

Thursday, December 7, 2023  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 49

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the December 7, 2023 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the November 30, 2023 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA21-0495 405723733-001	Tentative plan of subdivision to create 137 single detached residential lots and 75 row housing lots from Lot 2, Block A, Plan 4636 MC and NE-13-53-26-W4M located located north of Yellowhead Trail NW and west of Winterburn Road NW; <b>KINGLET GARDENS</b>
2.	LDA23-0316 489124549-001	Tentative plan of subdivision to create 76 bare land condominium units and 16 bare land condominium parking units from the NW 36-52-26-W4M, located south of Secord Boulevard NW and west of 224 Street NW; <b>SECORD</b>
3.	LDA23-0294 487183791-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 17, Plan 5675 AE, located south of 114 Avenue NW and east of 126 Street NW; <b>INGLEWOOD</b>
4.	LDA23-0309 488446893-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 44, Block 4, Plan 2528 HW, located south of Strathearn Drive NW and west of 86 Street NW; <b>STRATHEARN</b>
5.	LDA23-0321 489470530-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 31, Plan 2028 AO, located north of 109 Avenue NW and east of 153 Street NW; <b>HIGH PARK</b>
6.	LDA23-0322 489598042-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 1B, Plan 6798 ET, located south of 100 Avenue NW and west of 157 Street NW; <b>GLENWOOD</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

December 7, 2023

File No. LDA21-0495

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

ATTENTION: Ghazal Lotfi

RE: Tentative plan of subdivision to create 137 single detached residential lots and 75 row housing lots from Lot 2, Block A, Plan 4636 MC and the NE-13-53-26-W4M located located north of Yellowhead Trail NW and west of Winterburn Road NW; **KINGLET GARDENS**

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The application was originally approved on February 10, 2022. This change request swaps Phases 2 and 3 and re-lots the row housing along the east side of Kinglet Boulevard, resulting in one less lot.

**I The Subdivision by Plan is APPROVED on December 7, 2023, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register temporary public access easements for a temporary roadway connection north of Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to include the collector roadway adjacent to proposed Phase 2 and Phase 5, to provide the logical roadway extension to support development, as shown on Enclosure I;
5. that the subdivision boundary be amended to exclude the complete intersections of Kinglet Drive and Kinglet Boulevard and Kinglet Drive and Wren Crescent, as shown on Enclosure I;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (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 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 submits redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
9. that the owner constructs temporary 6 m gravel surface roadway connections with Phase 4 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner constructs a temporary 4 m gravel surface roadway connection with Phase 2 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
11. that the owner constructs the collector roadway to an approved Complete Streets design and cross-section, including a 3 m shared use path along the south side of the roadway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. There is a significant grade difference between Lark Landing NW, the proposed collector roadway, and the existing 124 Avenue NW rural roadway that will trigger additional requirements at the engineering drawing stage. Details of this requirement and the Complete Streets design and cross-section of the collector roadway will be further reviewed and finalized through the engineering drawing review and approval process;
12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Public Utility lot and road right of way to the satisfaction of City Departments and affected utility agencies.

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

With the registration of Phase 1, Municipal Reserve was addressed by registering a Deferred Reserve Caveat (DRC) on the NE 13-53-26-W4.

