

Thursday, September 05, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 36

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the September 05, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the August 29, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0154 505608516-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), and one (1) commercial lot, from Lot 64, Block 12, Plan 2322541 located north of 167 Avenue NW and west of Cy Becker Boulevard NW; CY BECKER
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA13-0339 141688734-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) Municipal Reserve lot from Lot 8, Block 5, Plan 032 4429 located south of 142 Avenue NW and east of 140 Street NW; HUDSON
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA24-0264 519236627-001	Tentative plan of subdivision to create separate titles from Lot 6, Block 5, Plan 1568HW, located south of 117 Avenue NW and east of St Albert Trail NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0273 519366641-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 42, Plan 1738 HW, located north of 77 Avenue NW and east of 81 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA24-0304 518967871-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 2, Block 19, Plan 2298 HW, located east of 157 Street NW and north of 97 Avenue NW; GLENWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA24-0306 524814302-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot B, Block 3, Plan 1139HW, located south of 106 Avenue NW and east of 143 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.	



Subdivision Authority

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

September 5, 2024

File No. LDA24-0154

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), and one (1) commercial lot, from Lot 64, Block 12, Plan 2322541 located north of 167 Avenue NW and west of Cy Becker Boulevard NW; **CY BECKER**

I The Subdivision by Plan is APPROVED on September 5, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed multi-unit housing lot a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner register a blanket public access easement for a pedestrian connection as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the owner registers a Utility Easement in favour of EPCOR Drainage Services Inc., to allow for a sanitary and storm sewer main and major drainage route to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicates road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for 167 Avenue NW as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner dedicate road right-of-way for the existing collector roadway 44 Street NW and the intersection of 44 Street NW and Cy Becker Drive NW, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register the walkway as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner pay a boundary assessment for municipal improvements constructed by others within the 44 Street NW and Cy Becker Drive NW road rights-of-way from which this development benefits (Cy Becker Stage 1; Servicing Agreement DS-1631); and
8. that the owner is responsible for the landscape design and construction within road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Servicing Agreement required in Clause I (2) requires that upon further subdivision or upon the issuance of a development permit for the proposed residential Lot 65, Block 12, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination; and
2. that the owner construct a complete pedestrian connection within the proposed residential lot between the sidewalk on Cy Becker Drive NW and the pedestrian connection within the commercial site.

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

Municipal Reserve (MR) for Area A Plan 1321511 and Area A Plan 132 1554 were previously addressed with LDA11-0438. MR for Block 1, Plan 8222795 were previously addressed with LDA11-0057. MR for Lot A, Plan 2452 were previously addressed with LDA11-0436. MR for Pt. SE ¼ 1-54-24-4 were previously addressed with LDA11-0435.

Given that Municipal Reserve calculations for the titled area have been addressed, the additional 167 Avenue arterial road dedication credit through this subdivision will be determined at the time of endorsement, dependent upon the final plan of survey.

