

Thursday, September 8, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 36

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the September 8, 2022 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the September 1, 2022 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA19-0150 309987347-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lot 4, Block 1, Plan 6215 V, located south of 157 Avenue NW and east of 97 Street NW; <b>EAUX CLAIRES</b>
2.	LDA22-0357 432527276-001	Tentative plan of subdivision to create seven (7) commercial lots from Lot 1, Block 1, Plan 092 5647 located north of 137 Avenue NW and west of Mark Messier Trail NW; <b>MISTATIM INDUSTRIAL</b>
3.	LDA22-0315 436184055-001	Tentative plan of subdivision to create 29 strata lots from Lot 31A, Block 114, Plan 192 1275, located south of 88 Avenue NW and west of 101 Street NW; <b>STRATHCONA</b>
4.	LDA22-0376 441995263-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 5B, Plan 6146HW, located north of 96 Avenue NW and east of 159 Street NW; <b>GLENWOOD</b>
5.	LDA22-0393 442983625-001	Tentative plan of subdivision to create separate titles for Lots 17 and 18, Block 14, Plan 823 AI, located south of 120 Avenue NW and east of 64 Street NW; <b>MONTROSE</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

September 8, 2022

File No. LDA19-0150

Aplin & Martin Consultants Ltd.  
606 - 10117 Jasper Avenue NW  
Edmonton, AB T5J 1W8

ATTENTION: Jason West

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lot 4, Block 1, Plan 6215 V, located south of 157 Avenue NW and east of 97 Street NW; **EAUX CLAIRES**

---

**I The Subdivision by Plan is APPROVED on September 8, 2022, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$139,759.76 representing 0.202 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner enter into Deferred Servicing Agreement for the proposed lot with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner enter into Deferred Servicing Agreement for the remnant lot 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 proposed Lot 16 and the remainder of Lot 4, Block 1, Plan 6215 V, a claim of interest by caveat for each of the Deferred Servicing Agreements 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; and
7. that the owner dedicate the future 95 Street NW to an approved Complete Streets collector roadway standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner dedicate road right-of-way on 157 Avenue NW to accommodate the construction of a future sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
  9. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
  10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.
- II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following condition:**
1. that the owner pay the Drainage Assessments for proposed Lot 16.
- III That the Deferred Servicing Agreement required in Clause I (3) require 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 submit 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;
  4. that the owner submit 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;
  5. that the owner construct an offsite watermain extensions with temporary road and hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II; and
  6. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.
- IV That the Deferred Servicing Agreement required in Clause I (4) require 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 on the remainder of Lot 4, Block 1, Plan 6215 V;
4. that the owner submit 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;
5. that the owner submit 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;
6. that the owner construct an offsite watermain extensions with temporary road and hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II; and
7. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 4, Block 1, Plan 6215 V in the amount of 0.202 ha is being provided by money in place of reserves with this subdivision. The money in place amount may change, 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 to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

