

Thursday, August 5, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 31

<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 August 5, 2021 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 29, 2021 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.	LDA21-0328 400880819-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 44, Plan 1997 KS, located north of 63 Street NW and south of Capilano Street NW; <b>CAPILANO</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.		



Subdivision Authority

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

August 5, 2021

File No. LDA21-0328

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 26, Block 44, Plan 1997 KS, located north of 63 Street NW and south of Capilano Street NW;  
**CAPILANO**

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The Subdivision by Plan is **APPROVED on August 5th, 2021, 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);
2. that the final plan of survey shall conform to the attached revised tentative plan, and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](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/cb/Posse #400880819-001

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 (\$686.00 - 2021 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

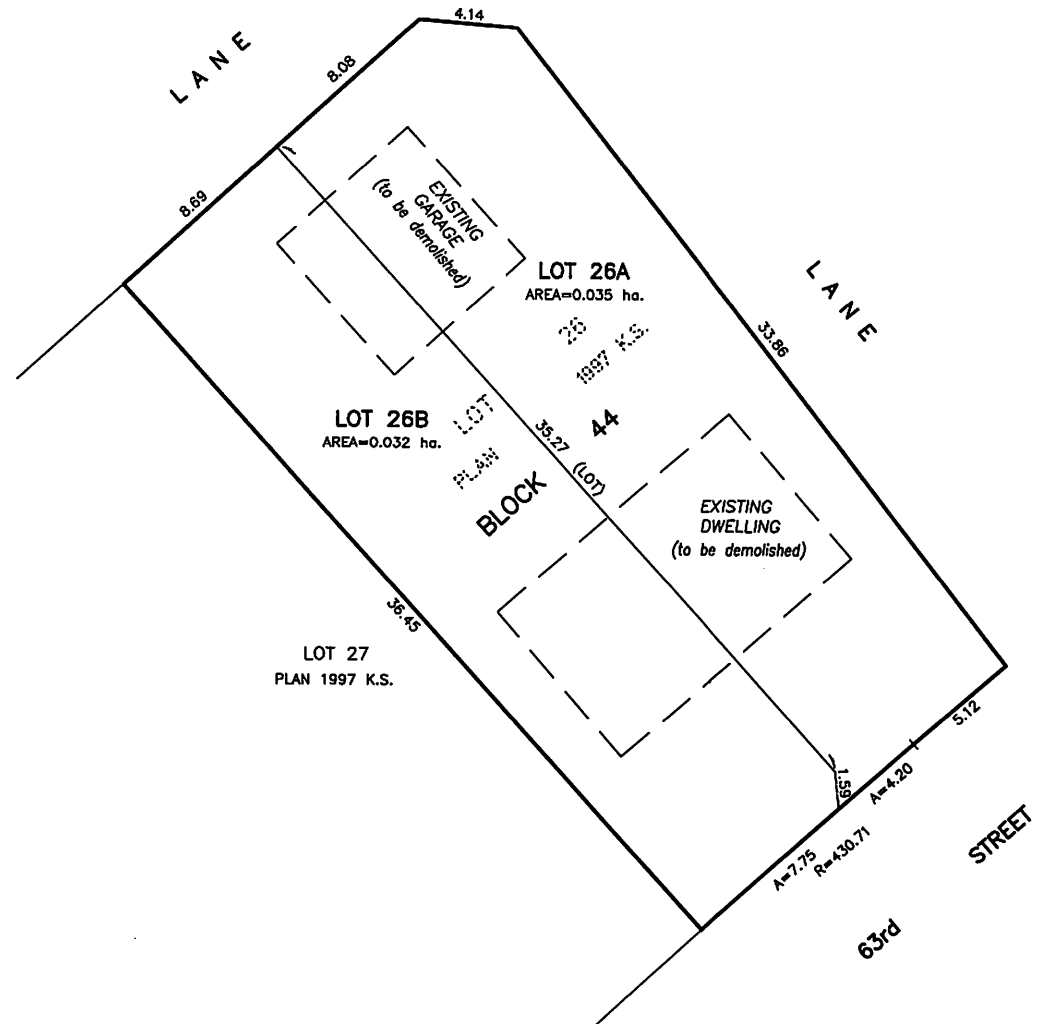
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 off of the lane approximately 12.19 m south of the south lot line of the lane south of Capilano Street. The existing storm service enters the proposed subdivision off of the street approximately 8.32 m south of the north lot line of the existing Lot 26. 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 26, BLK.44, PLAN 1997 K.S.**  
 IN THE  
**RIVER LOTS 33, 35 AND 37**  
**EDMONTON SETTLEMENT**  
**EDMONTON, ALBERTA**

SCALE 1:200      2021      N.R. RONSKO, 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:	ESD	DRAWN BY:	ESD
DATE:	JULY 27, 2021	REVISED:	RWS
DRAWING	2150456T	FILE NO.	2150456