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/jv/Posse #405723733-001

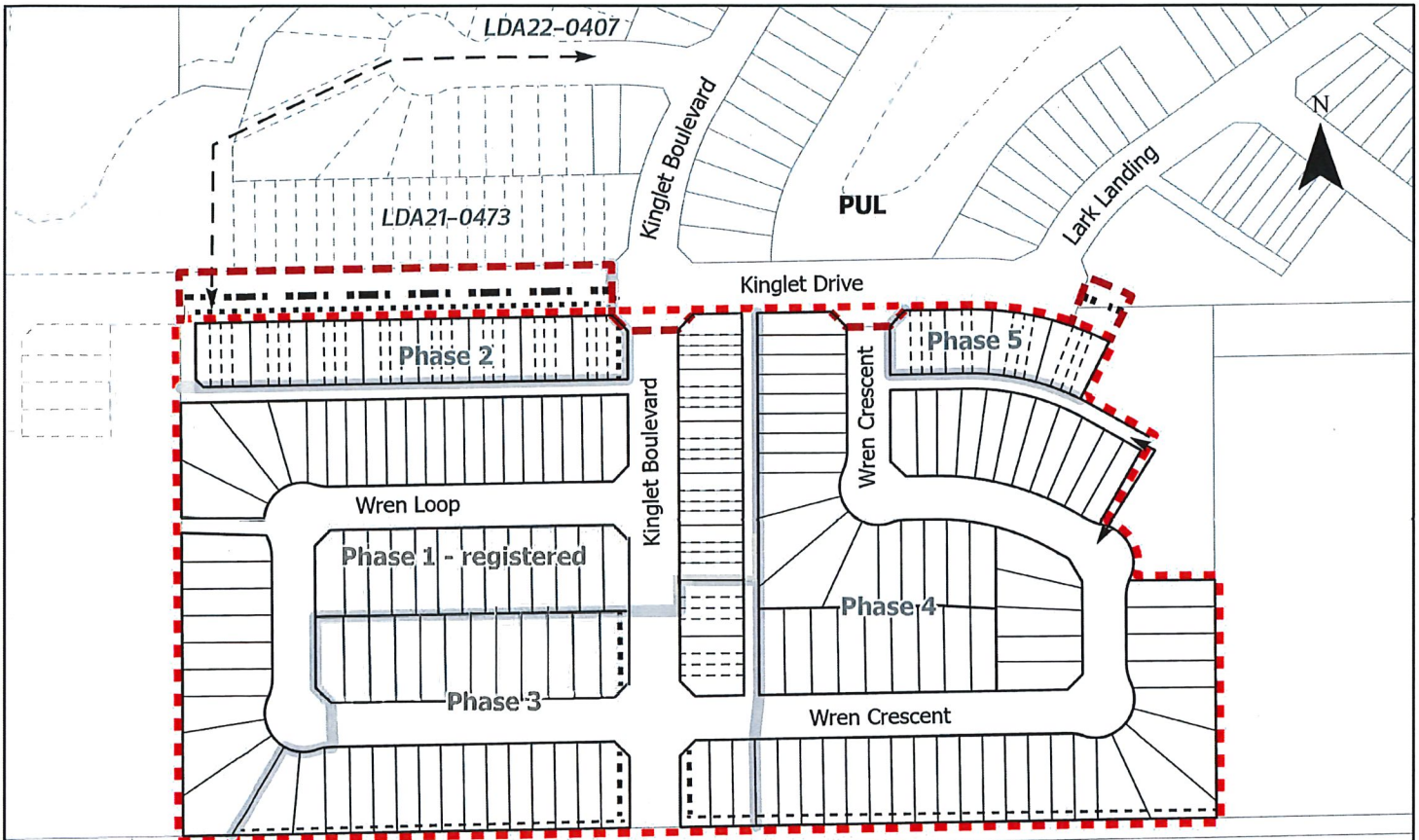
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

