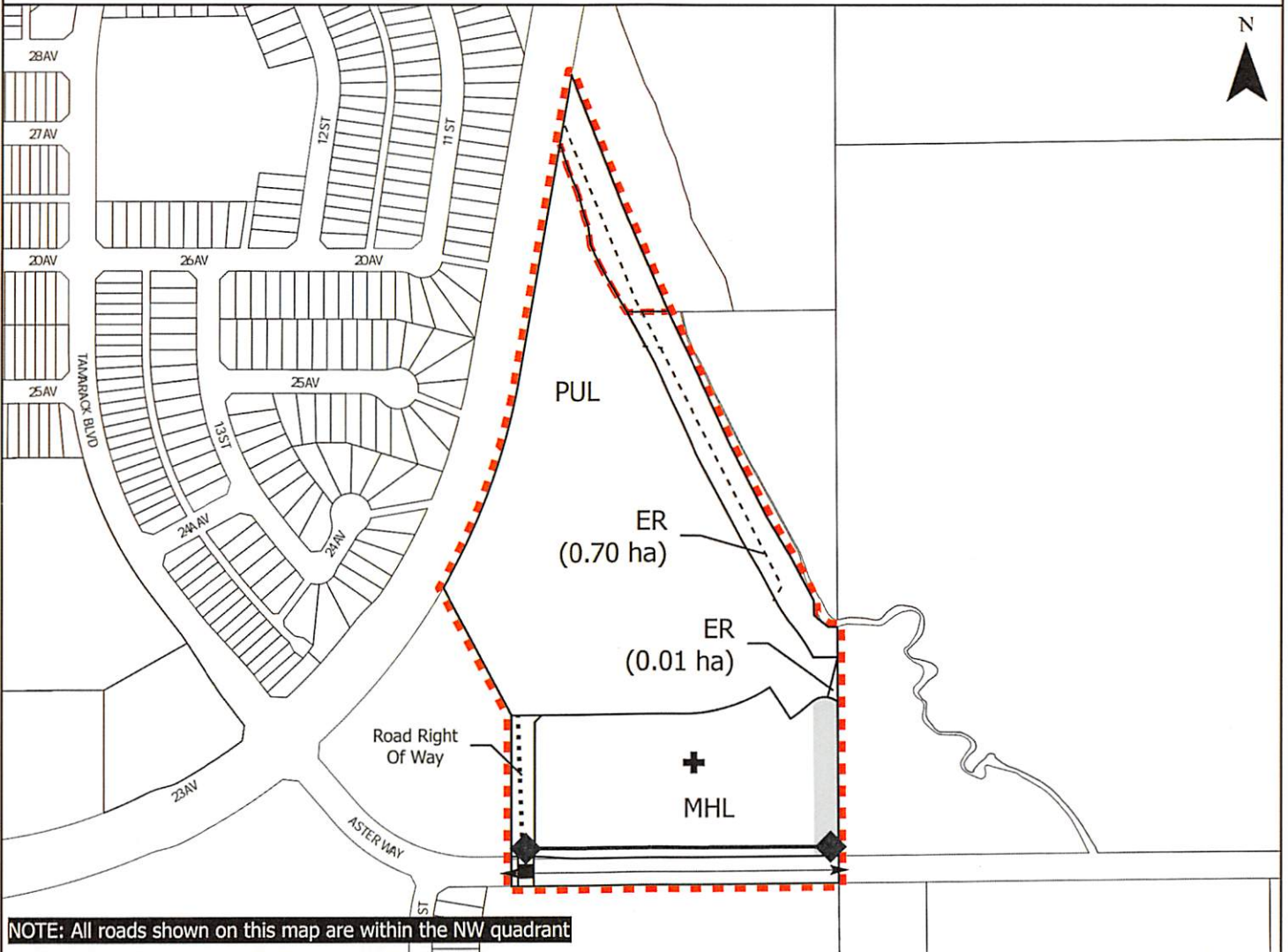
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Enclosure(s)

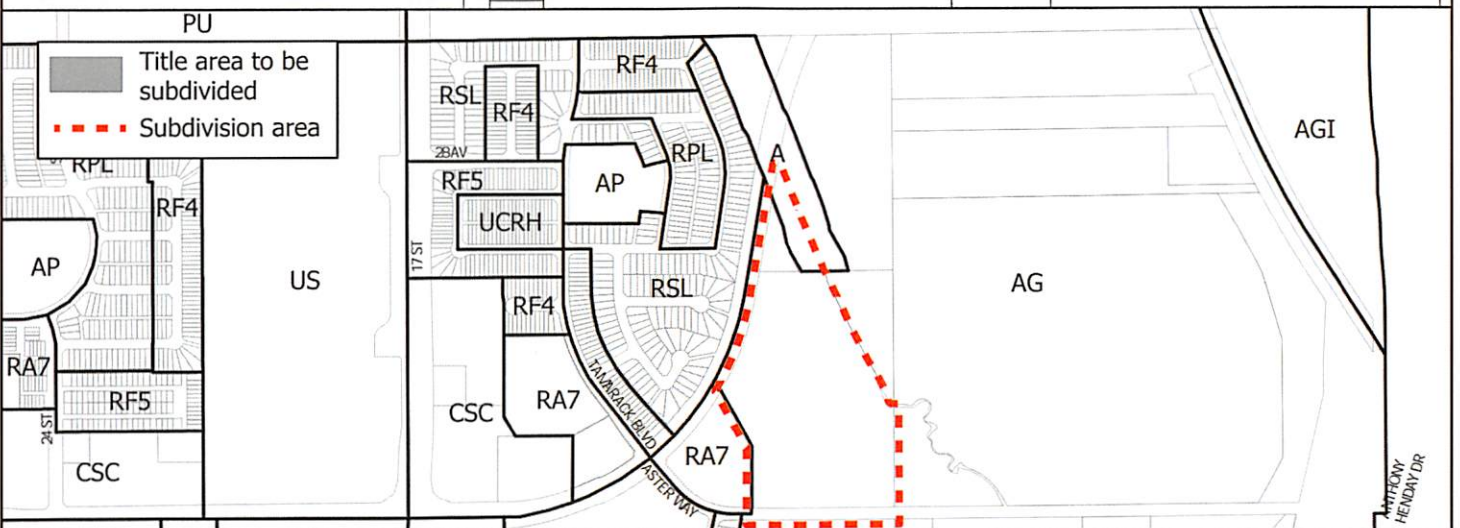
File No. LDA22-0239



- - - Limit of proposed subdivision
- Register easement
- Zebra marked crosswalk with curb ramps and extensions
- - - 3m granular shared use path
- · - · - 3m hard surface shared use path
- + Restrictive Covenant re:Freeboard
- Construct Aster Way to an approved Complete Streets design and cross-section
- 6m temporary roadway
- - - Amend subdivision boundary