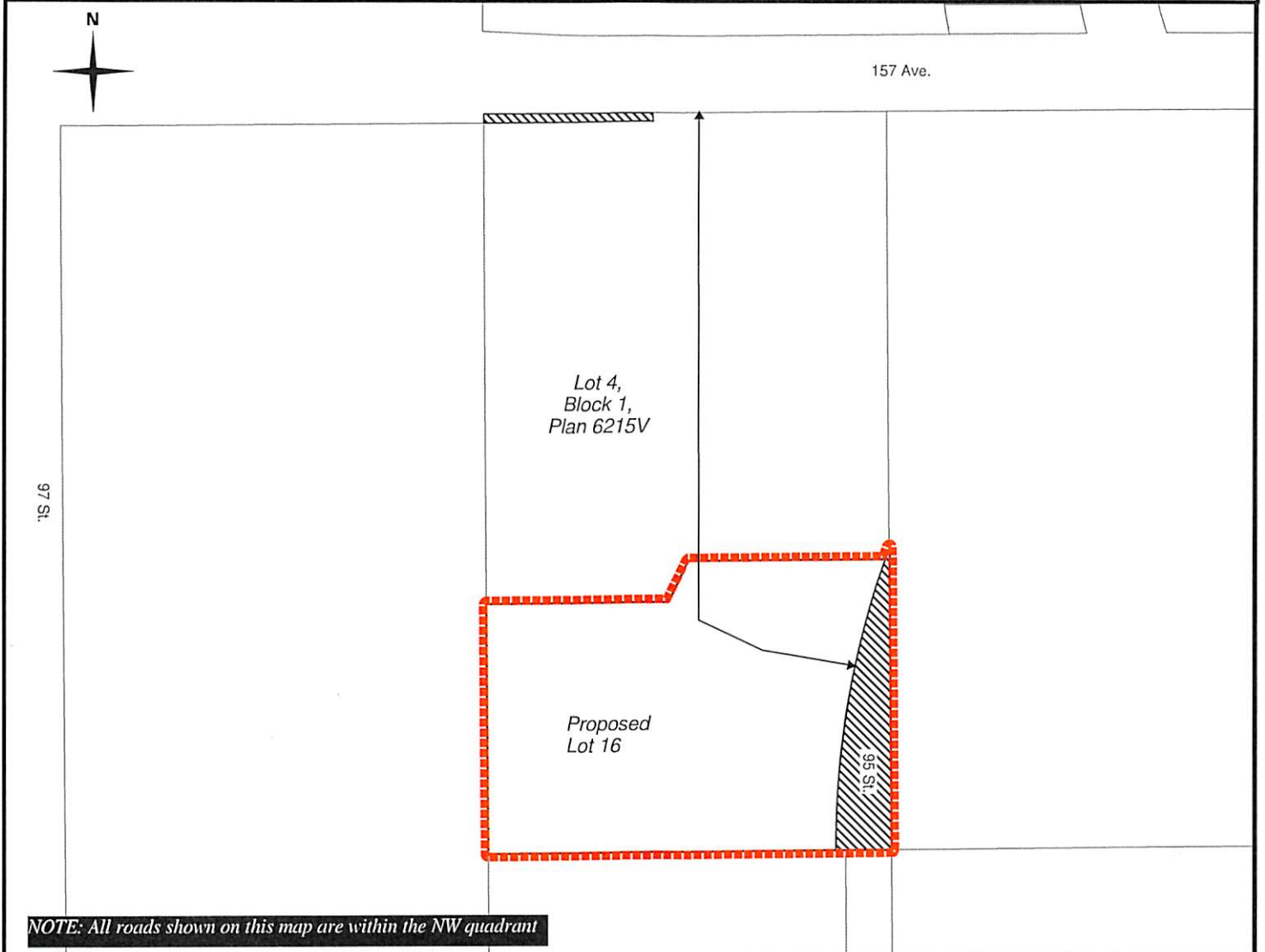
Blair McDowell  
Subdivision Authority

BM/kr/Posse #309987347-001

Enclosures

- Limit of proposed subdivision
- Dedicate as road right of way

Emergency access easement



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





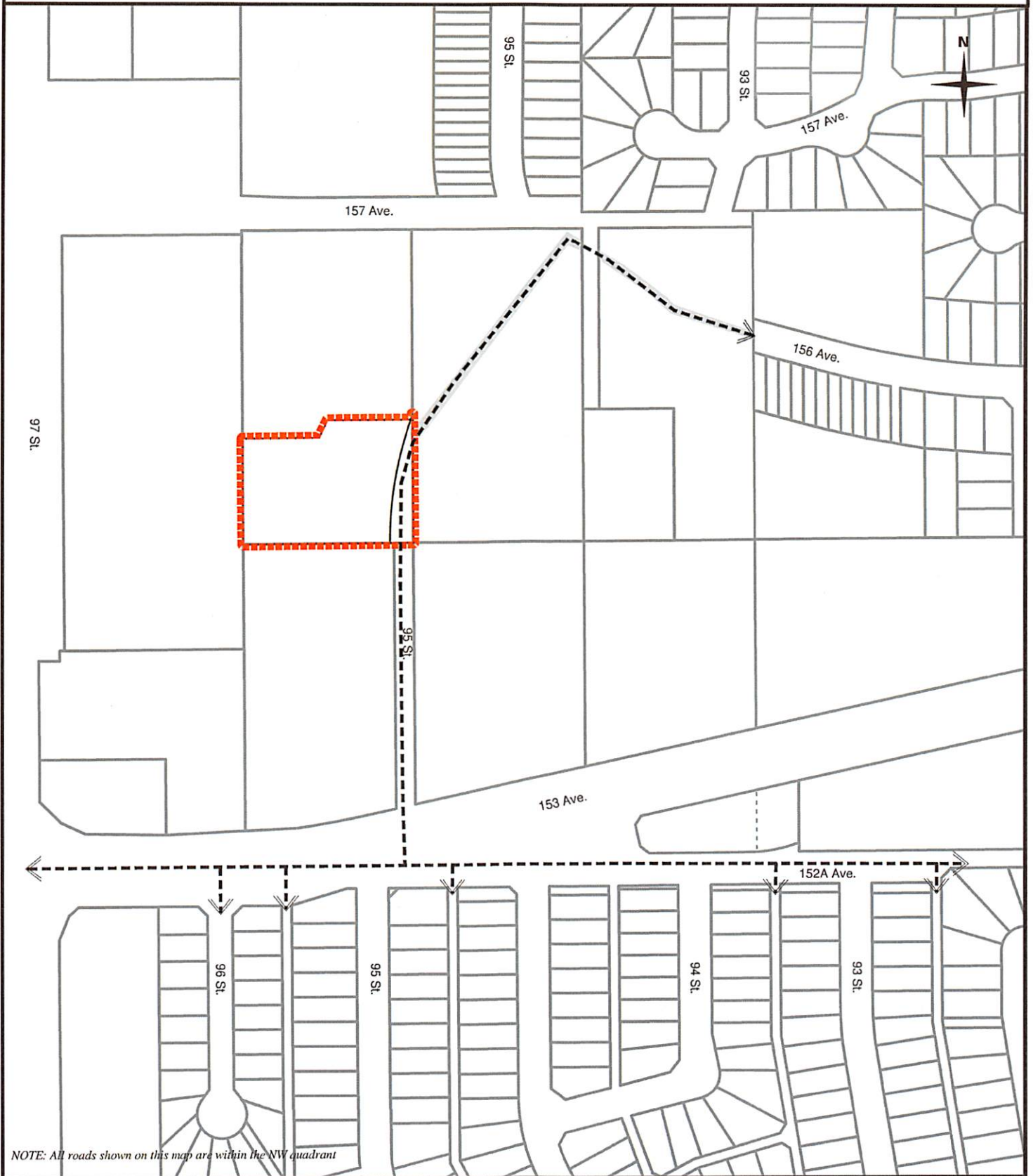
Limit of proposed subdivision



Watermain extension



Register easement





Subdivision Authority

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

September 8, 2022

File No. LDA22-0357

IBI Group  
300 - 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Evan Thompson

RE: Tentative plan of subdivision to create seven (7) commercial lots from Lot 1, Block 1, Plan 092 5647 located north of 137 Avenue NW and west of Mark Messier Trail NW; **MISTATIM INDUSTRIAL**

---

**I The Subdivision by Plan is APPROVED on Month day, 2022, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register easements for mutual access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the subdivision LDA21-0516 be registered prior to or concurrent with this application; and
5. 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 construct an auxiliary lane on 137 Avenue NW to an arterial roadway standard, including one right-in/right-out access and one right-in only access, a 1.5 m sidewalk, utility relocation / modification, bus stop modifications, landscaping, and any channelization and transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I. Details of access width to support future development will be further reviewed through the submission of detailed engineering drawings, in consultation with the Subdivision Planning transportation development review team;
8. that the owner construct an auxiliary lane on St. Albert Trail NW / Mark Messier Trail NW to an arterial roadway standard, including two right-in-right-out accesses, a 3 m shared use path, utility relocation / modification, bus stop modifications, landscaping, and any channelization and transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I. Details of access width to support future development will be further reviewed through the submission of detailed engineering drawings, in consultation with the Subdivision Planning transportation development review team;
9. that the owner install a fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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) for Lot 1, Block 1, Plan 0925 647 was addressed by money in place with SO/99-00991 and LDA13-0082.

