

Thursday, November 28, 2019

10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 47

<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 November 28, 2019 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 21, 2019 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.	LDA19-0355 325121380-001	Tentative plan of subdivision to create one (1) additional Municipal Reserve (MR) Lot from Lot R, Block 1, Plan 5822 RS, located south of 45 Avenue; <b>EDGEMONT</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
2.	LDA19-0357 325121380-001	Tentative plan of subdivision to create one (1) additional Municipal Reserve (MR) Lot from Lot 78MR, Block 40, Plan 152 1382, located south of 62 Avenue NW; <b>THE HAMPTONS</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
3.	LDA19-0453 343894628-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 9, Plan 3369 HW, located south of 74 Avenue NW and west of 118 Street NW; <b>BELGRAVIA</b>	

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA19-0454 343908581-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 24, Block 16, Plan 772 3074, located north of 29 Avenue NW and west of 79 Street NW; <b>TIPASKAN</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA19-0462 344204726-001	Tentative plan of subdivision to create separate titles for Lots 4 & 5, Block 3, Plan 8119 AH, located north of 118 Avenue NW and east of 45 Street NW; <b>BEACON HEIGHTS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	LDA19-0464 344019223-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 52, Plan 3875 P, located north of 106 Avenue NW and west of 129 Street NW; <b>WESTMOUNT</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
7.	LDA19-0471 344453926-001	Tentative plan of subdivision to create one (1) Public Utility Lot from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; <b>KESWICK</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
8.	LDA19-0472 344365564-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 8, Plan 5184 HW, located north of 94 Avenue NW and west of 75 Street NW; <b>HOLYROOD</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 10:05 a.m.		



Subdivision Authority

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

November 28, 2019

File No. LDA19-0355

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional Municipal Reserve (MR) Lot from Lot R, Block 1, Plan 5822 RS, located south of 45 Avenue; **EDGEMONT**

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The applicant's intent is to remove the MR designation and facilitate road widening of Winterburn Road NW.

**The Subdivision by Plan is APPROVED on November 28, 2019, subject to the following conditions:**

1. that a Charter Bylaw to remove the Municipal Reserve (MR) designation from a portion of Lot R, Block 1, Plan 5822 RS shall be approved prior to endorsement of the plan of survey, to the satisfaction of City Planning Department;
2. that the final plan of survey shall conform to the approved 215 Street NW Concept Plan, or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is a map of the subdivision and identifies major conditions and advisements of this approval.

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', written over a blue circular stamp.