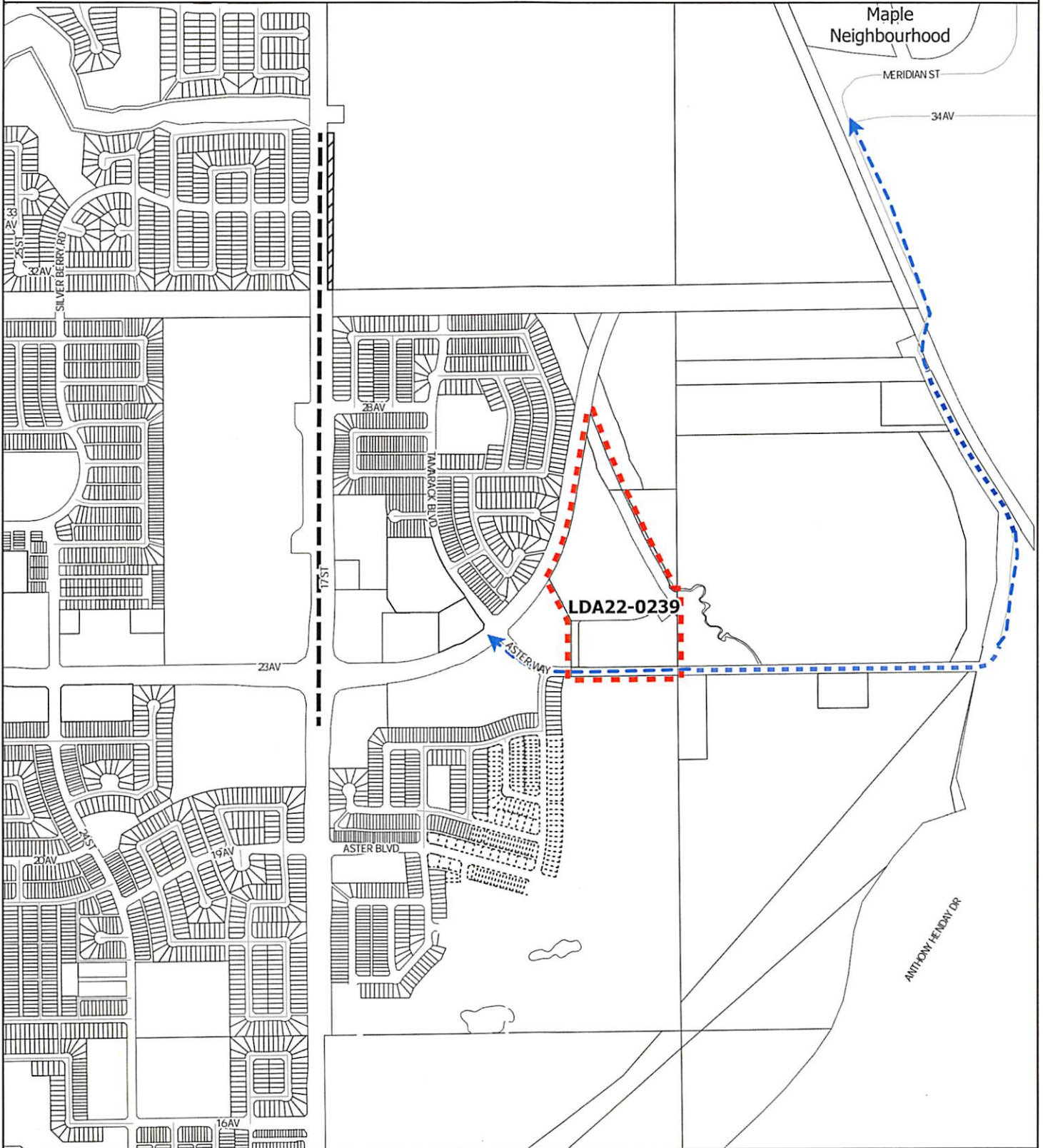
NOTE: All roads shown on this map are within the NW quadrant





- Limit of proposed subdivision
- ↔ Existing Emergency and Public Access Into the Maple Neighbourhood

- Construct additional two lanes on 17 Street to an arterial roadway standard
- ▨ Dedicate as road right of way





Subdivision Authority

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

July 14, 2022

File No. LDA21-0537

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

ATTENTION: Jason Workman

RE: REVISION of conditionally approved tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) from Units 2 & 3, Condominium Plan 082 2896; Unit 115, Condominium Plan 092 2542; and Condominium Common Property, located west of 156 Street NW and south of Terwillegar Drive NW; **SOUTH TERWILLEGAR**

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The application was originally approved on March 10, 2022. This change request adjusts boundaries of Lots 1 and 2 to better accommodate existing utilities.

**The Subdivision by Plan is APPROVED on July 14, 2022, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Drainage Services for the provision of separate services (sanitary and storm) to Unit 115, Condominium Plan 092 2542;
2. that the owner register easements for cross lot access and emergency access, as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easements; 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 identifying major conditions 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.

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

Blair McDowell  
Subdivision Authority

BM/mb/Posse #412442154-001

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 (\$3,095.00 per each Multi-unit Housing Lot - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

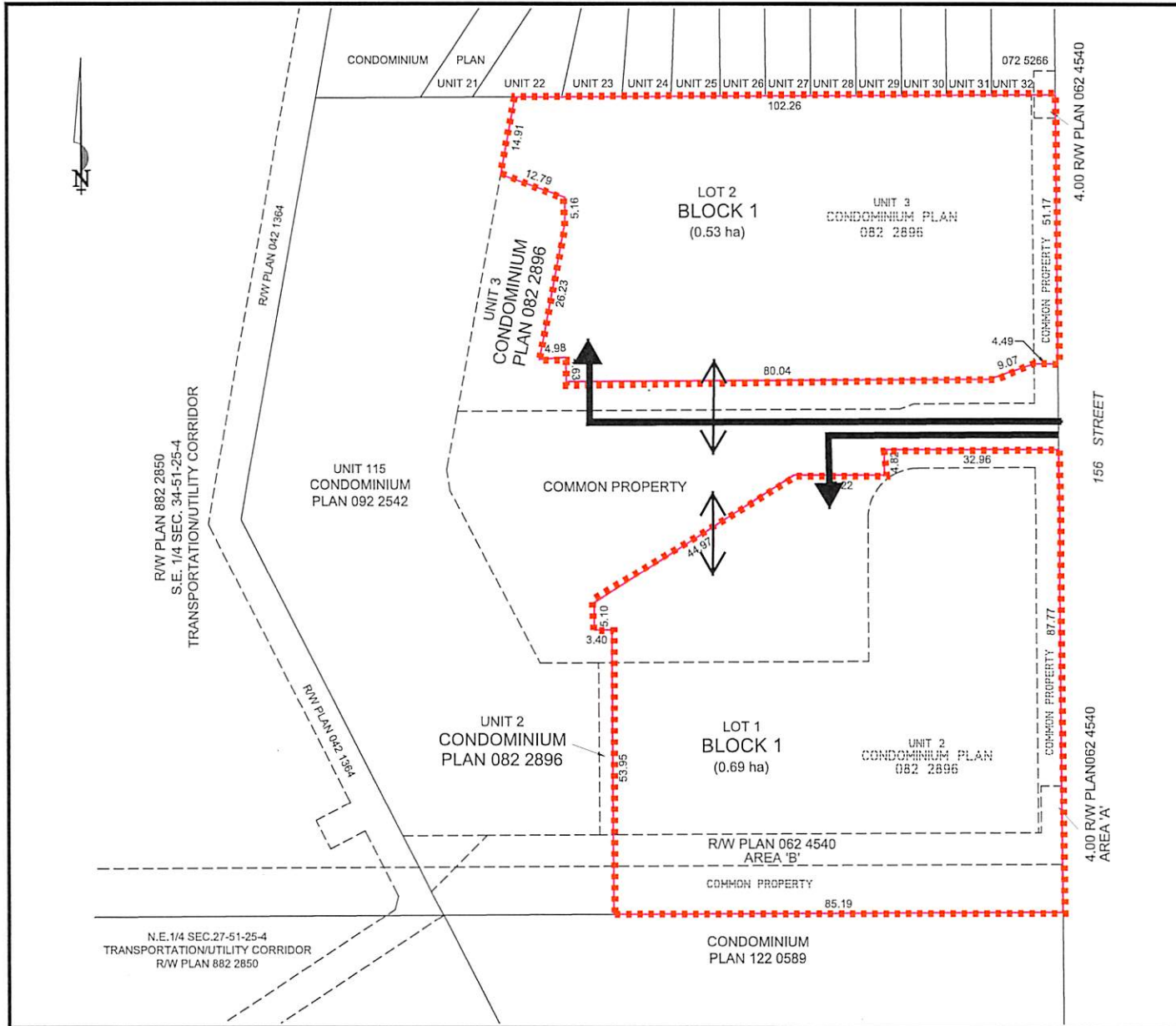
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- Existing services enter the proposed subdivision. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line:
  - Existing 200 mm water and 375 mm storm services enter the proposed subdivision approximately 36.9 m south of the north property line of existing Condominium Plan 082 2896, off 156 Street NW.
  - Existing 200 mm water service enters the proposed subdivision approximately 59.5 m south of the north property line of existing Unit 3, Plan 082 2896 off 156 Street NW. An additional water line was identified by EPCOR, but there was no measured location.
  - Existing 375 mm storm service enters the proposed subdivision approximately 110.0 m south of the north property line of existing Condominium Plan 082 2896, off 156 Street NW.
  - Existing 200 mm sanitary service enters the proposed subdivision approximately 39.9 m south of the north property line of existing Condominium Plan 082 2896, off 156 Street NW.
  - Existing 200 mm sanitary service enters the proposed subdivision approximately 113.0 m south of the north property line of existing Condominium Plan 082 2896, off 156 Street NW.
- There is a deficiency in on-street hydrant spacing adjacent to the property. An Infill Fire Protection Assessment was granted by EFRS on March 7, 2022.