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).

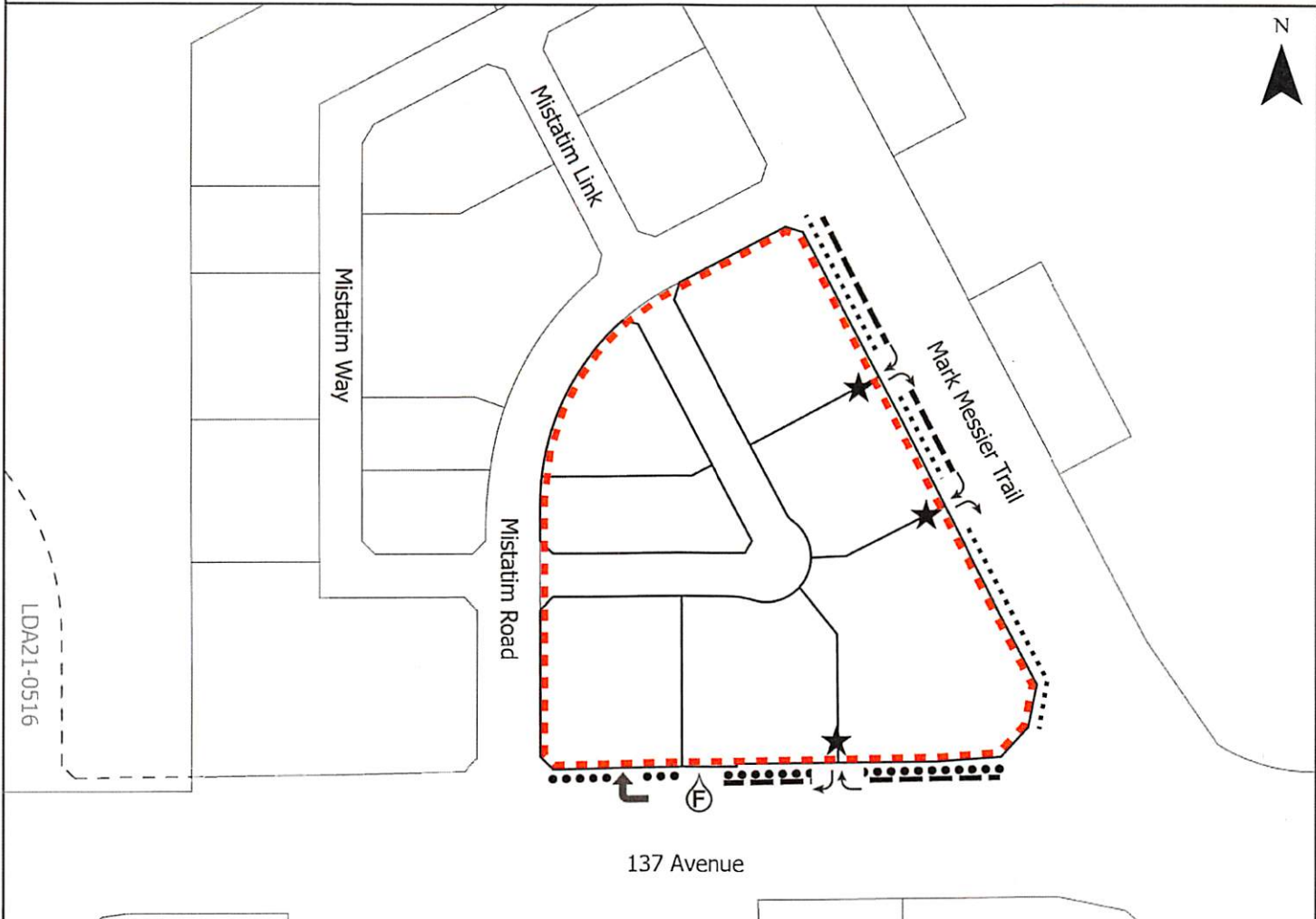
Regards,

Blair McDowell  
Subdivision Authority

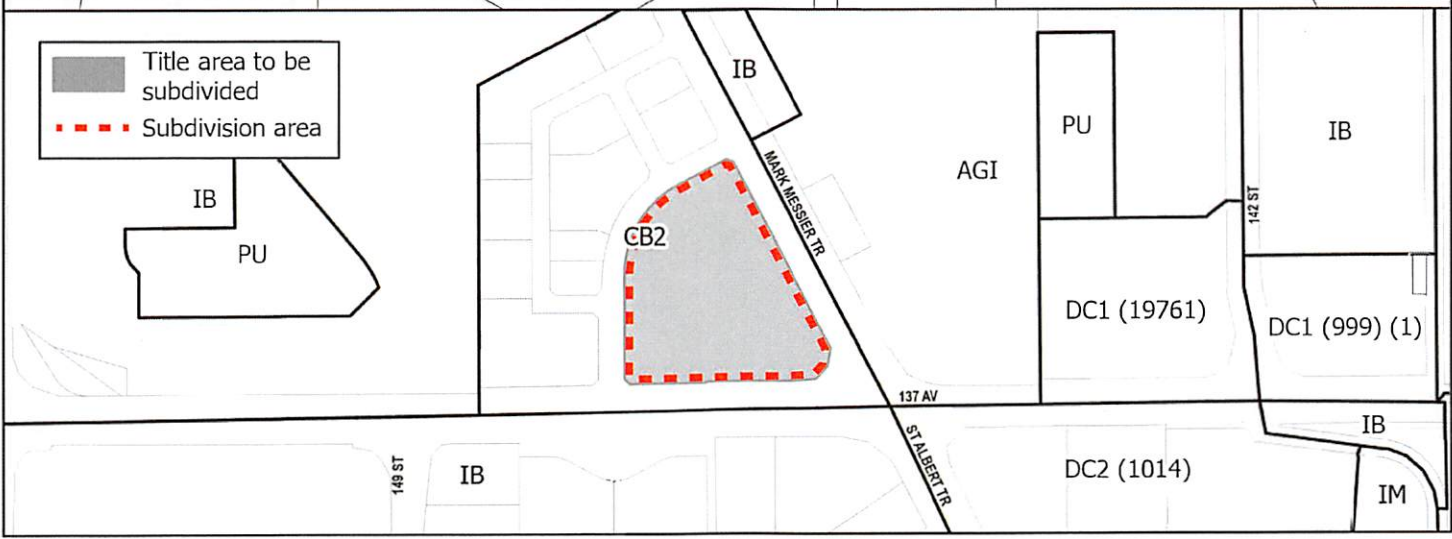
BM/cp/Posse #432527276-001

Enclosure(s)

- Limit of Proposed Subdivision
- 1.5m Concrete Sidewalk & Bus Stop Modifications
- ⋯⋯⋯ 3m Hard Surface Shared Use Path & Bus Stop Modifications
- Construct Auxiliary Lane
- Ⓡ Fire Hydrant
- ★ Mutual Access Easement
- ↵ Right-in / Right-out
- ↶ Right-in



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





Subdivision Authority

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

September 8, 2022

File No. LDA22-0315

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create 29 strata lots from Lot 31A, Block 114, Plan 192 1275, located south of 88 Avenue NW and west of 101 Street NW; **STRATHCONA**

---

**I The Subdivision by Plan is APPROVED on September 8, 2022, subject to the following conditions:**

1. that the owner provides an Easements, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer, and power;
2. that the owner register a Public Access Easement on all affected parcels for the purpose of providing legal and physical access to the alley from the existing underground parkade, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton, Law Branch, will prepare the easement document. The easement must stipulate that neither owner can discharge the easement without the express written consent of the City of Edmonton. The owner must contact Matthew Bennett ([matthew.bennett2@edmonton.ca](mailto:matthew.bennett2@edmonton.ca)) to obtain the draft easement document; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosures I-IV are maps of the subdivision identifying major conditions 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,