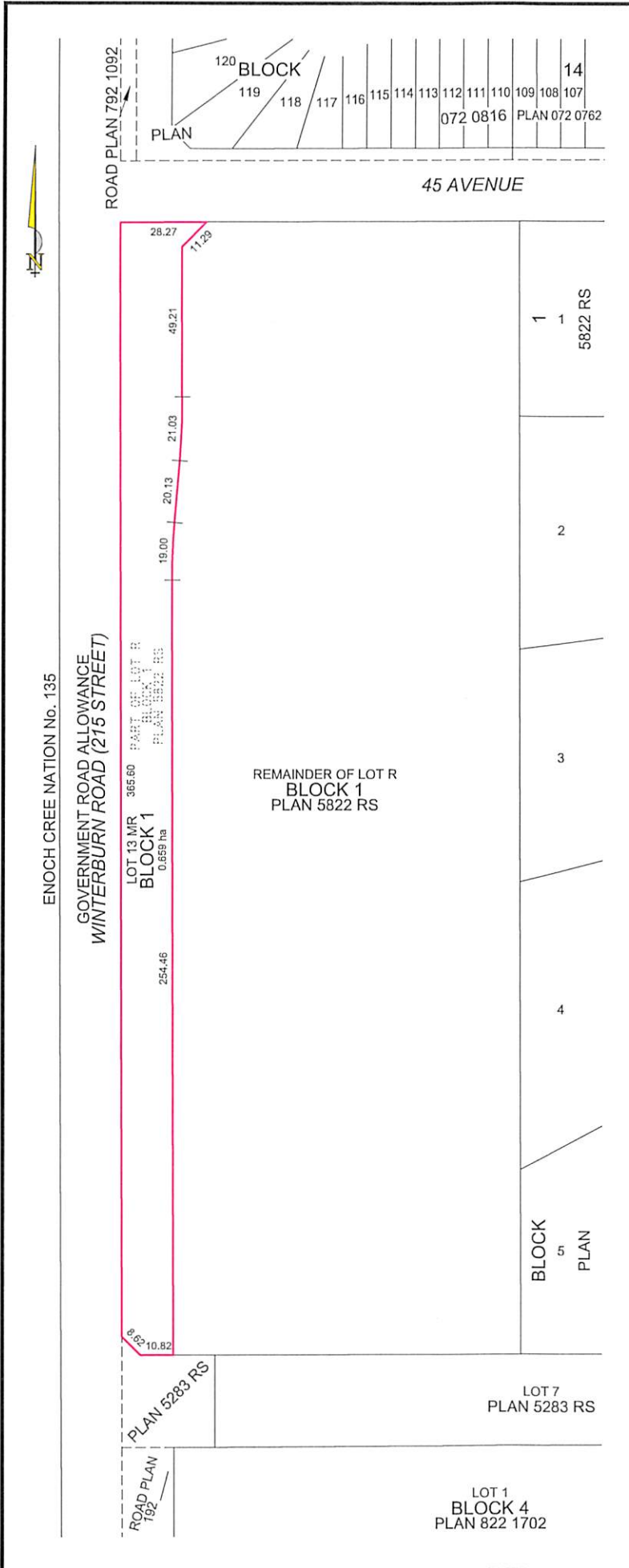
Blair McDowell  
Subdivision Authority

BM/jv/Posse #325121380-001  
Enclosure(s)

WEST EDMONTON 7 JV

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 AP.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS \_\_\_\_\_ AND CONTAINS: 0.659 ha



REV. NO.	DATE	ITEM	BY
C	JUL. 10/19	ORIGINAL PLAN COMPLETED	ME

REVISIONS

**EDGEMONT**  
TENTATIVE PLAN SHOWING  
**SUBDIVISION**  
OF PART OF  
LOT R, BLOCK 1, PLAN 5822 RS  
WITHIN THE  
N.W. 1/4 SEC.7-TWP.52-RGE.25-W.4TH MER.  
**EDMONTON - ALBERTA**

2019  
SCALE: 1:1250

0 12.5 25 37.5 50 METRES

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

FILE NO. 1190021372 DRAFTED BY: ME CHECKED BY: MK



Subdivision Authority

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

November 28, 2019

File No. LDA19-0357

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional Municipal Reserve (MR) Lot from Lot 78MR, Block 40, Plan 152 1382, located south of 62 Avenue NW; **THE HAMPTONS**

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The applicant's intent is to remove the MR designation and facilitate road widening of Winterburn Road NW.

**I The Subdivision by Plan is APPROVED on November 28, 2019, subject to the following conditions:**

1. that the owner enter into a Municipal Improvement Agreement (MIA) with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that a Charter Bylaw to remove the Municipal Reserve (MR) designation from a portion of Lot R, Block 1, Plan 5822 RS shall be approved prior to endorsement of the plan of survey, to the satisfaction of City Planning Department;
3. that the final plan of survey shall conform to the approved 215 Street Preliminary Plan, or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Municipal Improvement Agreement (MIA) required in Clause I (1) shall contain, among other things, the following conditions:**

1. 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.

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.