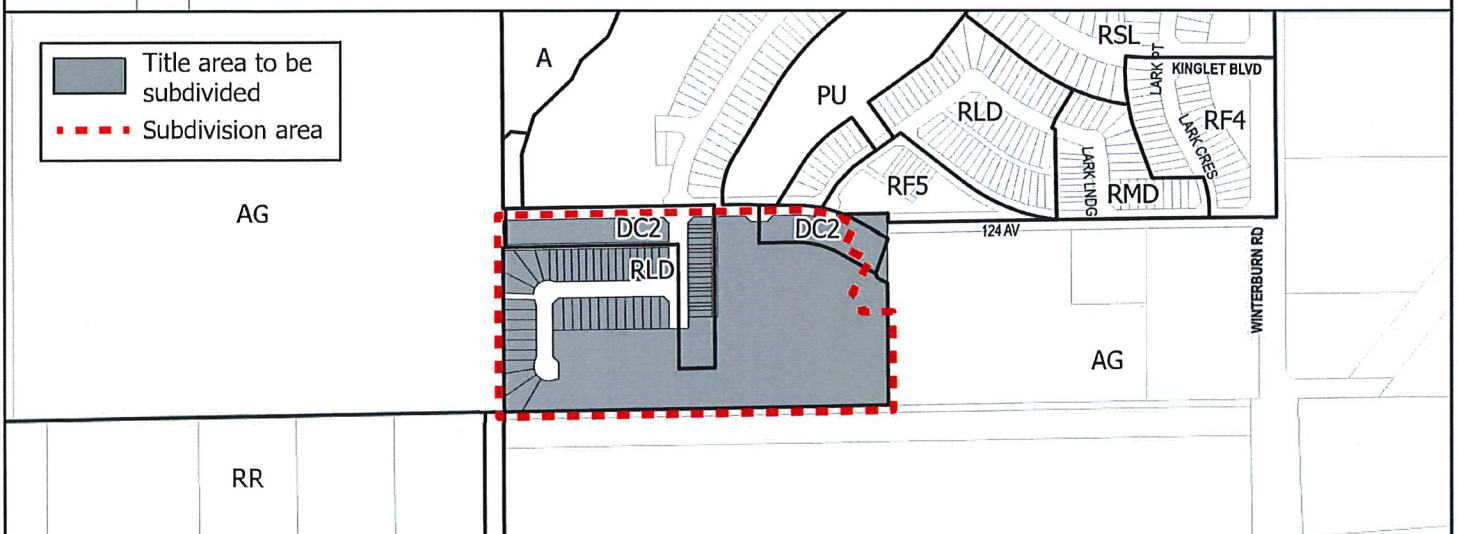
December 7, 2023

LDA21-0495

- Limit of proposed subdivision
- Amend Subdivision Boundary
- 1.8m Uniform Fence - Zoning bylaw
- 1.8m Uniform Fence
- Construct collector roadway
- ←→ Temporary 6m roadway
- 3m Hard surface shared use path
- ←→ Temporary 4m roadway



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







Subdivision Authority

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

December 7, 2023

File No. LDA23-0316

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create 76 bare land condominium units and 16 bare land condominium parking units from the NW 36-52-26-W4M, located south of Secord Boulevard NW and west of 224 Street NW; **SECORD**

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**The Subdivision by Bare Land Condominium is APPROVED on December 7, 2023, subject to the following condition:**

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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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/kr/Posse #489124549-001

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 fees and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land 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 applications. For further information regarding development and building permits please contact 311.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision be submitted to the Subdivision Authority for approval.

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).
- Due to the size and configuration of the proposed lot, on-street fire protection will be limited to portions of this site directly fronting 156 Avenue NW. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit stage to the satisfaction of City of Edmonton Fire Rescue Services.
- All municipal services must enter the site through Common Property.

# QUALICO STEETSIDE

SHEET 1 OF 1 SHEET

**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.  
 -PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: .....  
 AND CONTAINS: 7,49 TB.  
 -ALL PARKING STALLS 2.60X5.50.



