

Thursday, September 18, 2025
10:00 am.



SUBDIVISION AUTHORITY MINUTES
MEETING NO. 37

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the September 18, 2025 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the September 11, 2025 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA25-0348
625859969-001 Tentative plan of subdivision to adjust the boundary of the property line between Lots 5 and 6, Block 3, Plan 812 0292, located east of Guthrie Point SW and south of 5 Avenue SW; **GRANDISLE**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

5. ADJOURNMENT

The meeting adjourned at 10:05 a.m.



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

September 18, 2025

File No. LDA25-0348

Hagen Surveys (1982) Ltd.
2107 87 Ave NW
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the boundary of the property line between Lots 5 and 6, Block 3, Plan 812 0292, located east of Guthrie Point SW and south of 5 Avenue SW; **GRANDISLE**

The Subdivision by Plan is APPROVED on September 18, 2025, subject to the following conditions:

1. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against proposed Lot 5A and the remainder of Lot 6, backing onto the Top of Bank, as per the applicable development restrictions shown by the Prairiegeo Engineering Ltd. geotechnical report (File No. PGC24-41); 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 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.

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.

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #625859969-001

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 (i.e. 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 (\$730.00 - 2025 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.
- Due to the proposed lot line adjustment, the structure identified as the "existing shed" will not meet the required setbacks of the RR Zone if it exceeds 10.0 m in area or 2.4 m in height. If the shed is larger than 10.0 m or taller than 2.4 m, it needs to be relocated to ensure compliance.
- All Top of Bank development restrictions and geotechnical recommendations must be followed. Uncontrolled channelized flows over the top-of-bank will not be permitted.
- The existing encroachments from Lot 5, Block 3, Plan 812 0292 and from Lot 6, Block 3, Plan 812 0292 (if any) into Lot 7MR, Block 3, Plan 812 0292 (a City owned Municipal Reserve lot) are not allowed and should be removed. Future development on the site through subdivision and/or development permit, will require the installation of fencing between the private lot and Municipal Reserve lot and may require landscaping restoration within the Municipal Reserve lot.

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 (Infill Water and Sewer Servicing 780-496-5444).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- 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

LOTS 5 & 6, BLK.3, PLAN 812 0292

IN THE

S.E.1/4 SEC.30, TWP.51, RGE.25, W. 4M.

EDMONTON, ALBERTA

SCALE 1:600 2025 R.W. SIMPSON, A.L.S.



TO 207th STREET SW
5th AVENUE SW
 $R=22.86$
 $A=8.46$
 3.05m R/W
 DOC.#812 030 925

27.42

15.21

101.90

117.30

10.30

29.23

30.11

19.31

74.72

39.72

72.18

38.06

24.87

0.16

10.30

0.16

20.78

22.74

27.76

16.38

36.82

20.34

11.62

10.72

33.25

PLAN 812 0292

LOT 7 MR

PLAN 812 0292

LOT 7 MR

PLAN 812 0292

LOT 7 MR

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LOT 7 MR

PLAN 812 0292

LOT 5A
0.640 ha

LOT 5
PLAN 812 0292

REMAINDER OF LOT 6
PLAN 812 0292
0.415 ha

LOT 12A
PLAN 074 0380
BLK. 2

EXISTING DWELLING

EXISTING DWELLING

EXISTING DWELLING

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HAGEN SURVEYS
 2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780-464-5506 | F 780-464-4450 | hagensurveys.ca
 Your comprehensive surveying partner.

SURVEYOR'S STAMP	
CALCULATED BY: E.S.D.	DRAWN BY: E.S.D.
DATE: AUGUST 7, 2025	REVISED: AUG. 14, 2025
DRAWING: 250840T	FILE NO.: 250840

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