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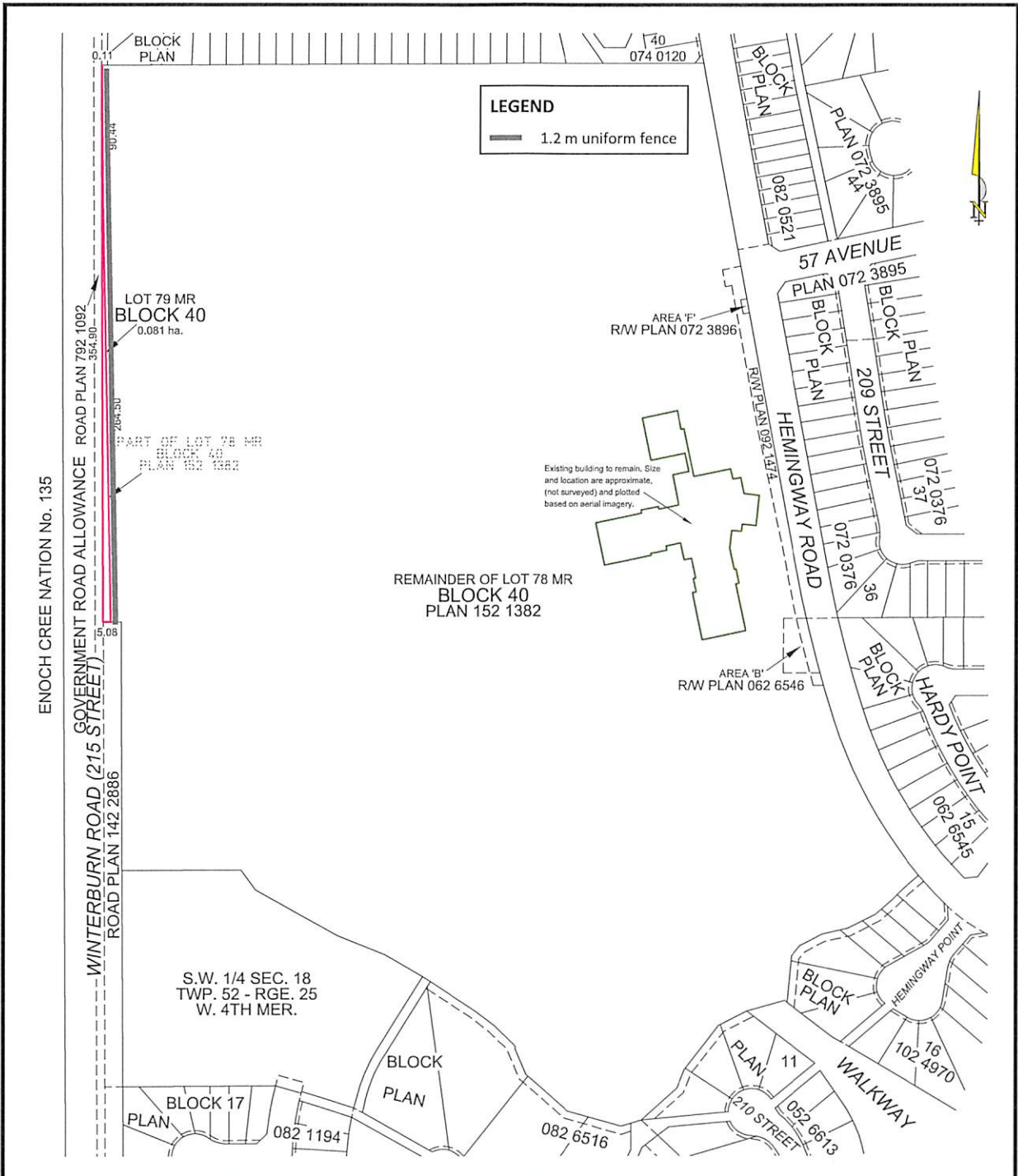
Regards,



Blair McDowell  
Subdivision Authority

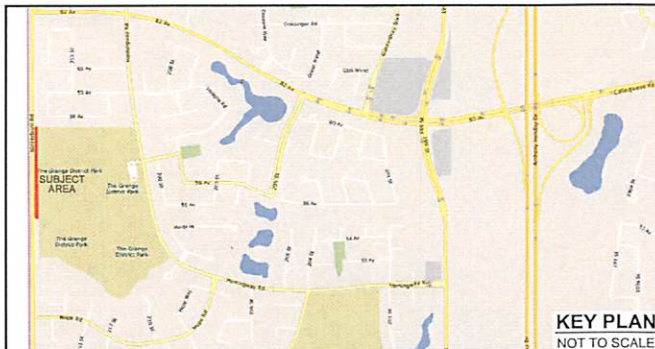
BM/jv/Posse #325121380-001

Enclosure(s)



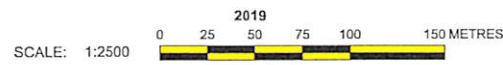
**NOTES:**

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- 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 U.S.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS.  AND CONTAINS: 0.081 ha



REV. NO.	DATE	ITEM	BY
1	OCT. 22/19	REDUCED AREA	ME
0	JUL. 9/19	ORIGINAL PLAN COMPLETED	ME

**THE HAMPTONS**  
 TENTATIVE PLAN SHOWING  
**SUBDIVISION**  
 OF PART OF  
 LOT 78MR, BLOCK 40, PLAN 152 1382  
 WITHIN THE  
 N.W. 1/4 SEC. 18 - TWP. 52 - 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. 11902213T3 DRAFTED BY: ME CHECKED BY: MK



Subdivision Authority

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

November 28, 2019

File No. LDA19-0453

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 1, Block 9, Plan 3369 HW, located south of 74 Avenue NW and west of 118 Street NW;  
**BELGRAVIA**

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**The Subdivision by Plan is APPROVED on November 28, 2019, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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.

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 horizontal line.

Blair McDowell  
Subdivision Authority

BM/cs/Posse #343894628-001

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 (\$673.00 - 2019 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 74 Avenue NW and 118 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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 3.7 m north of the south property line of Lot 1 off of the lane. The existing storm service enters the proposed subdivision approximately 6.6 m south of manhole 225017 and is assumed straight in off 118 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

SHOWING SUBDIVISION OF

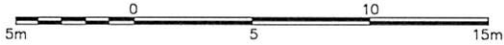
LOT 1, BLOCK 9, PLAN 3369 H.W.