LDA21-0357

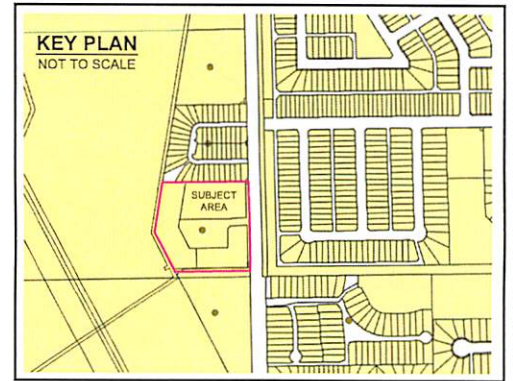
ENCLOSURE II

**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 RAZ.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 1.22 ha.

↙ Cross lot access easement

↔ Emergency access easement



**ACCESS**

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

PART OF  
CONDOMINIUM PLANS 082 2896 AND 092 2542  
WITHIN THE  
S.E. 1/4 SEC. 34 - TWP. 51 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**



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

FILE NO. 12000240T DRAFTED BY: RV CHECKED BY: VC



Subdivision Authority

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

July 14, 2022

File No. LDA22-0114

IBI Group  
300 - 10830 Jasper Ave NW  
Edmonton, AB T5J 2B3

ATTENTION: Courtney Ruptash

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 25, Block 32, Plan 222 0755, located south of 104 Avenue NW and east of Wadhurst Road NW; **WESTMOUNT**

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The application has been revised from the original approval by swapping the multi-unit housing unit and the remnant unit.

**The Subdivision by Phased Condominium is APPROVED on July 14, 2022, subject to the following conditions:**

1. that the owner dedicate road right of way for a 3m x 3m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; 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. 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/jv/Posse #425445891-001

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 (\$3,095.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Building / Site

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

#### Transportation

- There is an existing access and driveway to Wadhurst Road. Upon redevelopment of proposed remnant Unit A, the existing residential access to Wadhurst Road must be removed, as shown on Enclosure I. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 – 104 Avenue. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (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 includes community notice and value compensation.
- The owner is advised that Wadhurst Road is part of the active transportation network and the existing Bike Network. It has been designed to include shared roadway - low traffic bike lanes within the Wadhurst Road road right-of-way. If the applicant chooses to apply for a front access variance, it may not be supported by Subdivision Planning's transportation review team.

#### Servicing

- The existing services (water and sanitary) enter the proposed subdivision approximately 5.5m north of the north property line of the lane north of 103rd Ave, 69.8m north of the north property line of 103rd Ave, and 12.5m north of the south property line of lot 22A. Any sanitary sewer service not being utilized by any current or future developments must be cut and plugged on private property by the owner/developer to prevent infiltration from entering the city sewer systems. If the one of the above water services will not be utilized by any current or future developments it must be abandoned by Epcor. Please contact EPCOR at (780) 496-5444 for details.
- Three existing water services currently enter the site off EPCOR's water main on the lane east of Wadhurst Road. If there is on-site water main looping between the existing services, each service must contain a check valve within private property. We require the registration of a restrictive

covenant for check valves for any lot with multiple services. Contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information

- 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).
- Review of the Infill Fire Protection Assessment has determined that, provided future development applications for this site do not exceed a Required Fire Flow of 250L/s, upgrades to water infrastructure will not be required to meet the intent of the standard.
- All municipal services must enter the site through Common Property.







Subdivision Authority

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

July 14, 2022

File No. LDA22-0213

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 65, Block 5, Plan 6258 HW, located south of 98 Avenue NW and west of 76 Street NW;  
**HOLYROOD**

---

**The Subdivision by Plan is APPROVED on July 14, 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,

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

Blair McDowell  
Subdivision Authority

BM/ak/Posse #431267504-001

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.
- Access will not be permitted to 98 Avenue as it is an arterial roadway, as shown on the Enclosure. Access will be limited to the alley only.

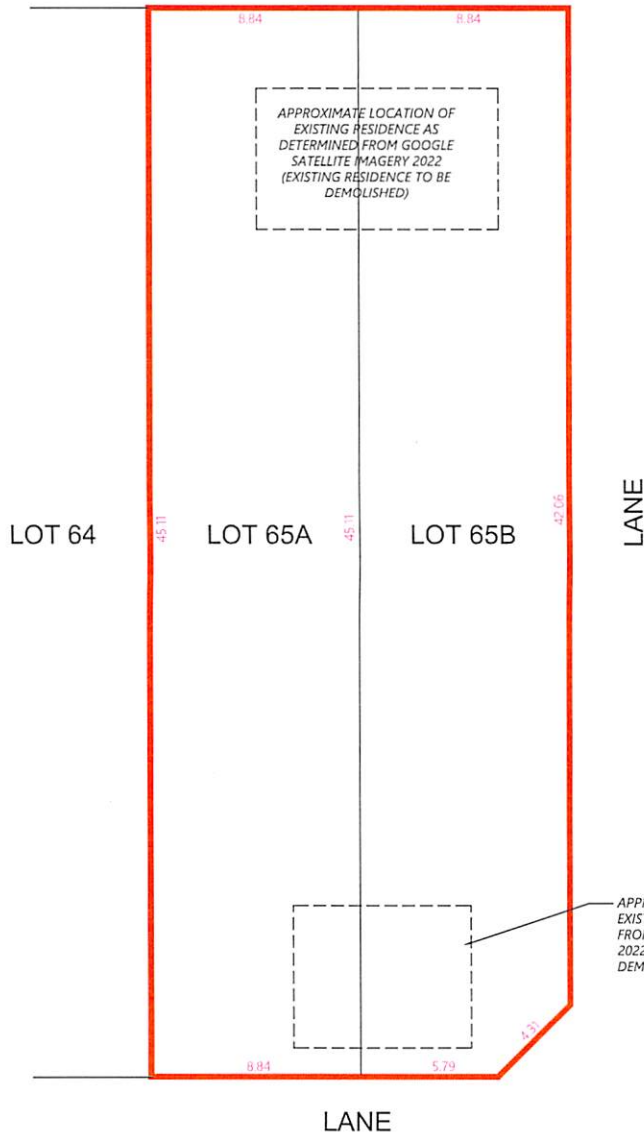
Building / Site

- 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.

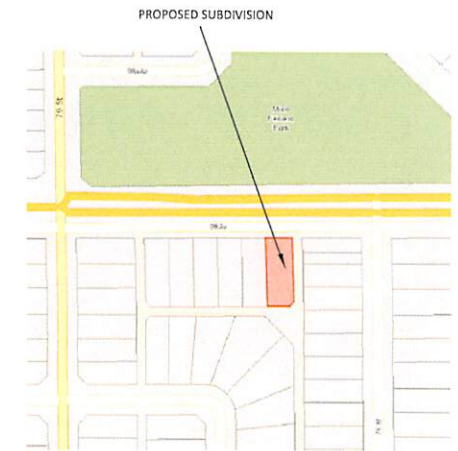
Servicing

- 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 7.32 m south of the north property line of Lot 65 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 an existing power pole and guy wire that will interfere with access to the proposed Lot 65A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible, as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com).
- 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).

98 AVENUE NW



**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
 LOT 65 BLOCK 5, PLAN 6258 HW WITHIN  
 (N.W. 1/4 SEC.34, TWP.52, RGE. 24 - W. 4th MER.)  
 HOLYROOD  
 EDMONTON, ALBERTA  
 SCALE: 1:200



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.079 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 14, 2022

File No. LDA22-0243

WSP  
1200 - 10909 Jasper Ave NW  
Edmonton, AB T5J 3L9

ATTENTION: Chuck McNutt

RE: Tentative plan of subdivision to create four (4) Strata lots and one remnant lot from Lot 3, Block 2, Plan 162 0220, located south of 104 Avenue NW and east of 104 Street NW; **DOWNTOWN**

---

**I The Subdivision by Plan is APPROVED on July 14, 2022, subject to the following conditions:**

1. that the owner shall provide an Easement, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for legal and physical access, and easements for shared utilities such as water, sewer and power, to the satisfaction of EPCOR Water Services Inc. and the City of Edmonton Law Branch; and
2. 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 dedication is not applicable as the site area is less than 0.8 hectares.