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

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #505608516-001

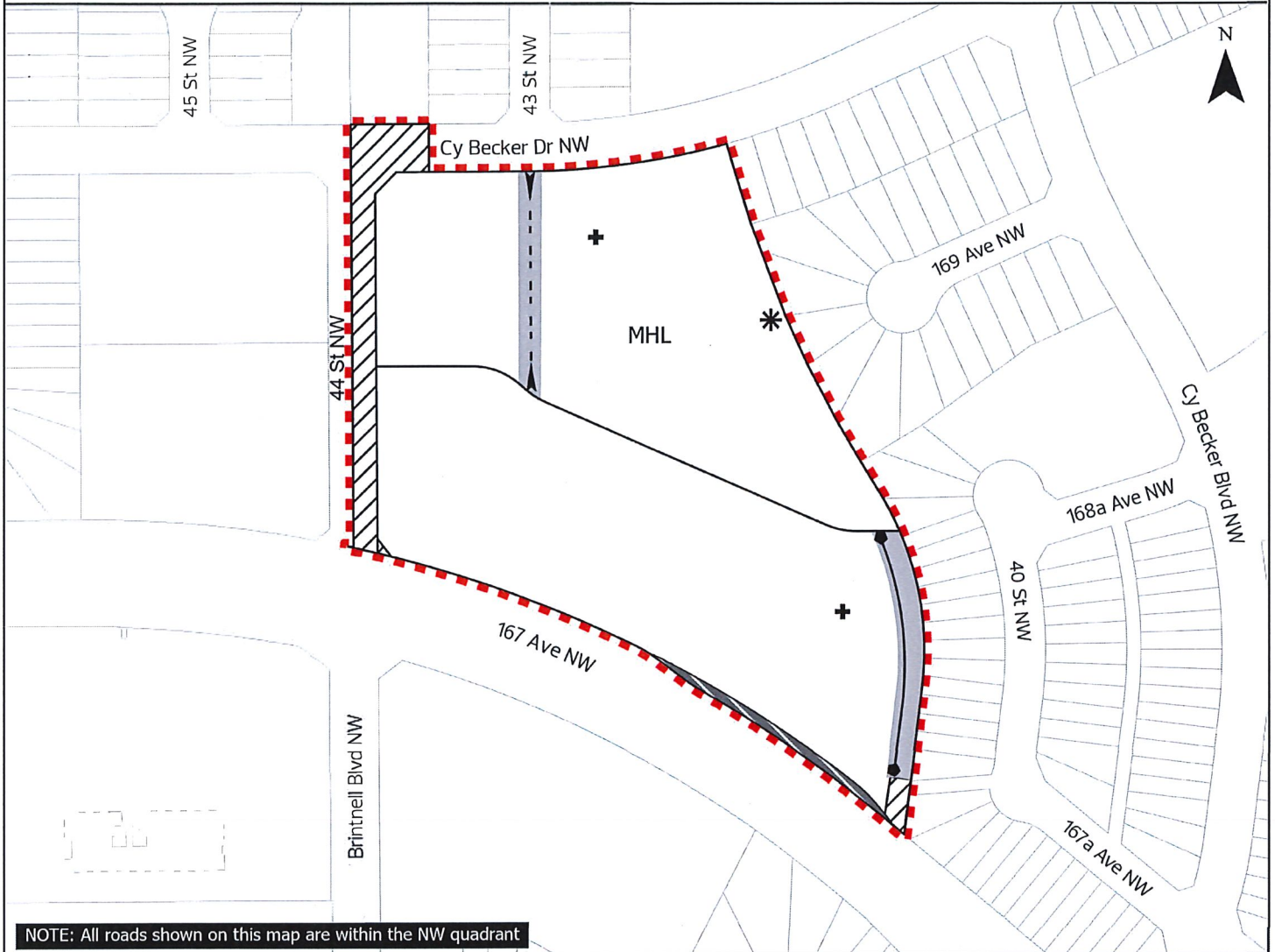
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