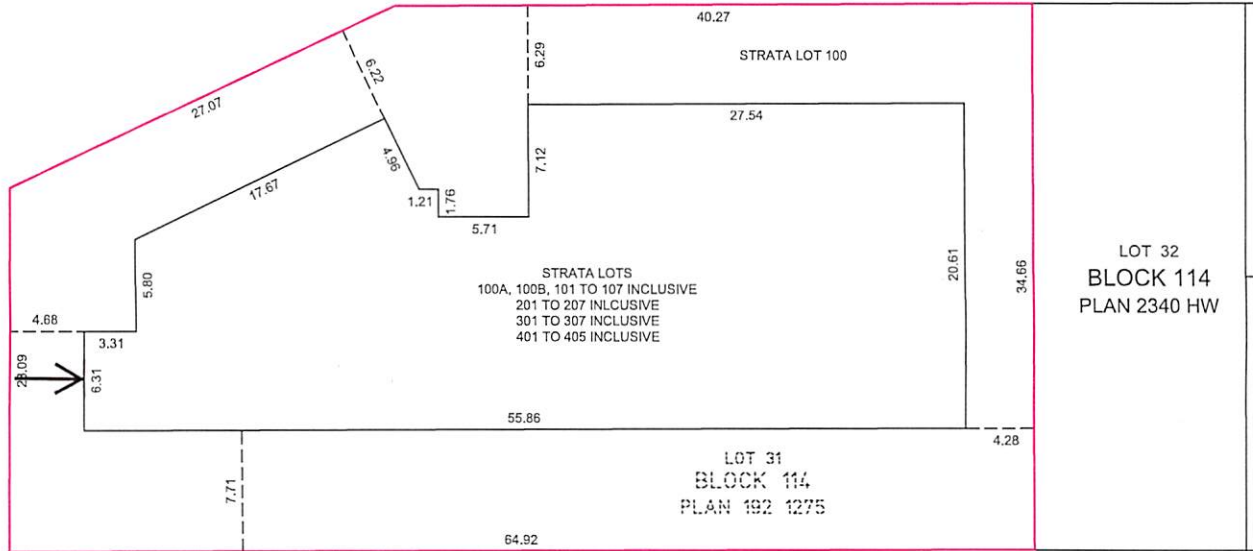
Blair McDowell  
Subdivision Authority

BM/jv/Posse #436184055-001

Enclosure(s)

→ Register easement

88 AVENUE

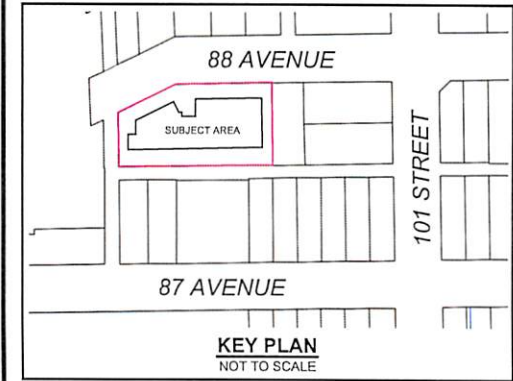


URBAN GREEN COHOUSING COOPERATIVE

SHEET 1 OF 6 SHEETS

NOTES:

- ALL DISTANCES AND ELEVATIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM A.S.C.M. XXXXX (ELEV. = XXXXX)
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, .....



REV. NO.	DATE	ITEM	BY
4	AUG. 16, 2022	REVIS UNIT BOUNDARIES TO INCLUDE TOP & BOTTOM LIMITS. REVISE CROSS SECTION & UP. UPDATE ELEVATIONS	JH
3	JUNE 16, 2022	REVISE UNIT BOUNDARIES TO INCLUDE REMNANT LOT	JH
2	JUNE 8, 2022	REMOVE OFFICE AS A LOT	JH
1	JUNE 2, 2022	ADD IN OFFICE AS A LOT AND REVISE LOT NUMBERS	JH
0	MAY 19, 2022	ORIGINAL PLAN COMPLETED	JH

REVISIONS

**STRATHCONA**  
TENTATIVE PLAN SHOWING  
**STRATA SPACE SUBDIVISION**

OF ALL OF  
LOT 31A, BLOCK 114, PLAN 192 1275  
WITHIN THE  
N.E. 1/4 SEC. 29 - TWP. 52 - RGE. 24 - 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.	12200144T	DRAFTED BY:	JH	CHECKED BY:	MK
----------	-----------	-------------	----	-------------	----