**File Planner's note: this revised iteration was received October 27, 2023**

REV. NO.	DATE	BY	ITEM
0	OCT.18.2023	JF	ORIGINAL PLAN COMPLETED

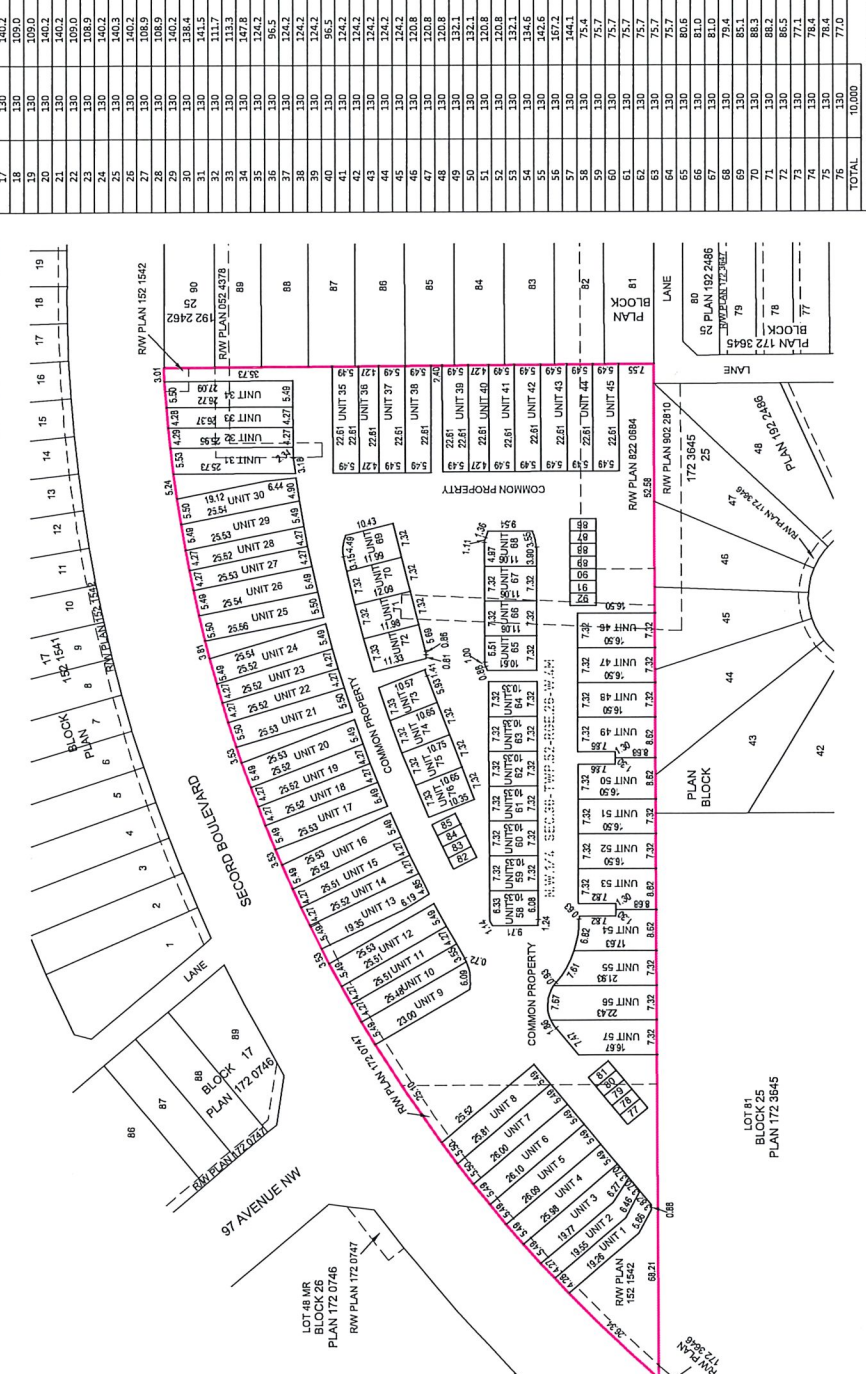
## SECORD HEIGHTS TENTATIVE PLAN SHOWING PROPOSED CONDOMINIUM DEVELOPMENT OF N.W. 1/4 SEC.36-TWP.52-RGE.26-W.4th MER. EDMONTON - ALBERTA



**Pals Geomatics**  
 Phone: (780) 455-3177 Fax: (780) 451-2047  
 Email: edmonton@palsgeomatics.com  
 10704-176 Street NW, Edmonton, Alberta T5S 1C7

DRAFTED BY: JF CHECKED BY: MK  
 FILE NO.: 123003000C

UNIT NUMBER	UNIT FACTOR	UNIT AREA Approx. M <sup>2</sup>	UNIT FACTOR	UNIT AREA Approx. M <sup>2</sup>
1	130	108.3	1	130
2	130	107.8	2	130
3	130	107.8	3	130
4	130	107.8	4	130
5	130	107.8	5	130
6	130	107.8	6	130
7	130	107.8	7	130
8	130	107.8	8	130
9	130	107.8	9	130
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95	130	107.8	95	130
96	130	107.8	96	130
97	130	107.8	97	130
98	130	107.8	98	130
99	130	107.8	99	130
100	130	107.8	100	130



16 SINGLE SURFACE PARKING UNITS HAVE BEEN ASSIGNED 120 UNIT FACTORS. THE REMAINING 9,880 UNIT FACTORS HAVE BEEN DIVIDED MORE OR LESS EQUALLY AMONGST THE 78 RESIDENTIAL UNITS.





Subdivision Authority

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

December 7, 2023

File No. LDA23-0294

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 15, Block 17, Plan 5675 AE, located south of 114 Avenue NW and east of 126 Street NW;  
**INGLEWOOD**

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**The Subdivision by Plan is APPROVED on December 7, 2023, 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 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 9 of the Matters Related to 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/ms/Posse #487183791-001

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 - 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 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 126 Street NW. Upon redevelopment of proposed Lot 15A, the existing residential access to 126 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 7.3 m south of the north property line of Lot 15 off 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.
- 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 15, BLK. 17, PLAN 5675 A.E.**

IN THE

**W.1/2 SEC.7, TWP.53, RGE.24, W. 4M.**

**EDMONTON, ALBERTA**

SCALE 1:200 0 2023 R.W. SIMPSON, A.L.S.