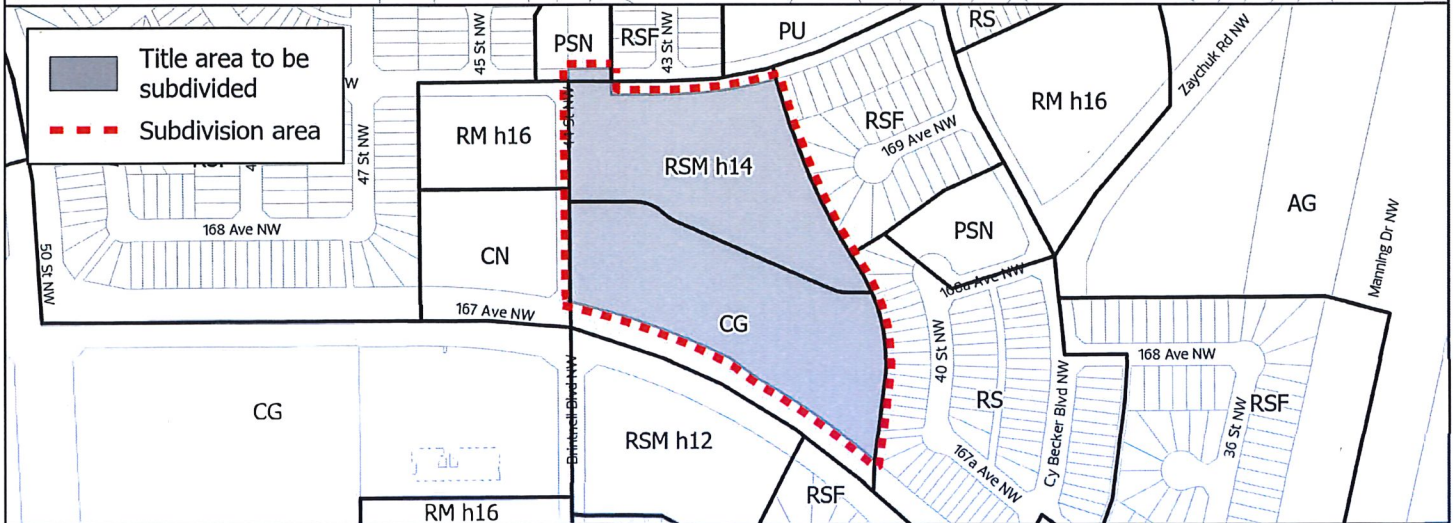
September 5, 2024

LDA24-0154

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> --- Limit of Proposed Subdivision --- Sanitary Main Extension --- Storm Main Extension and Major Overland Drainage Swale | <ul style="list-style-type: none"> Dedicate as Road Right of Way Register Utility Easement; Public Access Easement Dedicate as Arterial Road Right of Way | <ul style="list-style-type: none"> + Restrictive Covenant re: Disturbed soil * Register Public Access Easement |
|--|---|--|



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





Subdivision Authority

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

September 5, 2024

File No. LDA13-0339

B & A Planning Group
10055 106 St NW
Edmonton AB T5J 2Y2

ATTENTION: Sara Sherman

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) Municipal Reserve lot from Lot 8, Block 5, Plan 032 4429 located south of 142 Avenue NW and east of 140 Street NW; **HUDSON**

The subdivision was originally approved on May 8, 2014. This Change Request is to increase the multi-unit housing lot from 0.76 ha to 1.11 ha and to create a 0.245 ha Municipal Reserve lot.

I The Subdivision by Plan is APPROVED on September 5, 2024, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.245 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$553,482.93 representing 0.231 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
5. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the multi-unit housing lot a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
6. 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;
7. that the owner dedicate additional road rights of way of 3.5 m for the berm and fence to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;

8. that LDA23-0098 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
9. that the owner dedicate walkways as road rights of way as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner registers a utility easement for the storm drainage swale in favour of the City of Edmonton and/or EPCOR Drainage Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing or flanking onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 (3) shall contain, among other things, the following:

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 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;
4. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the east/west walkway, with connections to 140 Street NW and the existing walkway west of 138 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner construct a 1.2 m uniform fence along the west property line of the proposed MR parcel to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner is responsible for the landscape design and construction within the reserve lot and walkways, to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Servicing Agreement required in Clause I (4) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner pay 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 Fire hall Offsite Levy applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct 140 Street NW to a hybrid urban/rural industrial collector standard with a minimum 11.1 m paved surface, including a 1.8 m sidewalk on the east side and lighting from the existing urban section north of 137 Avenue NW to the north boundary of the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard surface shared use path with lighting, and bollards, within the Storm Water Management Facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path within the required east/west walkway at the south boundary of the proposed RA7 lot, including lighting, bollards and landscaping, as shown on Enclosure, with a connection to 140 Street NW and the shared use path within the SWMF;
10. that the owner construct a 2 m berm centred on the property line and a 1.8 m noise attenuation fence, wholly within private property lines for the residential lot that backs onto 140 Street NW, as identified in the Hudson Neighbourhood Structure Plan;
11. that the owner is responsible for the removal of the chain link fence separating the Storm Water Management Facility and the Municipal Reserve lot, to the satisfaction of Subdivision and Development Coordination;
12. that the owner constructs offsite sanitary and storm sewers to connect the proposed subdivision to the existing system, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Subdivision and Development Coordination;

13. that the owner constructs the necessary storm drainage swale, as shown on Enclosure I, to the satisfaction of Subdivision and Development Coordination;
14. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the 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.


Municipal Reserve (MR) Lot 8, Block 5, Plan 0324429 was previously addressed with SUB/03-0013 by registering a 0.476 ha Deferred Reserve Caveat (DRC) on title. The DRC will be discharged to dedicate 0.245 ha MR parcel and 0.231 ha provided as money in place.

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.