IN THE  
N.W.1/4 SEC.19-52-24-4

EDMONTON ALBERTA

74th AVENUE

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



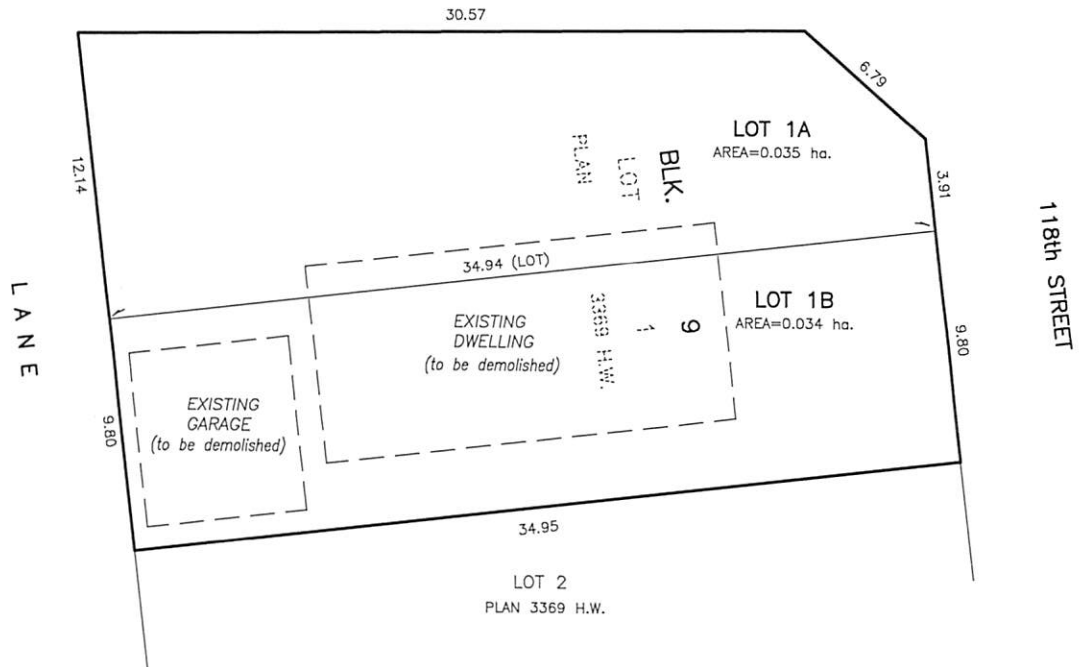
DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: OCTOBER 15, 2019  
REVISED: -

FILE NO. 19S0520

DWG.NO. 19S0520T





Subdivision Authority

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

November 28, 2019

File No. LDA19-0454

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 24, Block 16, Plan 772 3074, located north of 29 Avenue NW and west of 79 Street NW; **TIPASKAN**

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**The Subdivision by Plan is APPROVED on November 28, 2019, subject to the following conditions:**

1. that due to the central location of the water and sanitary services, the owner's surveyor will be required to locate the existing services at the property line, and subsequent to that measurement, the property line shall either be deflected, or the water and sanitary services shall be relocated; 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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #343908581-001

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 (\$673.00 - 2019 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).
- 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).