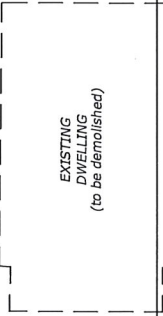


126th STREET

to 113th AVENUE

LOT 14  
PLAN 5675 AE

45.72



EXISTING DWELLING  
(to be demolished)

PLAN 5675 AE  
LOT 15

7.62

17

LOT 15A  
0.035 ha

7.62

45.72

PLAN 5675 AE  
LOT 16

7.62

BLK.

LOT 15B  
0.035 ha

7.62

LANE

LOT 16  
PLAN 5675 AE

45.72



EXISTING GARAGE  
(to be demolished)

## 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:	PING	DRAWN BY:	PING
DATE:	SEP. 25, 2023	REVISED:	--
DRAWING	2350562T	FILE NO.	2350562





Subdivision Authority

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

December 7, 2023

File No. LDA23-0309

Marker Geomatics  
11721 170 Street NW  
Edmonton, AB T5M 3W7

ATTENTION: Cody Moser

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 44, Block 4, Plan 2528 HW, located south of Strathearn Drive NW and west of 86 Street NW;  
**STRATHEARN**

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**The Subdivision by Plan is APPROVED on December 7, 2023, subject to the following conditions:**

1. that the owner applies 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 9 of the Matters Related to 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/ms/Posse #488446893-001

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 - 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 that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- The Strathearn neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal sometime between 2024-25. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. 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 water service enters the proposed subdivision approximately 5.34 m south of the north property line of Lot 44 off the lane. The existing sanitary service enters the proposed subdivision 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).



# ALBERTA LAND SURVEYORS TENTATIVE PLAN OF SUBDIVISION

LOT: 44 BLOCK: 4 PLAN: 2528HW NEIGHBOURHOOD: STRATHearn  
 MUNICIPAL ADDRESS: 9822-86 STREET NW, EDMONTON SCALE AS SHOWN: 1 TO 200  
 PREPARED FOR: AVID DEVELOPERS TITLE: 182 050 598 DATED APRIL 12, 2023  
 ZONING: RFT WITH MATURE NEIGHBOURHOOD OVERLAY  
 PROJECT: 23063 DWG NO.: 23063-TENT-041923 SHEET: 1 OF 1