Regards,



Blair McDowell
Subdivision Authority

BM/mc/Posse #141688734-001

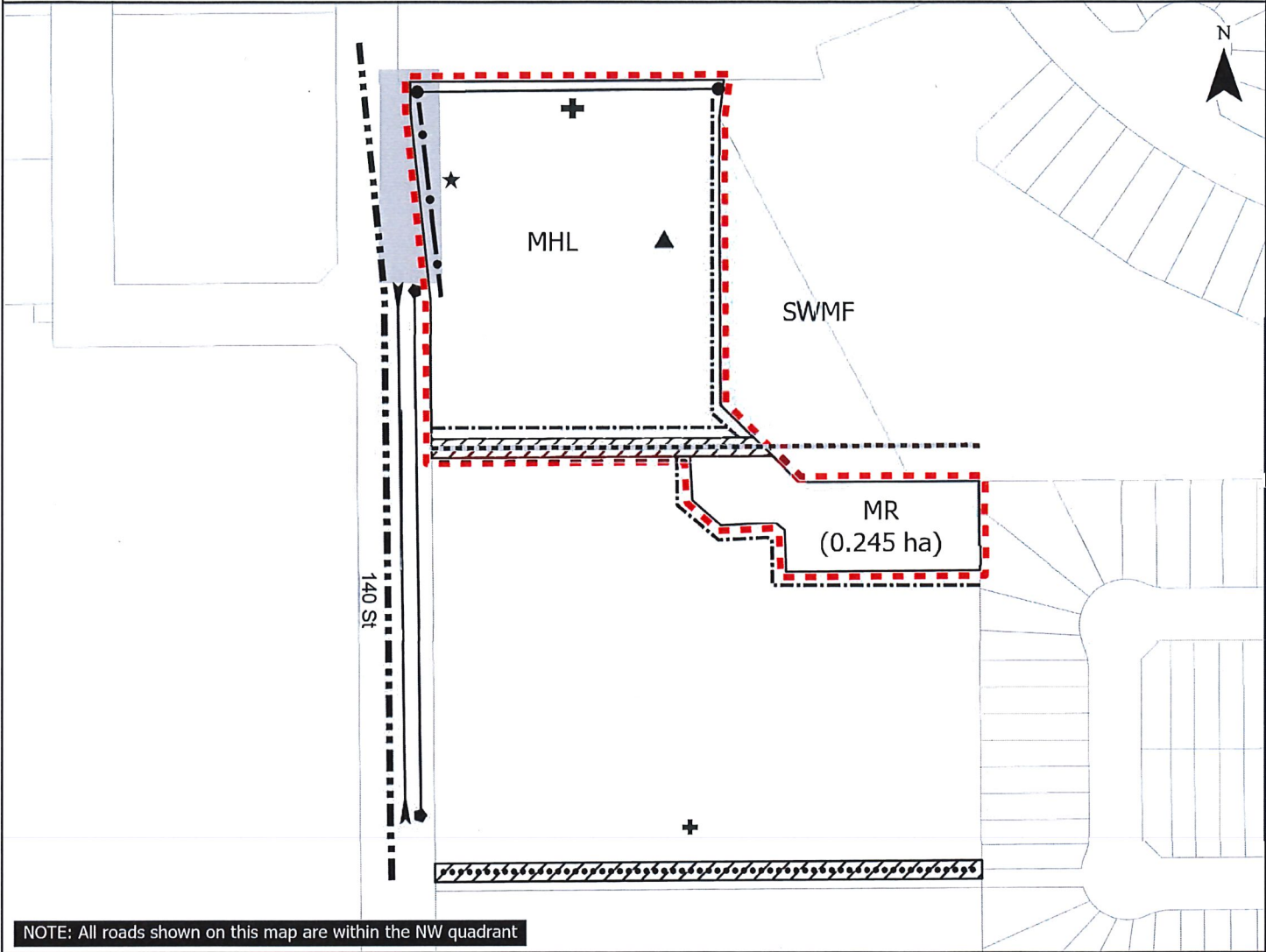
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