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,

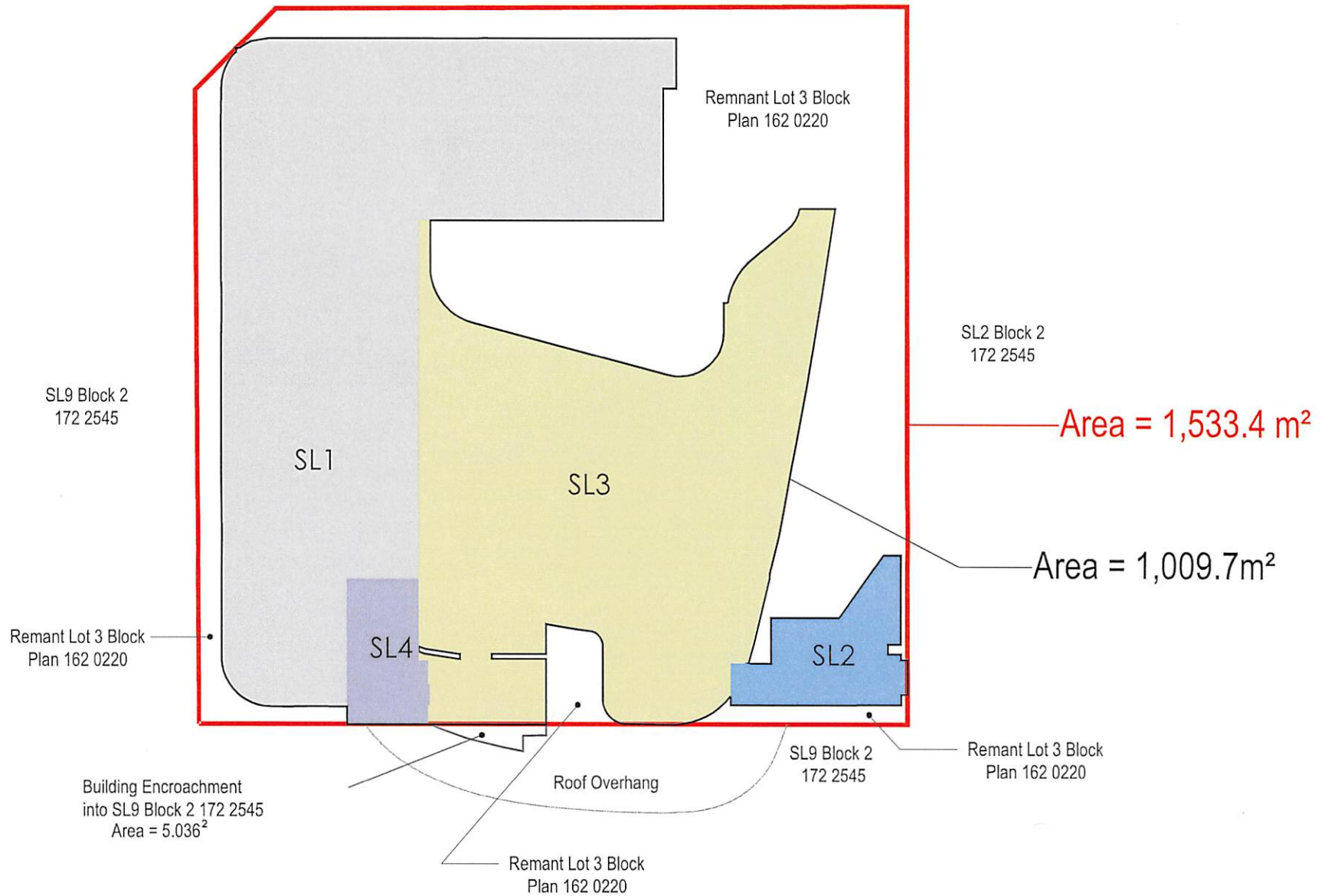
Blair McDowell  
Subdivision Authority

BM/tv/Posse #407735934-001

Enclosure



# Enclosure I



MODIFIED DATE: 2022.05.11  
N:\13M\00167-01 Edmonton Arena District\PLANNING\Lot 3, Bk 2, Plan 162 0220\_Winter Gardens\total boundary of plan area.dwg



## City of Edmonton Arena Winter Garden

Proposed Strata Space Subdivision of  
Part of Lot 3, Block 2, Plan 162 0220



Subdivision Authority

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

July 14, 2022

File No. LDA22-0281

Moe Mouallem, ALS, CLS, P. Eng.  
1135 Goodwin Circle NW  
Edmonton, AB T5T 6W6

ATTENTION: Moe Mouallem

RE: Tentative plan of subdivision to create separate titles for a proposed semi-detached dwelling on Lot 35, Block 12, Plan 5587 MC and to reduce the widths from adjacent Lots 34A and 34B, Block 12, Plan 5587 MC and add that width to the proposed semi detached lots, located north of 132 Avenue NW and west of 68 Street NW; **DELWOOD**

---

The Subdivision by Plan is **APPROVED** on July 14, 2022, subject to the following conditions:

1. that the owner apply for a development permit to construct a semi-detached dwelling on Lot 35, prior to endorsement of the final plan. Development permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits);
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed east half of Lot 35;
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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 #435998926-001

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 are existing concrete stairs that encroach onto the 132 Avenue NW road right-of-way that must be removed with future redevelopment of proposed Lot C (Plan 2220297, Block 12, Lot 34B). Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.
- There are existing power poles in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power poles to the closest edge of the proposed driveway.
- Building Great Neighbourhoods will be conducting neighbourhood renewal of 132 Avenue at this location in 2023 to 2025. This renewal work includes road reconstruction and repaving, replacement of streetlights and the reconstruction of sidewalks, curbs and gutters. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way

Building / Site

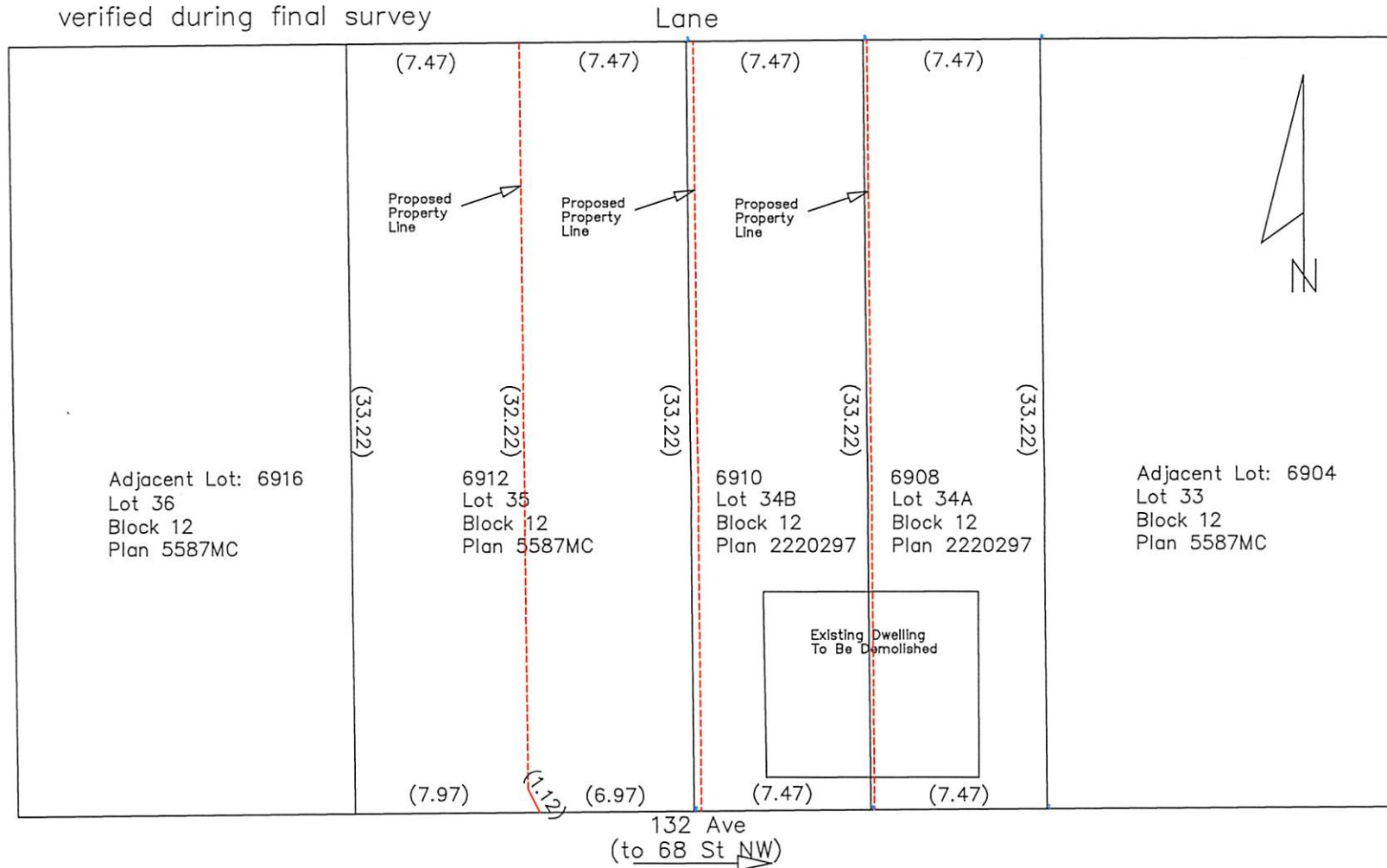
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.27 m east of the west property line of Lot 34B off of the lane. The existing storm service enters the proposed subdivision approximately 7.32 m east of the west property line of Lot 35, and 2.44m east of the west property line of Lot 34A. 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).