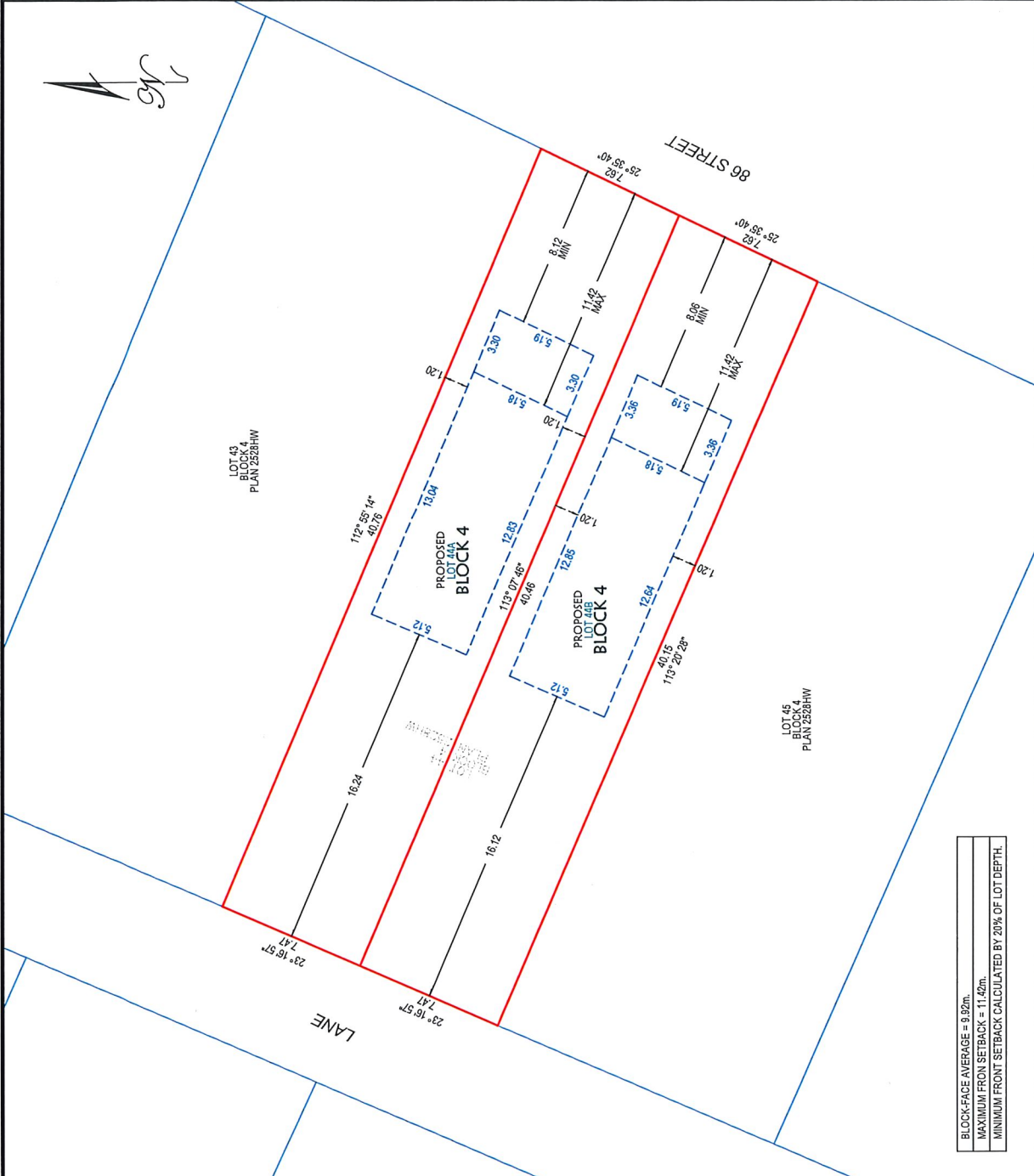
**LEGEND:**

DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.  
 AREA AFFECTED BY THIS PLAN IS SHOWN THUS  
 AND CONTAINS SUBST. INC.  
 PRINCIPAL HOUSE SETBACK LINES SHOWN THUS

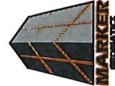
**ABBREVIATIONS:**

- ALSM --- ALBERTA SURVEY CONTROL MARKER
- BLK --- BLOCK
- BDY --- BOUNDARY
- B.C. --- BEGINNING OF CURVE
- CH --- CHAIN
- CKM --- CHECK MEASURED
- C.S. --- COUNTER SUNK
- C.O.F. 1 --- CERTIFICATE OF TITLE
- E.C. --- END OF CURVE
- FD --- FOUND
- HA --- HECTARE
- I --- IRON POST
- L.S. --- LEGAL SUBDIVISION
- M --- MOUND OR MERIDIAN
- PL --- PLACED
- R --- RADIUS
- RP --- REFERENCE POINT
- RGE --- RANGE
- RE-EST. --- RE-ESTABLISHED
- RES. --- RESTORED
- RW --- RIGHT OF WAY
- RLY --- RAILWAY
- SEC --- SECTION
- TWP --- TOWNSHIP
- WD --- WOODEN POST
- WTS --- WELLS
- N --- NORTH
- E --- EAST
- S --- SOUTH
- W --- WEST
- MP --- MARKER POST
- MK --- MARK

**KEY PLAN**



BLOCK-FACE AVERAGE = 9.92m.  
 MAXIMUM FRONT SETBACK = 11.42m.  
 MINIMUM FRONT SETBACK CALCULATED BY 20% OF LOT DEPTH.