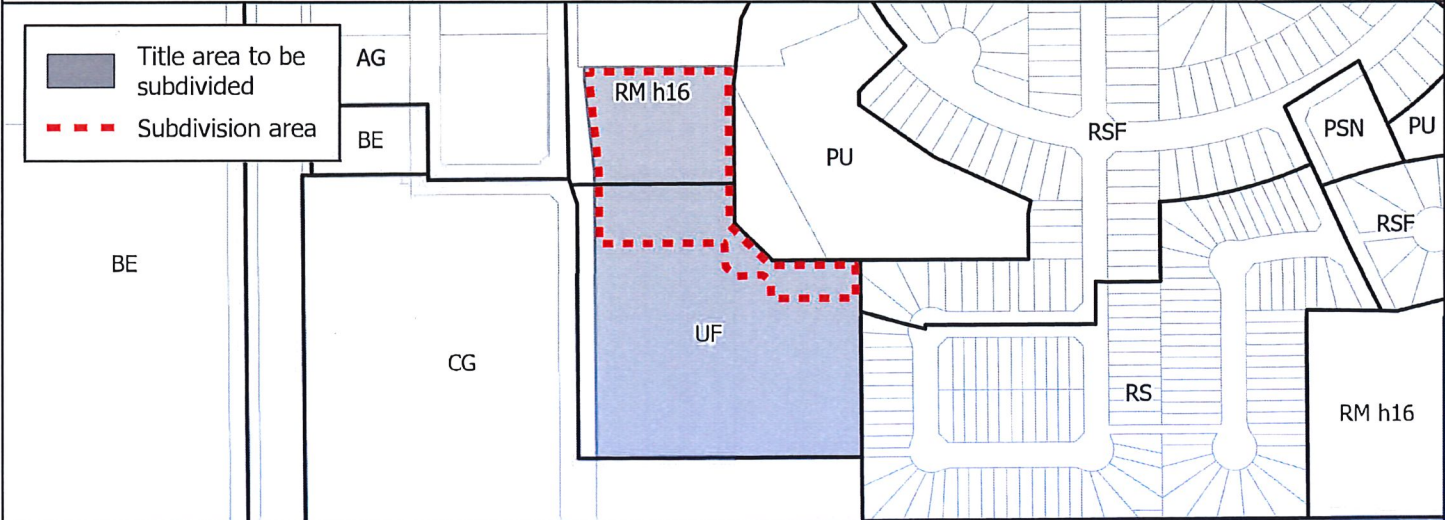
September 5, 2024

LDA13-0339

- Limit of Proposed Subdivision
- 1.2m Uniform Fence
- Berm and Noise Attenuation Fence
- 1.8m Concrete Sidewalk
- 3m Shared Use Path
- Construct Collector Roadway
- Drainage Swale
- Storm Sewer Extension
- Sanitary Sewer Extension
- + Restrictive Covenant re: Disturbed soil
- ▲ Restrictive covenant re: Freeboard
- ★ Register Restrictive Covenant: Berm and Fence
- Dedicate Walkways as Road ROW
- Dedicate as Road ROW



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





Subdivision Authority

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

September 5, 2024

File No. LDA24-0264

Pals Geomatics Corp
10704 176 St
Edmonton AB T5S 1G7

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles from Lot 6, Block 5, Plan 1568HW, located south of 117 Avenue NW and east of St Albert Trail NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on September 5, 2024, 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 south 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 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 #519236627-001

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 (\$715.00 - 2024 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. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.

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 11.0 m north of the south property line of existing Lot 6, 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.
- 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).

GB HOMES INC.

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 RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.052 ha