\*Dimensions are to be  
verified during final survey



Rev. 1 Added Deflection



Tentative Plan of Subdivision of  
Lot 35, Block 12, Plan 5587MC  
and  
Lot 34A, 34B, Block 12, Plan 222 0297  
6908, 6910, 6912 - 132 Ave NW



Subdivision Authority

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

July 14, 2022

File No. LDA22-0285

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 16, Block 26, Plan 5229AD, located north of 96 Avenue NW and east of 154 Street NW; **WEST JASPER PLACE**

---

The Subdivision by Plan is **APPROVED** on July 14, 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. 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,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue circular stamp.

Blair McDowell  
Subdivision Authority

BM/db/Posse #436167027-001

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 154 StreetNW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 154 Street NW. Upon redevelopment of proposed Lot 16B, the existing residential access to 154 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

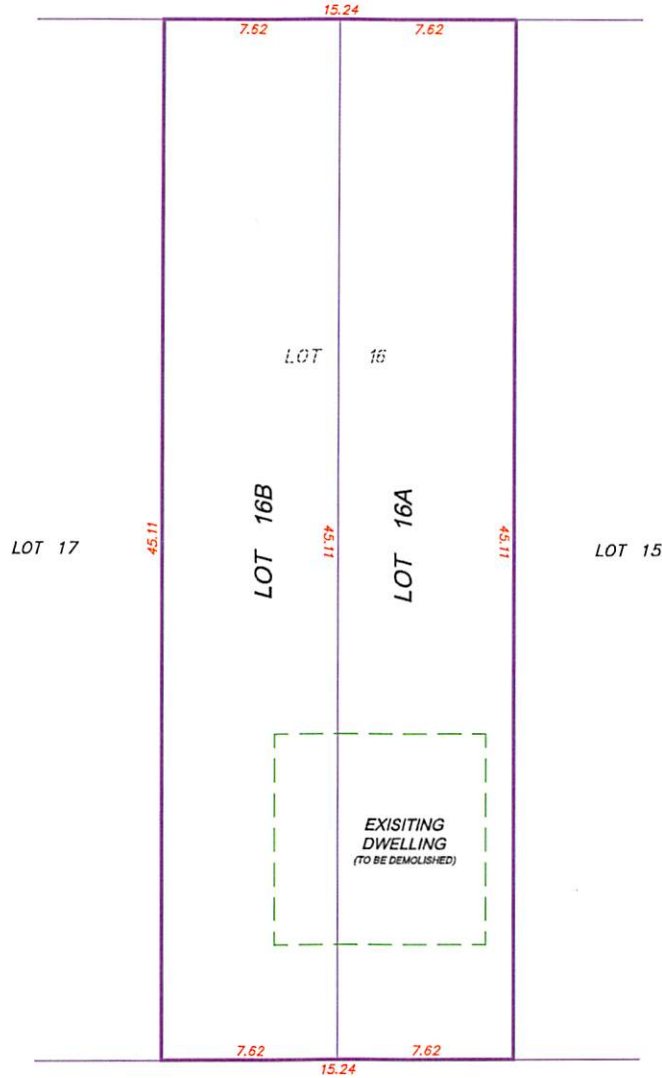
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 4.72 m north of the south property line of Lot 16 off 154 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).



LANE



154th STREET

FRONT

### TENTATIVE PLAN

LOT: 16      BLOCK: 26      PLAN: 5229 AD

BUILDER/OWNER: APNA CONSTRUCTION CO. LTD.      SUB.: WEST JASPER PLACE

ADDRESS: 9621 - 154 STREET N.W.      ZONING: RF1

CONTACT: info@albertageo.com      EDMONTON

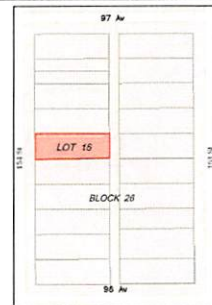
CERTIFICATE OF TITLE AREA      0.069 ha.

AREA IN PARCEL(S) BEING CREATED      0.069 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 ..... ●



**Alberta Geomatics Inc.**

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

FILE: E23129

SCALE 1:250

DRAWN BY: J.K.

CHECKED BY: P.S.

DATE: 2022-06-06





Subdivision Authority

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

July 14, 2022

File No. LDA22-0286

Stantec Geomatics Ltd.  
400 - 10220 103 Ave NW  
Edmonton, AB T5J 0K4

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 22, Block 32, Plan 782 3020, located north of 13 Avenue NW and west of 35 Street NW; **CRAWFORD PLAINS**

---

The Subdivision by Plan is **APPROVED** on July 14, 2022, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed southern lot;
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/ak/Posse #436354343-001

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

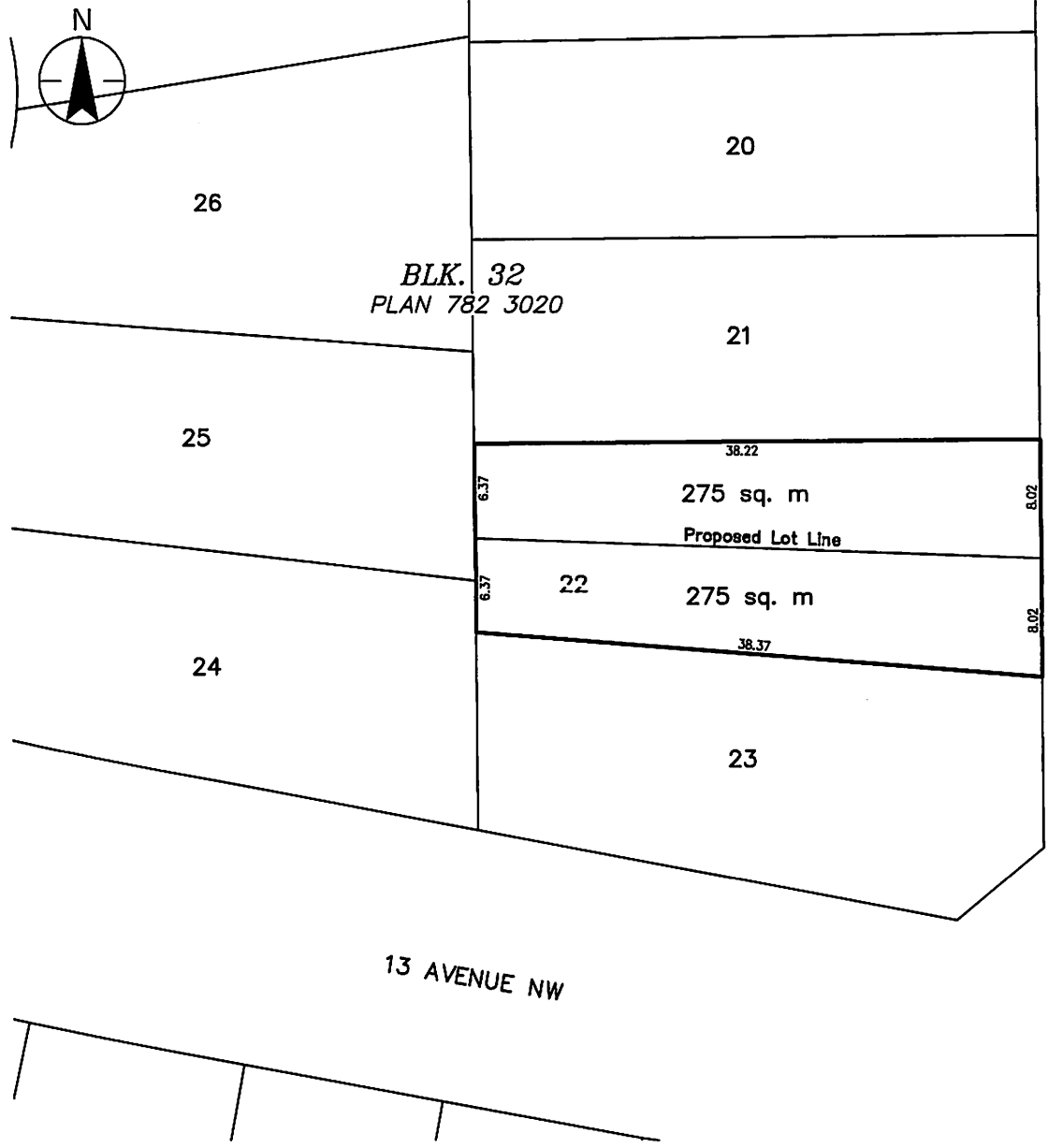
- Upon submission of a development permit application, the owner/applicant will be required to ensure that the existing access to 35 Street NW meets current City of Edmonton standards and access upgrading may be required.