**MARKER GEOMATICS INC.**  
 101-18134 105th Ave | Edmonton | Alberta | T5S 2T4  
 Office: 780-455-5121 | Fax: 780-455-5131  
 MarkerGeomaticsinc.com



Subdivision Authority

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

December 7, 2023

File No. LDA23-0321

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 4, Block 31, Plan 2028 AO, located north of 109 Avenue NW and east of 153 Street NW; **HIGH PARK**

---

**The Subdivision by Plan is APPROVED on December 7, 2023, subject to the following condition:**

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 9 of the Matters Related to 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/ms/Posse #489470530-001

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 153 Street NW. Upon redevelopment of proposed Lot 4A, the existing residential access to 153 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

#### Building / Site

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

#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.77 m north of the south property line of Lot 4 off 153 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

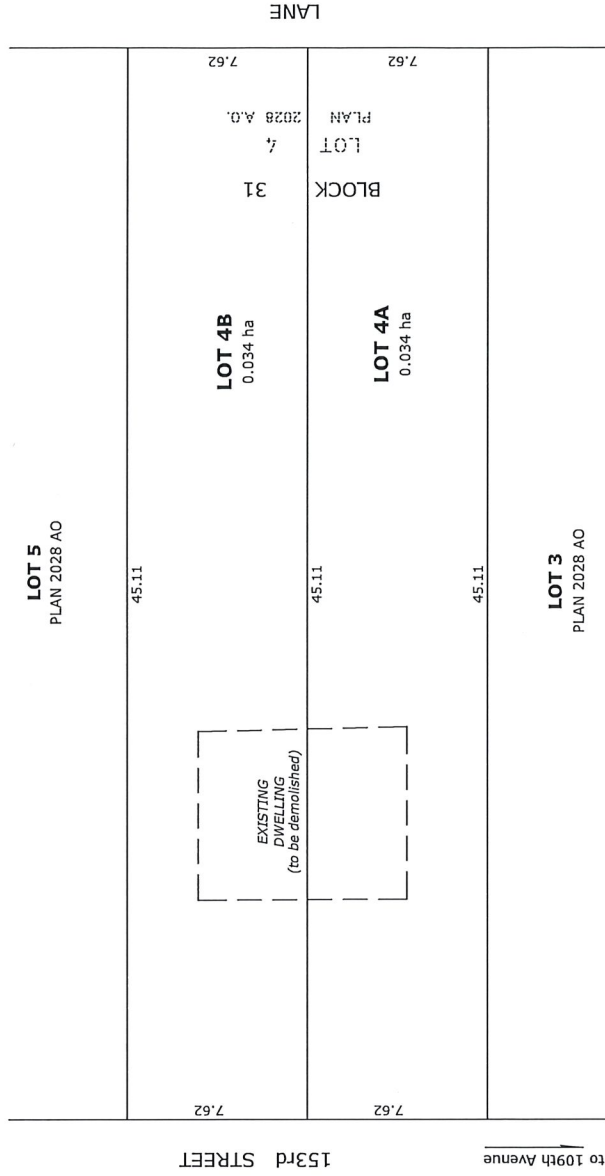
**LOT 4, BLK. 31, PLAN 2028 A.O.**

IN THE

**W.1/2 SEC.2, TWP.53, RGE.25, W. 4M.**

**EDMONTON, ALBERTA**

SCALE 1:200 0 2023 R.W. SIMPSON, A.L.S.



**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: PING	DRAWN BY: PING
DATE: OCT. 23, 2023	REVISED: --
DRAWING: 23S0605T	FILE NO.: 23S0605



Subdivision Authority

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

December 7, 2023

File No. LDA23-0322

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 19, Block 1B, Plan 6798 ET, located south of 100 Avenue NW and west of 157 Street NW;  
**GLENWOOD**

---

**The Subdivision by Plan is APPROVED on December 7, 2023, subject to the following condition:**

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 9 of the Matters Related to 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/ms/Posse #489598042-001