REV. NO.	DATE	ITEM	BY
1	JULY 9/24	ORIGINAL PLAN COMPLETED	CN

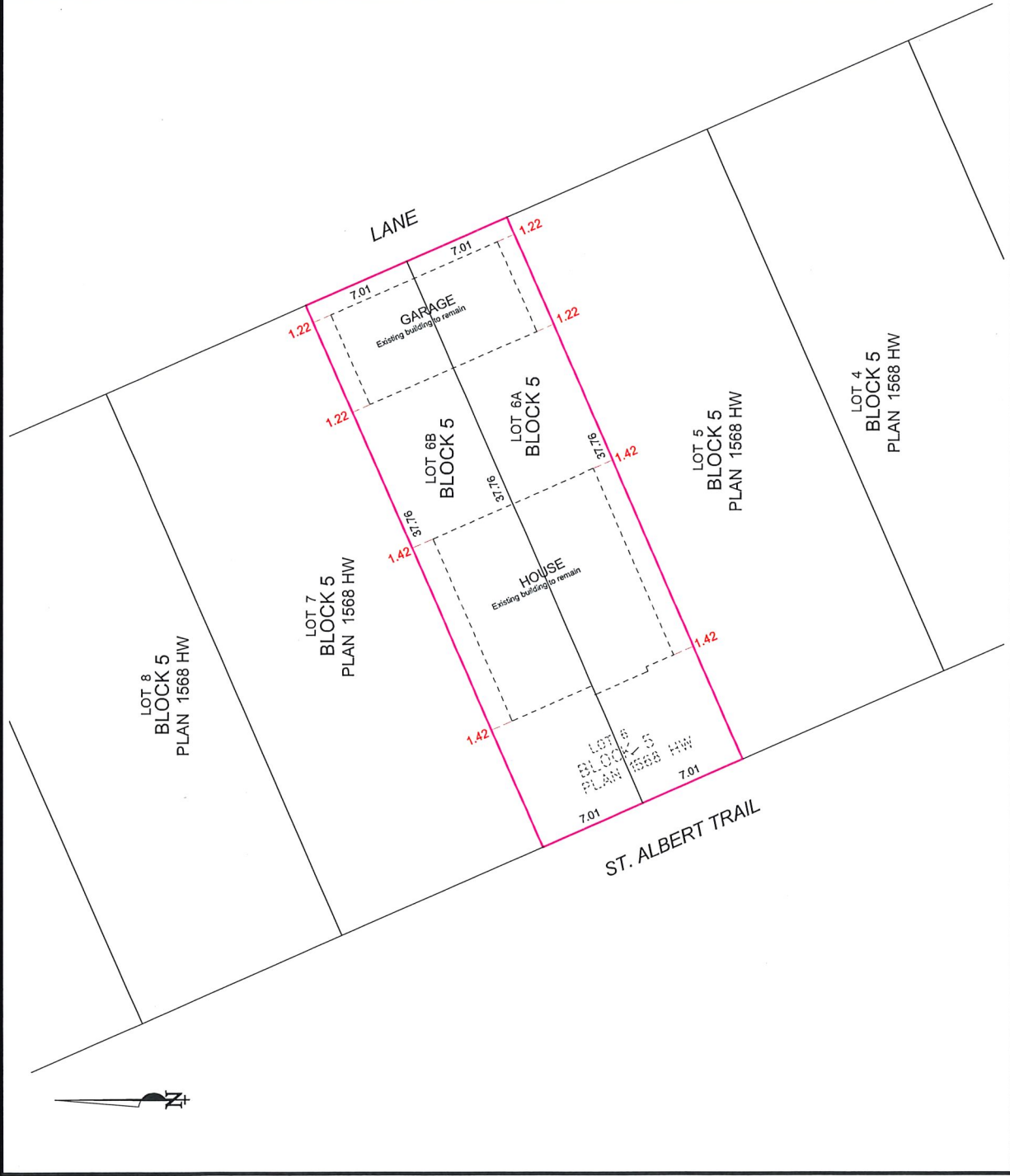
INGLEWOOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF

LOT 6, BLOCK 5, PLAN 1568 HW
WITHIN THE
N.E. 1/4 SEC. 12 - TWP. 53 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA

SCALE: 1:250
0 2.5 5 7.5 10 15 METRES
2024

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

FILE NO. 624018000T DRAFTED BY: CN CHECKED BY: DS





Subdivision Authority

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

September 5, 2024

File No. LDA24-0273

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 42, Plan 1738 HW, located north of 77 Avenue NW and east of 81 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on September 5, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed east lot; 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 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/ms/Posse #519366641-001

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 (\$715.00 - 2024 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. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.

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 6.14 m east of the west property line of Lot 7 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.
- 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