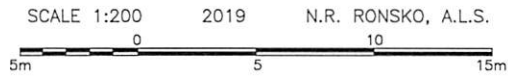
# TENTATIVE PLAN

SHOWING SUBDIVISION OF

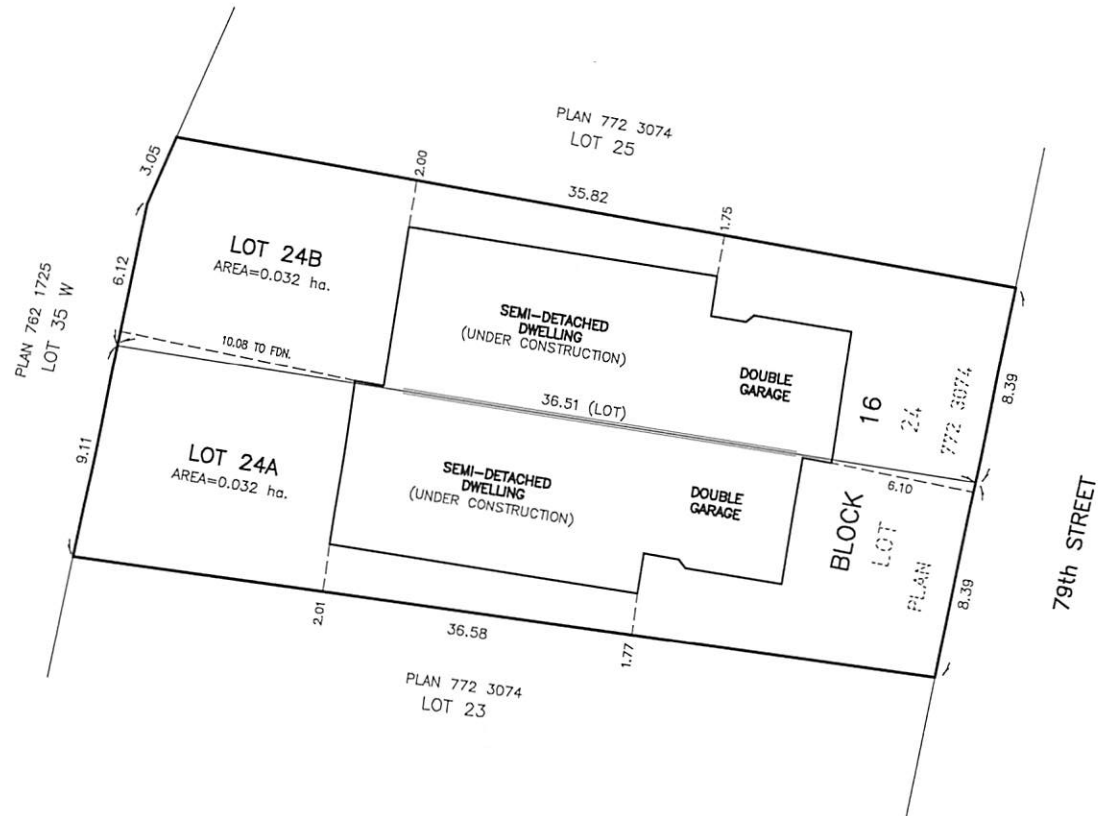
LOT 24, BLOCK 16, PLAN 772 3074

IN THE  
SEC.3-52-24-4

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: OCTOBER 15, 2019  
REVISED: -

FILE NO. 19S0687

DWG.NO. 19S0687T



Subdivision Authority

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

November 28, 2019

File No. LDA19-0462

Delta Land Surveys Ltd.  
9809 89 Avenue NW  
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create separate titles for Lots 4 & 5, Block 3, Plan 8119 AH,  
located north of 118 Avenue NW and east of 45 Street NW; **BEACON HEIGHTS**

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**The Subdivision by Plan is APPROVED on November 28, 2019, 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 sanitary) to the proposed eastern 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.

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Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #344204726-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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Transportation

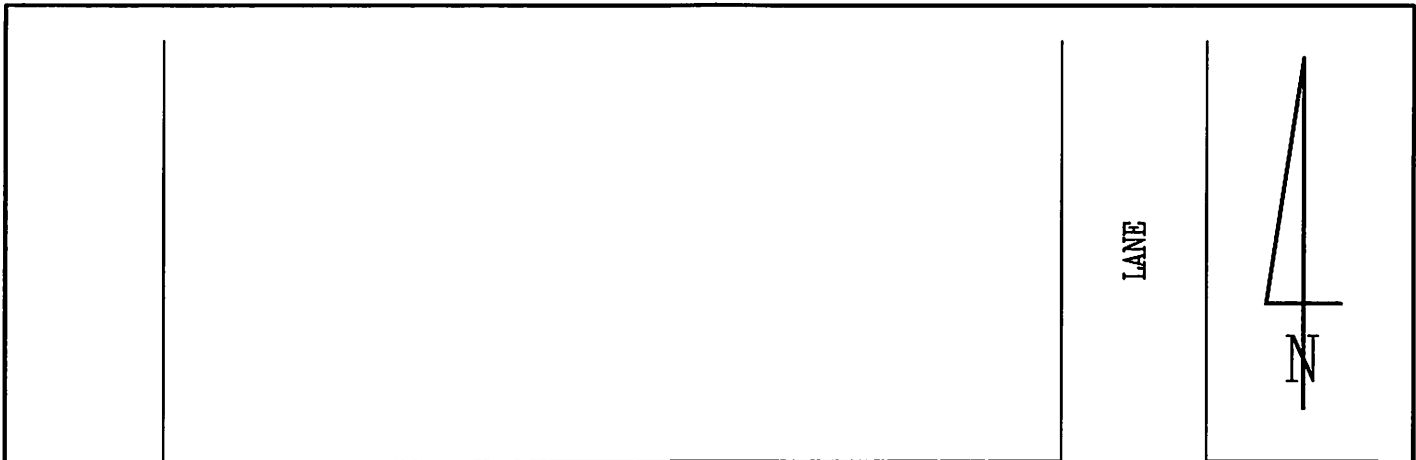
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Building / Site