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, sanitary and storm) enter the proposed subdivision approximately 0.91 m south of the north property line of Lot 22 off 35 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



Stantec Geomatics Ltd.  
 10220-103 Avenue NW  
 Edmonton, Alberta, Canada  
 T5J 0K4  
 Tel. 780-917-7000  
 www.stantec.com

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**Client**

ENSTYLE HOMES LTD.

**TENTATIVE PLAN SHOWING**

**PROPOSED SUBDIVISION**

OF

LOT 22, BLOCK 32, PLAN 782 3020

WITHIN THE

S.E. 1/4 SEC. 36, TWP. 51, RGE. 24, W.4 MER.

**CRAWFORD PLAINS**

SCALE 1 : 300

JUNE 2022

**NOTES**

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus Containing 0.055 Hectares



Subdivision Authority

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

July 14, 2022

File No. LDA22-0289

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 13, Plan 1916 HW, located north of 113 Avenue NW and east of 122 Street NW;  
**INGLEWOOD**

---

The Subdivision by Plan is **APPROVED** on July 14, 2022, subject to the following conditions:

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

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

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

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

The Subdivision Authority 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell", written in a cursive style.

Blair McDowell  
Subdivision Authority

BM/lz/Posse #436394570-001

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 - 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 122 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 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 5.73 m south of the north property line of Lot 5 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

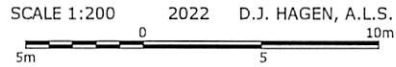
SHOWING SUBDIVISION OF

## LOT 5, BLK. 13, PLAN 1916 H.W.

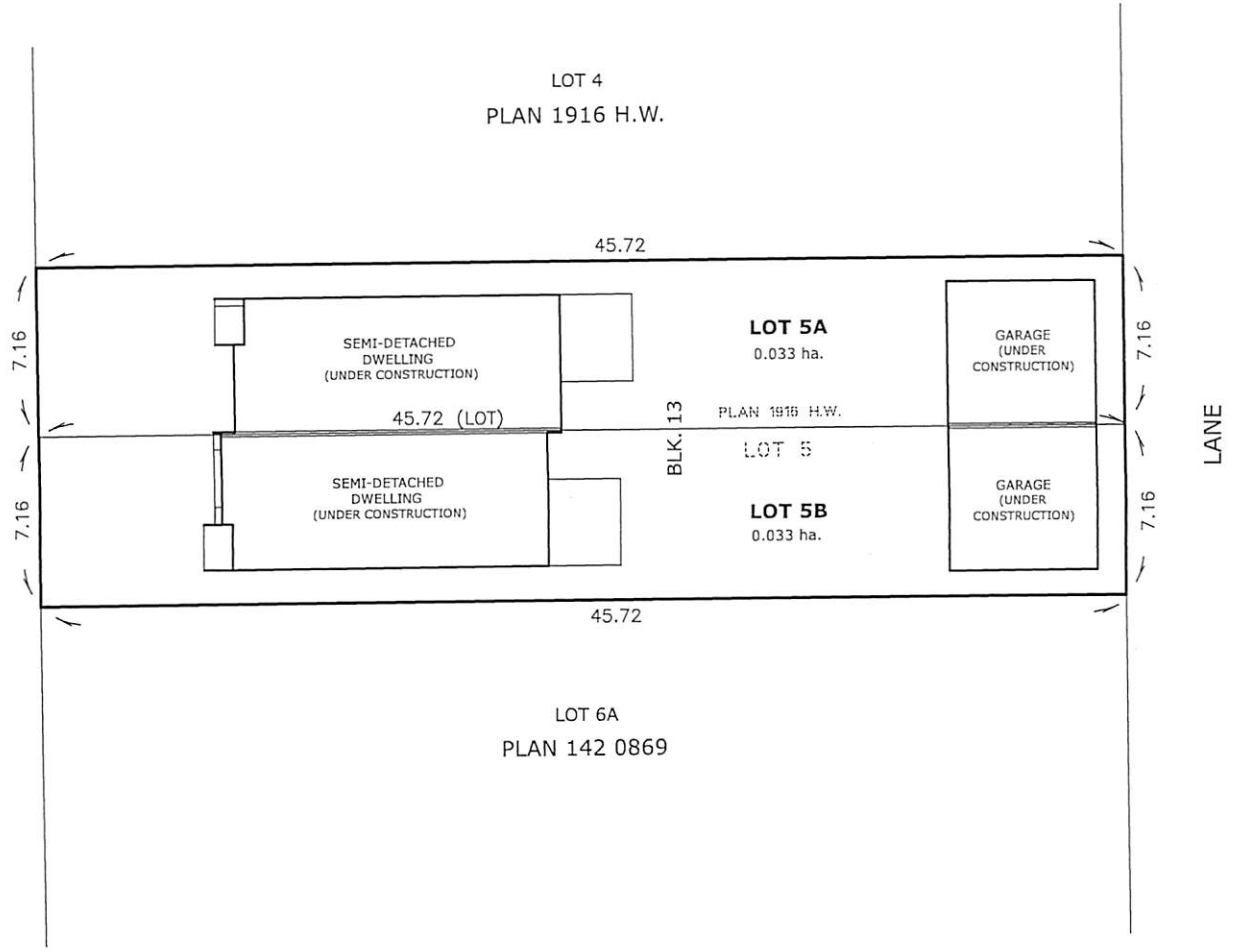
IN THE

## S.W.1/4 SEC.7 TWP.53 RGE.24 W.4 M.

### EDMONTON, ALBERTA



to 114 AVENUE  
122nd STREET



**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  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	M.W.	DRAWN BY:	M.W.
DATE:	MAY 25, 2022	REVISED:	--
DRAWING	2250371	FILE NO.	2250371



Subdivision Authority

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

July 14, 2022

File No. LDA22-0293

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

ATTENTION: Joel Corcoran

RE: Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 206, Block 19, Plan 222 0072 located north of 30 Avenue SW and west of Cavanagh Boulevard SW; **CAVANAGH**

---

**The Subdivision by Phased Condominium is APPROVED on July 14, 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.

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

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the 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,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue ink stamp of the same name.