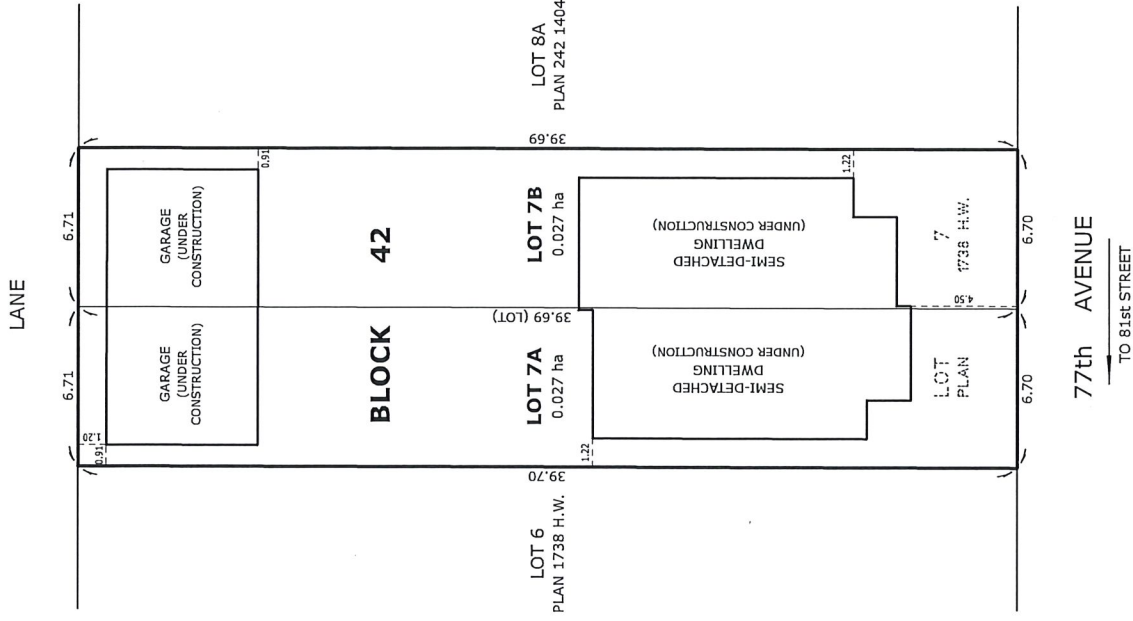
LOT 7, BLK.42, PLAN 1738 H.W.

IN THE

S.E.1/4 SEC.27, TWP.52, RGE.24, W.4 M.



EDMONTON, ALBERTA

SCALE 1:200 0 2024 N.R. RONSKO, A.L.S.



NOTES:

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

 HAGEN SURVEYS Your comprehensive surveying partner. 2107 - 87th Avenue N.W. Edmonton AB, T6P 1L5 T 780.464.5506 F 780.464.4450 hagensurveys.ca	CALCULATED BY: J.V.		DRAWN BY: J.V.
	DATE: JULY 8, 2024		REVISED: --
DRAWING: 240384T		FILE NO.: 240384	
SURVEYOR'S STAMP 			



Subdivision Authority

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

September 5, 2024

File No. LDA24-0304

Alberta Geomatics Inc.
6908 Roper Rd NW
Edmonton AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 2, Block 19, Plan 2298 HW, located east of 157 Street NW and north of 97 Avenue NW; **GLENWOOD**

The Subdivision by Plan is APPROVED on September 5, 2024, 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.

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 #518967871-001

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 (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

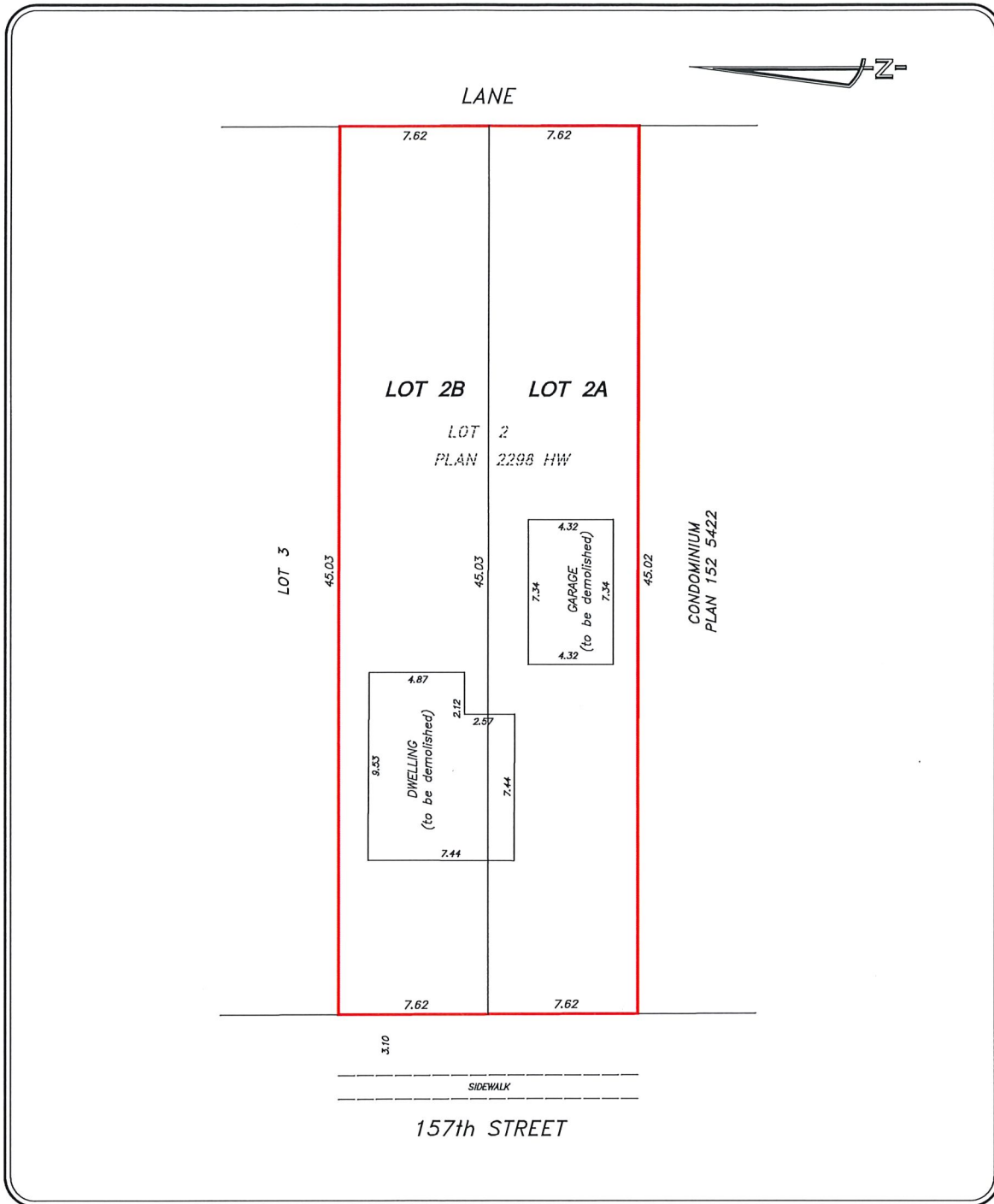
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) 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. 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 157 Street NW. Upon redevelopment of proposed Lot 2A, the existing residential access to 157 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.