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Servicing

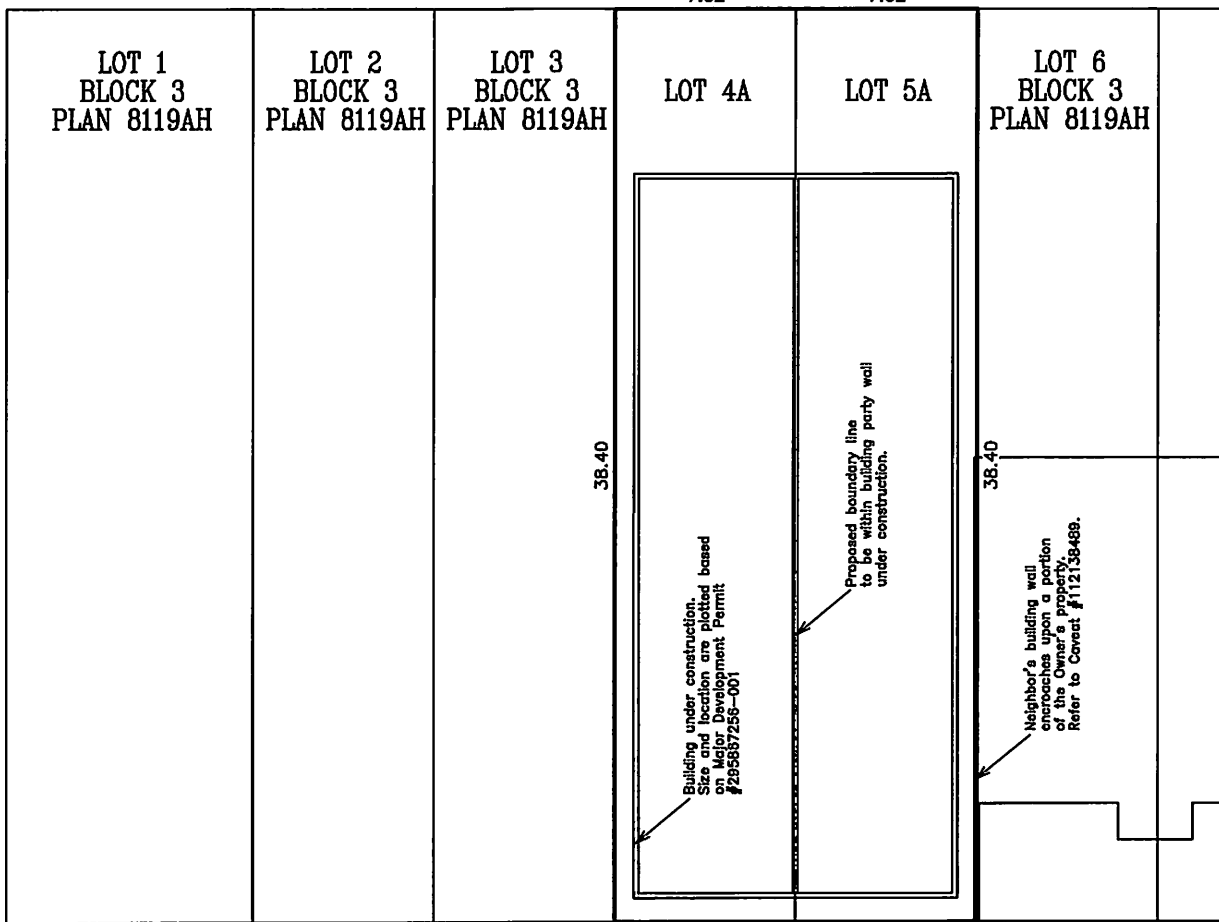
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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).
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LANE

7.62 7.62

45 STREET



7.62 7.62

118 AVENUE

**TENTATIVE PLAN**

THIS DRAWING IS PREPARED FOR:  
ABE SLEIMAN

SHOWING PROPOSED SUBDIVISION OF  
LOTS 4 AND 5, BLOCK 3, PLAN 8119AH  
4412 - 118 AVENUE  
CITY OF EDMONTON - ALBERTA

NOTES:  
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

**DELTA LAND SURVEYS LTD.**  
9809-89 AVE, EDMONTON, AB, T6E-2S3  
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. J0015LTO | OCT. 02, 2019.