Blair McDowell  
Subdivision Authority

BM/jv/Posse #434713127-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

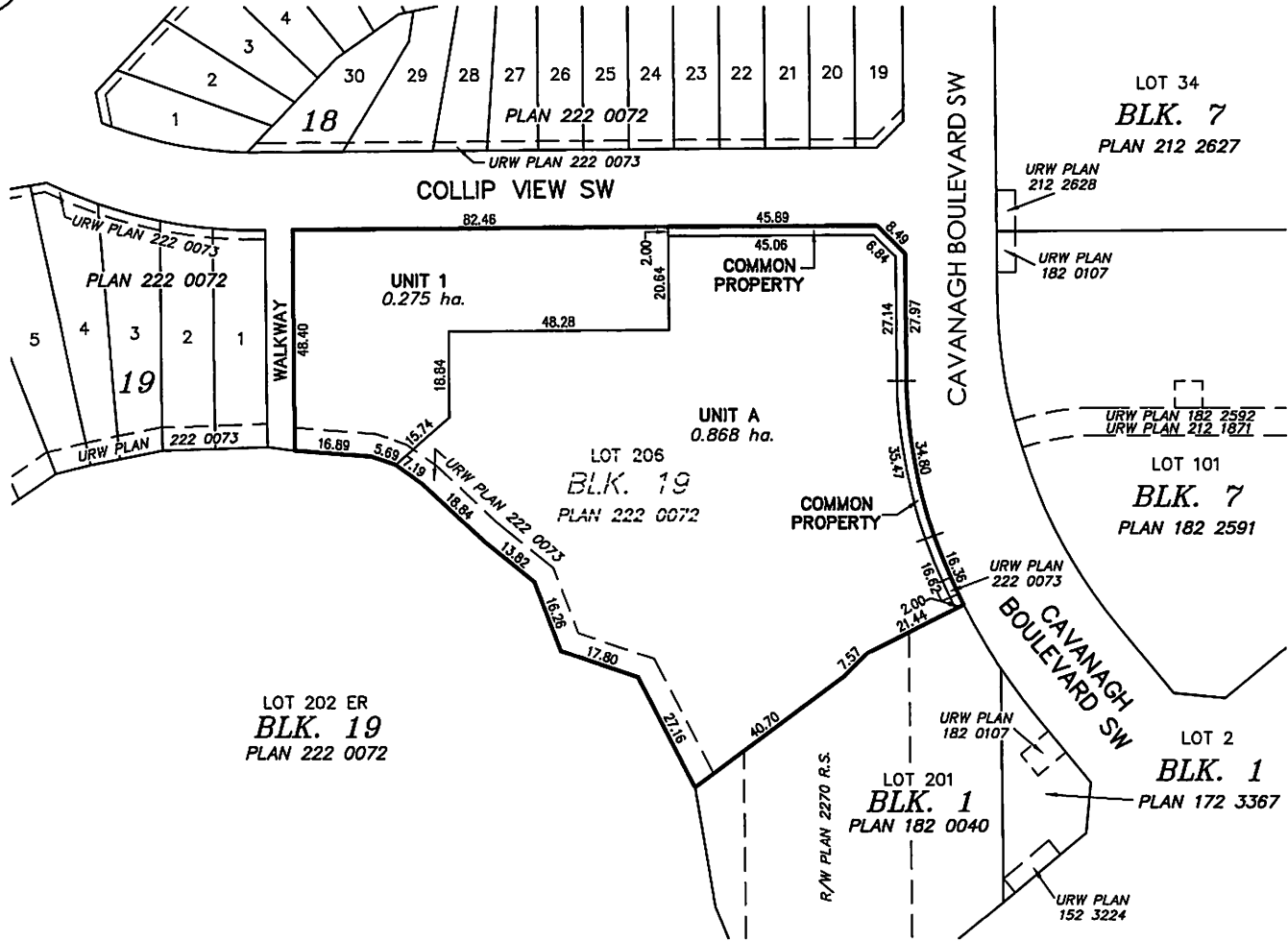
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$3,095.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.
- Any changes to the proposed phased condominium unit or remnant unit require a revision to be submitted to the Subdivision Authority for approval.
- The Top of Bank restrictive covenant (Doc No 222012220) in favor of the City of Edmonton against the lots backing onto the Top of Bank is existing with the proposed subdivision. However, with the recent slope stability failure on the banks of Blackmud creek close to the proposed development, Drainage Planning recommends conducting an additional geotechnical investigation to further assess the current slope stability condition within the area and reconfirm the top of bank development setback distances.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.



Stantec Geomatics Ltd.  
 10220-103 Avenue NW  
 Edmonton, Alberta, Canada  
 T5J 0K4  
 Tel. 780-917-7000  
 www.stantec.com

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Client

**THE BANKS OF CAVANAGH**

TENTATIVE PLAN SHOWING  
**PROPOSED PHASED  
 CONDOMINIUM DEVELOPMENT**  
 OF  
 LOT 206, BLOCK 19, PLAN 222 0072  
 WITHIN THE  
 N.E. 1/4 SEC. 18, TWP. 51, RGE. 24, W.4 MER.

**CAVANAGH**

SCALE 1 : 1000  
**FEBRUARY 2022**

**NOTES**

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus Containing 1.17 Hectares





Subdivision Authority

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

July 14, 2022

File No. LDA22-0295

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 7, Block 19, Plan 2298HW, located south of 98 Avenue NW and east of 157 Street NW;  
**GLENWOOD**

---

The Subdivision by Plan is **APPROVED** on July 14, 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 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,

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/lz/Posse #436654371-001

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

Transportation

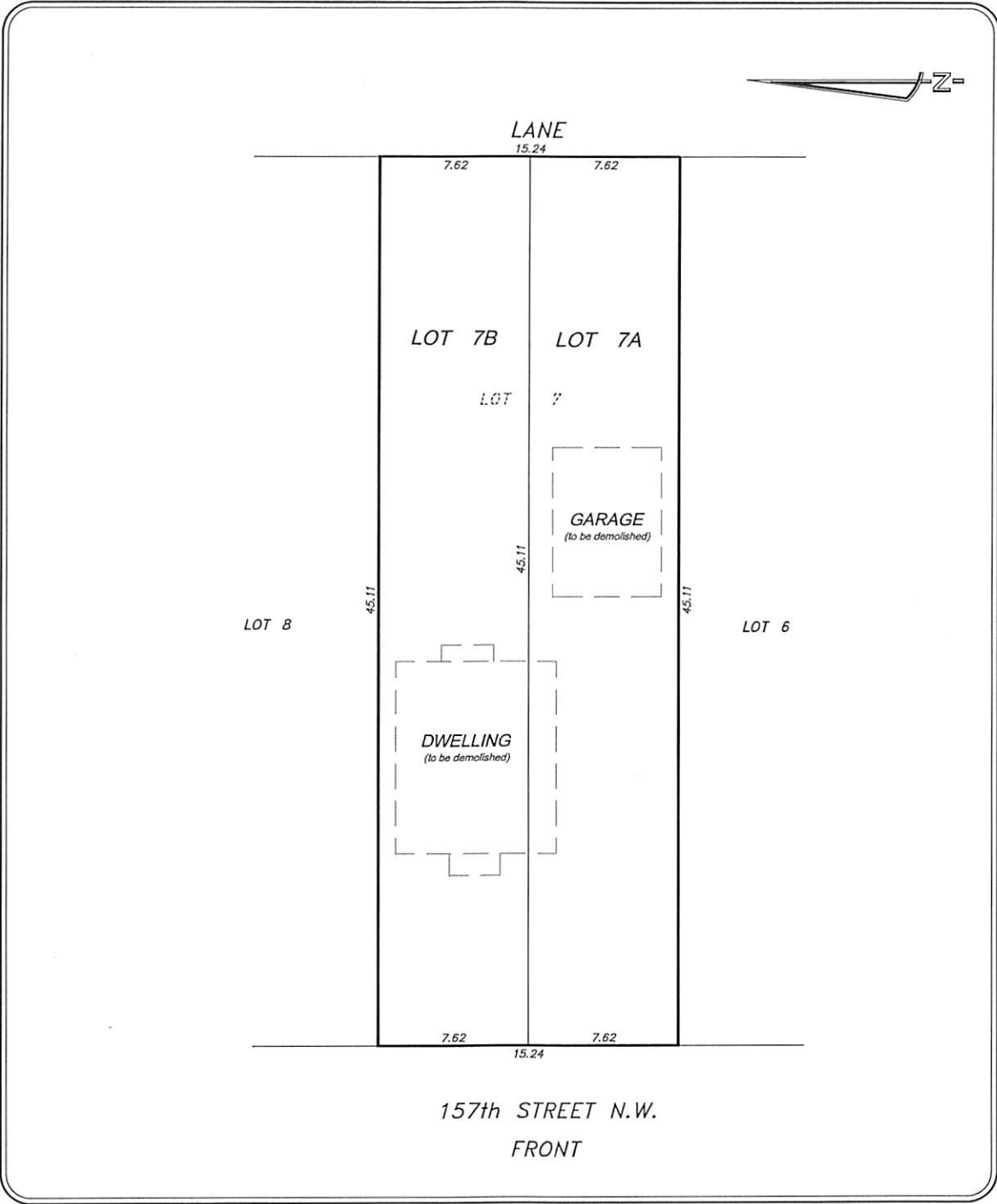
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). 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 157 Street NW. Upon redevelopment of proposed Lot 7A, the existing residential access to 157 Street NW must be removed, as shown on the Enclosure. 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. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).
- That the existing concrete stair that encroaches onto the 157 Street road right-of-way must be removed with future redevelopment of the site or that the owner enters into an Encroachment Agreement with the City of Edmonton. The existing fence may also encroach onto the 157 Street road right-of-way. Permanent objects are not permitted to encroach within the road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for more 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.