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

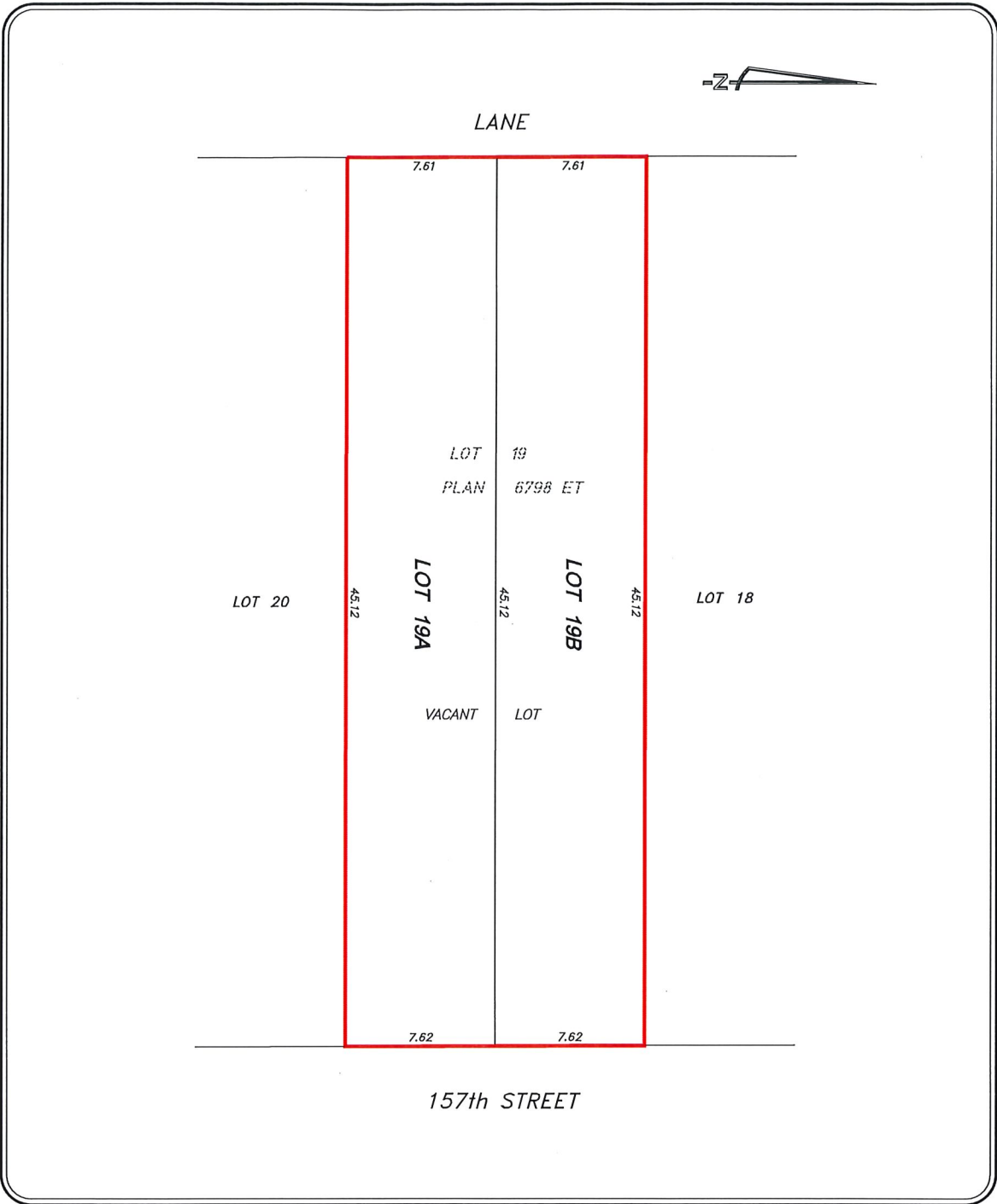
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- The Glenwood neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal in 2025. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. 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 11.33 m north of the south property line of existing Lot 19 off 157 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



## TENTATIVE PLAN

LOT: 19		BLOCK: 1B	PLAN: 6798 ET
BUILDER/OWNER: A.K. DREAM HOMES		SUB.: GLENWOOD	
ADDRESS: 9926-157 STREET NW		ZONING: RF1	
CONTACT: <a href="mailto:info@albertageo.com">info@albertageo.com</a>		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 THIS ..... ●			
FILE: E24894		SCALE 1:250	

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Thursday, November 30, 2023

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 48

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the November 30, 2023 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 November 23, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA23-0281 485929383-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 3, Plan 727 HW, located north of 75 Avenue NW and west of 113 Street NW; <b>MCKERNAN</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA23-0302 487885653-001\	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 8, Plan 6253 KS, located north of 74 Avenue NW and west of 151 Street NW; <b>RIO TERRACE</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
3.	LDA23-0305 488228004-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 62, Plan 8451 ET, located south of 118 Avenue NW and west of 90 Street NW; <b>ALBERTA AVENUE</b>



MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>5.</b>	<b>ADJOURNMENT</b>	
	The meeting adjourned at 10:05 a.m.	