Subdivision Authority

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

November 28, 2019

File No. LDA19-0464

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 6, Block 52, Plan 3875 P, located north of 106 Avenue NW and west of 129 Street NW;  
**WESTMOUNT**

---

**The Subdivision by Plan is APPROVED on November 28, 2019, subject to the following conditions:**

1. that due to the central location of the water and sanitary services, the owner's surveyor will be required to locate the existing services at the property line, and subsequent to that measurement, the property line shall either be deflected, or the water and sanitary services shall be relocated;
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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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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', is written over a blue circular stamp.

Blair McDowell  
Subdivision Authority

BM/cs/Posse #344019223-001  
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 (\$673.00 - 2019 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 129 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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 7.62 m north of the south property line of Lot 6 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 6, BLOCK 52, PLAN 3875 P

IN THE

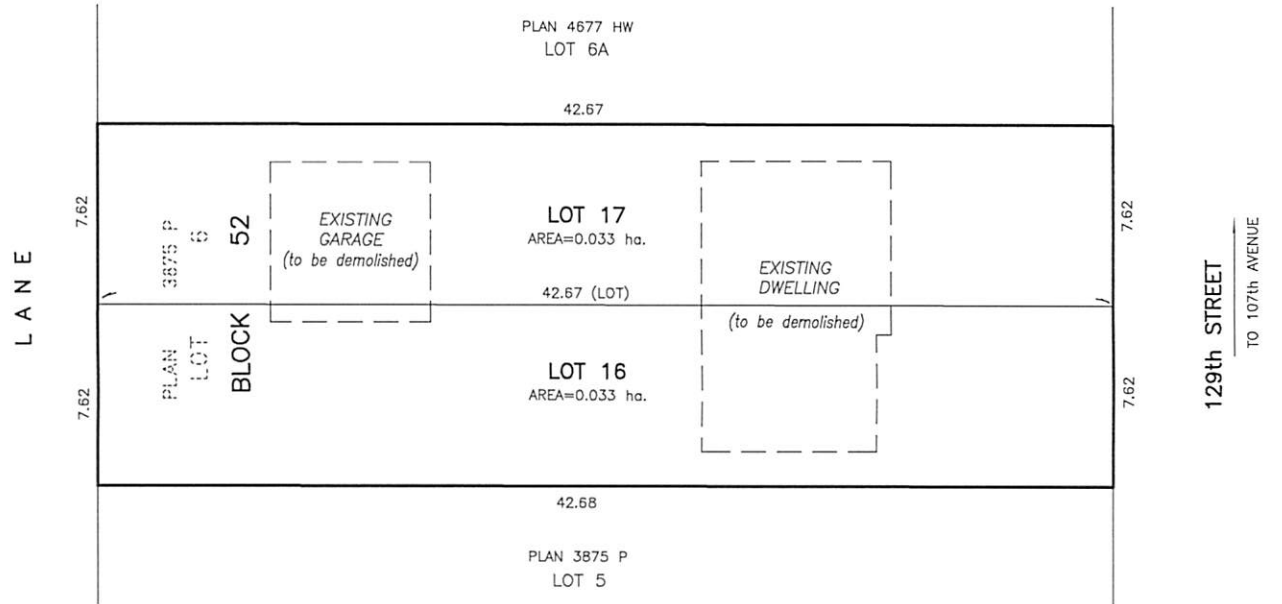
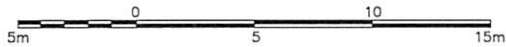
RIVER LOT 2, EDMONTON SETTLEMENT

WITHIN THE

(THEO. TWP.53, RGE.25, W.4 M.)

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



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

**HAGEN SURVEYS (1982) LTD.**  
 8929-20 STREET, EDMONTON. Ph: 464-5506

	DRAWN BY: E.S.D.
	CALC'D. BY: -
	DATE: OCTOBER 17, 2019 REVISED: -
	FILE NO. 19S0630
	DWG.NO. 19S0630T



Subdivision Authority

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

November 28, 2019

File No. LDA19-0471

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

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create one (1) Public Utility Lot from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; **KESWICK**

---

**The Subdivision by Plan is APPROVED on November 28, 2019, 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 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.