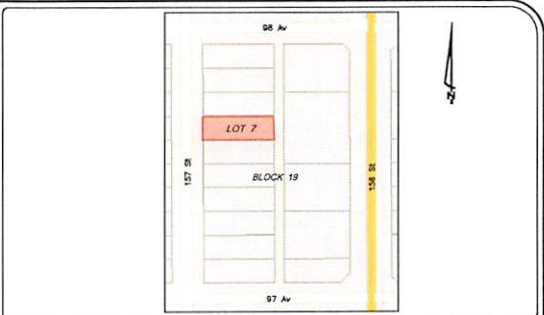
Servicing

- 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 3.48 m south of the north property line of Lot 7 off 157 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: 7		BLOCK: 19		PLAN: 2298 HW	
BUILDER/OWNER: GOLDEN KEY HOMES LTD.			SUB.: GLENWOOD		
ADDRESS: 9731 - 157 STREET N.W.				ZONING: RF1	
CONTACT: info@albertageo.com				EDMONTON	
CERTIFICATE OF TITLE AREA		0.069 ha.			
AREA IN PARCEL(S) BEING CREATED		0.069 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.**

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



Subdivision Authority

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

July 14, 2022

File No. LDA22-0300

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

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 21, Block 19, Plan 3824HW, located south of University Avenue NW and west of 115a Street NW;  
**BELGRAVIA**

---

**The Subdivision by Plan is APPROVED on July 14, 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.

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,

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

Blair McDowell  
Subdivision Authority

BM/lz/Posse #436845639-001

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 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.

Building / Site

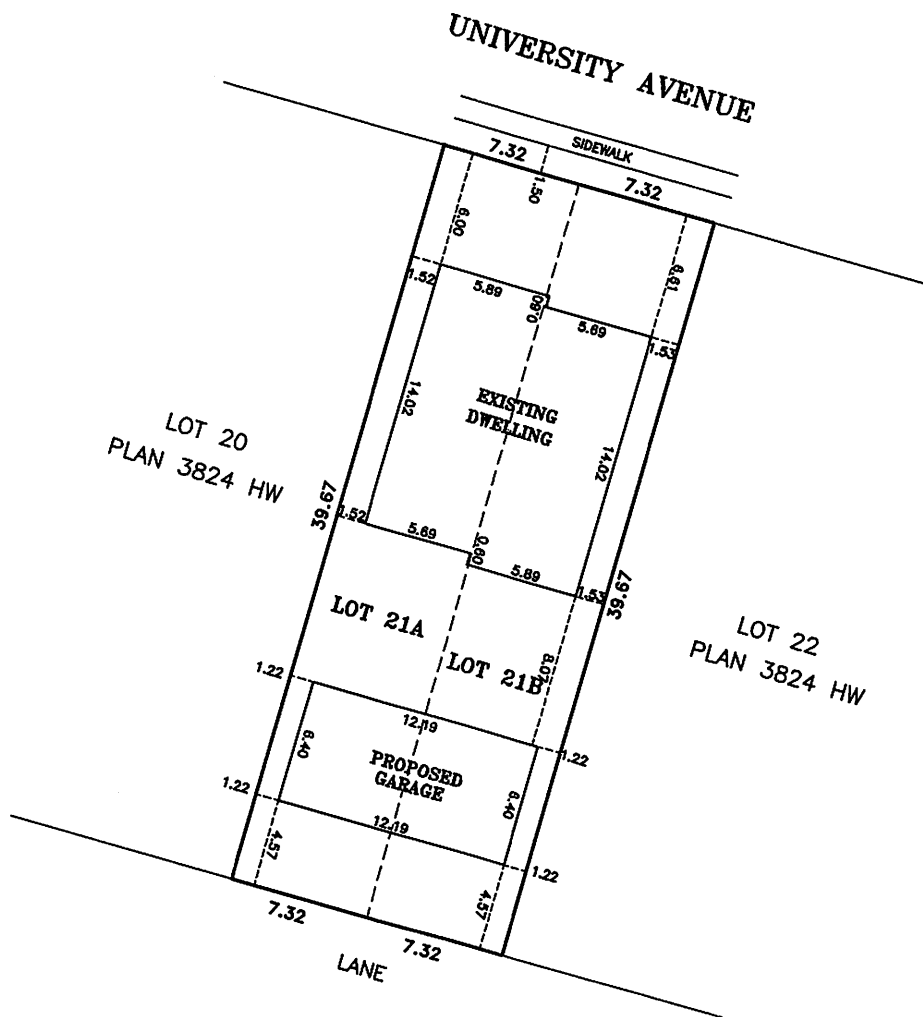
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.
- Both lots are deficient in Site Width for any future Single Detached House (if the Semi-detached House is demolished). For newly subdivided rectangular shaped lots, there shall be no variance from minimum Site Width for new Single Detached Housing in accordance with Section 11.4 of the Edmonton Zoning Bylaw.

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 3.87 m east of the west property line of Lot 21 off of the lane, and approximately 4.11m west of the east property line of Lot 21 off of the lane. The existing storm service enters the proposed subdivision approximately 6.88 m east of the west property line of Lot 21 off of University Avenue, and approximately 7.01 m west of the east property line of Lot 21 off of University 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  
PROPOSED SUBDIVISION  
OF  
LOT 21, BLOCK 19, PLAN 3824 HW  
SW1/4, SEC. 30, TWP. 52, RGE. 24, W.4M.  
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS .....
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS .....  
AND CONTAINS 0.058 ha.



UPDATE: JUNE 21, 2022.

**GEODETIC SURVEYS & ENGINEERING LTD.**

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : JUNE 13, 2022.

SCALE 1 : 300

JOB No. 1211781



Subdivision Authority

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

July 14, 2022

File No. LDA22-0311

Moe Mouallem, ALS, CLS, P. Eng.  
1135 Goodwin Circle NW  
Edmonton, AB T5T 6W6

ATTENTION: Moe Mouallem

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 14, Plan 1125 KS, located south of 88 Avenue NW and west of 147 Street NW;  
**PARKVIEW**

---

**The Subdivision by Plan is APPROVED on July 14, 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/ak/Posse #437434238-001

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.

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 3.05 m west of the east property line of Lot 30 off of the lane. The existing storm service enters the proposed subdivision approximately 9.14 m west of the east property line of Lot 30 off 88 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).

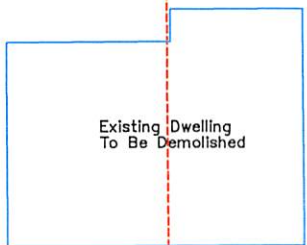


\*Dimensions are to be verified during final survey

88 Ave  
(to 147 St NW)



(9.60) (7.50)



Existing Dwelling  
To Be Demolished

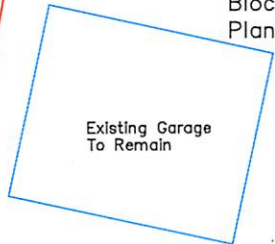
Proposed  
Property  
Line

(37.23)

Adjacent Lot: 14719  
Lot 29  
Block 14  
Plan 1125 KS

(37.92)

Adjacent Lot: 14715  
Lot 30  
Block 14  
Plan 1125 KS



Existing Garage  
To Remain

(37.24)  
Adjacent Lot: 14713  
Lot 31A  
Block 14  
Plan 2021157

Lot: 14711  
Lot 31B  
Block 14  
Plan 2021157

(16.87)

(7.50)

Lane



Tentative Plan of Subdivision of  
Lot 30, Block 14, Plan 1125KS  
14715 - 88 Ave NW