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 0.68 m south of the north property line of Lot 2 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: 2		BLOCK: 19	PLAN: 2298 HW
BUILDER/OWNER: GOLDEN KEY HOMES LTD		SUB.: GLENWOOD	
ADDRESS: 9709-157 STREET		ZONING: RS	
CONTACT: info@albertageo.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.69 ha		
AREA IN PARCEL(S) BEING CREATED	0.69 ha		
NUMBER OF PARCEL CREATED	2		
NOTES:			
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF			
ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES			
ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY			
THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY			
ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.			

6908 ROPER ROAD NW
EDMONTON ALBERTA T6B 3H9
email: abgeo@telus.net
or: info@albertageo.com
website: www.albertageo.com
PH: (780) 437-8033
FAX: (780) 437-8024

FILE: E25286	SCALE 1:250	DRAWN BY: D.S.	CHECKED BY: P.S.	DATE: 2024-07-09
--------------	-------------	----------------	------------------	------------------



Subdivision Authority

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

September 5, 2024

File No. LDA24-0306

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot B, Block 3, Plan 1139HW, located south of 106 Avenue NW and east of 143 Street NW; **GROVENOR**

The Subdivision by Plan is APPROVED on September 5, 2024, 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 south 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 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 #524814302-001

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 (\$715.00 - 2024 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. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.3m south of north property line of existing Lot B 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.
- 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 B, BLOCK 3, PLAN 1139 HW

IN THE

S.E.1/4 SEC.2 TWP.53 RGE.25 W 4. M.

EDMONTON, ALBERTA

SCALE 1:200

2024 R.W. SIMPSON, A.L.S.

TO 106th AVENUE



143rd STREET

LOT A
BLK.3
PLAN 1139 HW

43.42

LOT 17A
0.028 ha

43.41

SEMI-DETACHED
DWELLING
(UNDER-CONSTRUCTION)

6.42

139 HW

LOT 17B
0.028 ha

43.41

SEMI-DETACHED
DWELLING
(UNDER-CONSTRUCTION)

6.42

139 HW

BLOCK 3

LANE

6.40

6.40

PROPOSED
GARAGE

PROPOSED
GARAGE



HAGEN SURVEYS

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	E.D.G.	DRAWN BY:	E.D.G.
DATE:	JULY 25, 2024	REVISED:	--
DRAWING	240214T	FILE NO.	240214

NOTES:

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