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

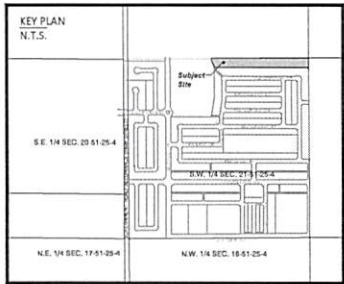
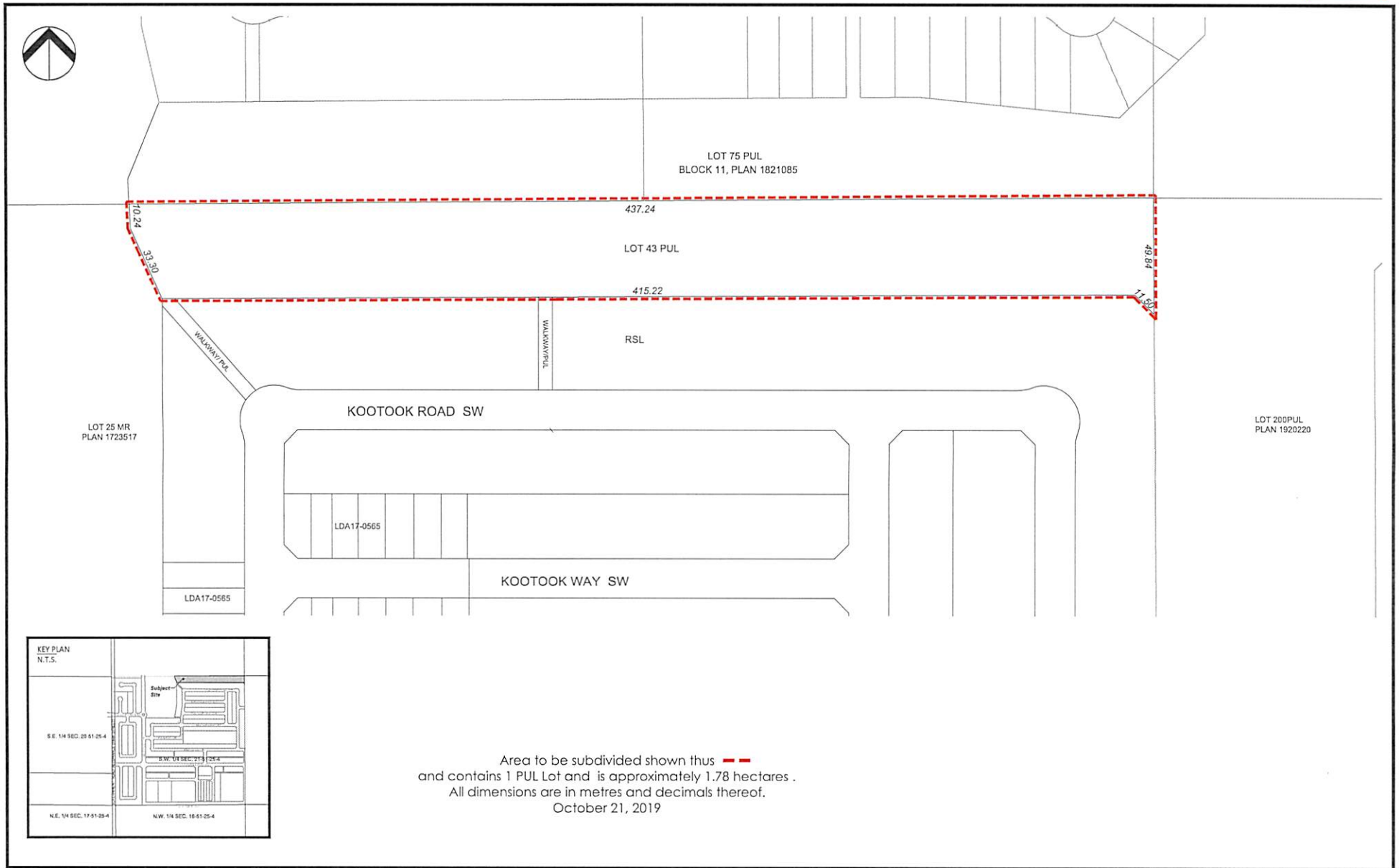
Regards,

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

Blair McDowell  
Subdivision Authority

BM/mb/Posse #344453926-001

Enclosure



Area to be subdivided shown thus ---  
and contains 1 PUL Lot and is approximately 1.78 hectares .  
All dimensions are in metres and decimals thereof.  
October 21, 2019



Subdivision Authority

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

November 28, 2019

File No. LDA19-0472

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 2, Block 8, Plan 5184 HW, located north of 94 Avenue NW and west of 75 Street NW; **HOLYROOD**

---

**The Subdivision by Plan is APPROVED on November 28, 2019, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #344365564-001

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 (\$673.00 - 2019 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 94 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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 10.4 m west of the east property line of Lot 2 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 2, BLOCK 8, PLAN 5184 H.W.

IN THE

S.E.1/4 SEC.34-52-24-4

AND

N.E.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



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

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: OCTOBER 17, 2019  
 REVISED: -

FILE NO. 19S0676

DWG.NO. 19S0676T