STRATA LOTS  
100A, 100B, 101 TO 107 INCLUSIVE  
201 TO 207 INCLUSIVE  
301 TO 307 INCLUSIVE  
401 TO 405 INCLUSIVE

LOT 32  
BLOCK 114  
PLAN 2340 HW

LOT 31  
BLOCK 114  
PLAN 192 1275

BLOCK 114

LOT 20

LOT 19

PLAN 2902 AS

CONDOMINIUM  
PLAN 792 0222

LOT 6

BLOCK 114

LOT 5

LOT 4

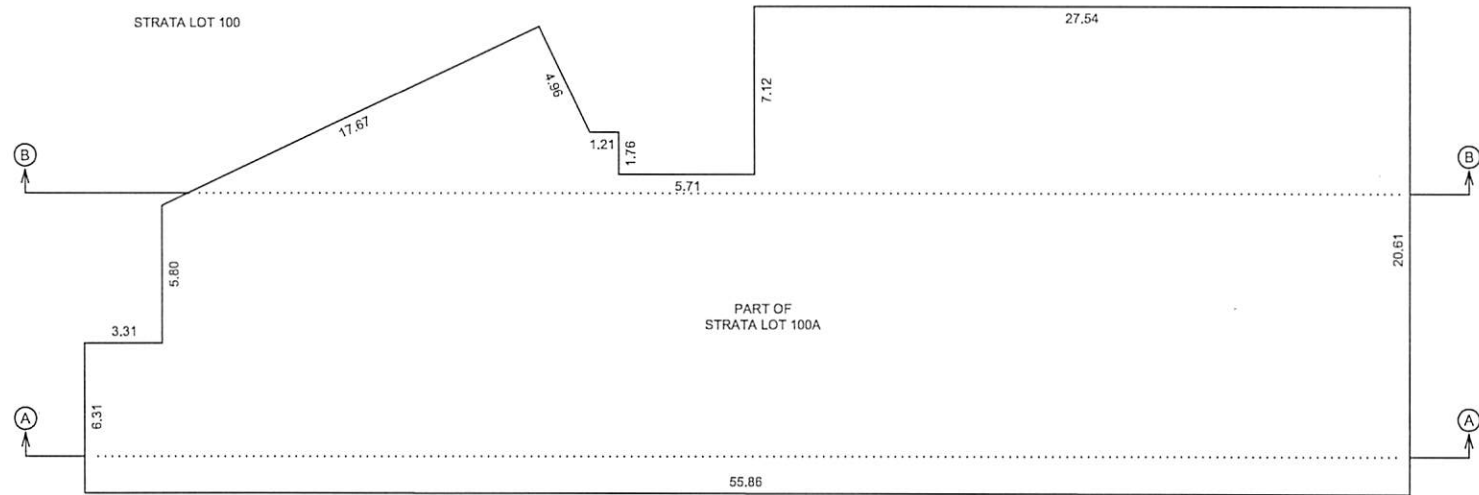
PLAN I34

R/W PLAN 812 2386

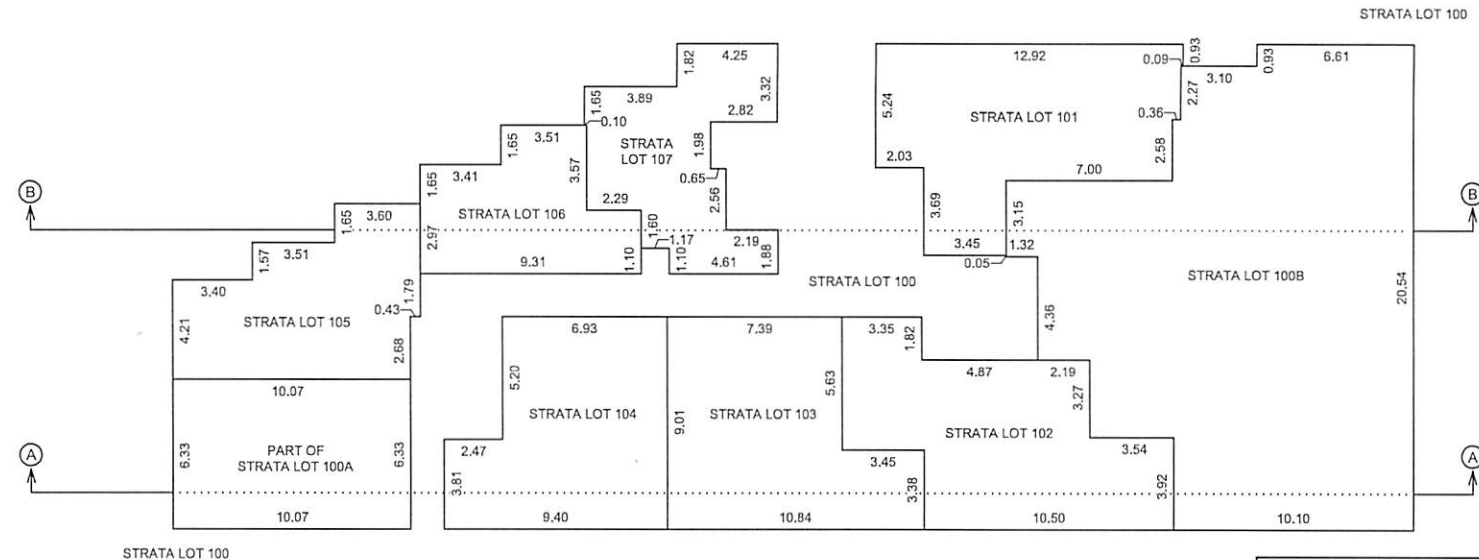
LANE

LANE

LANE



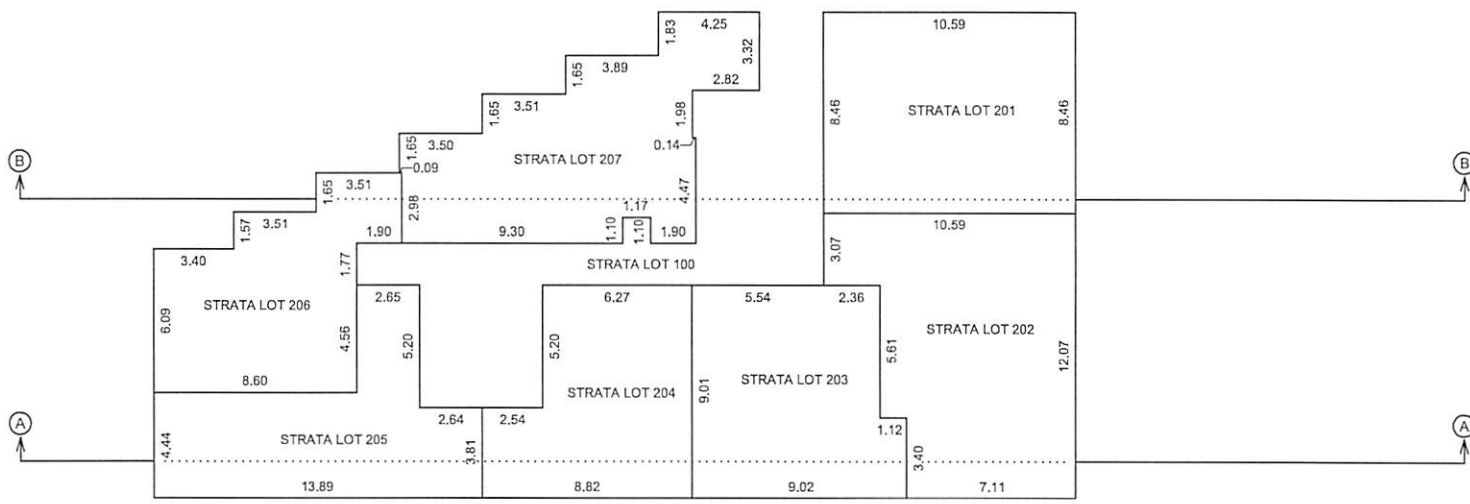
**PARKADE**  
1:200



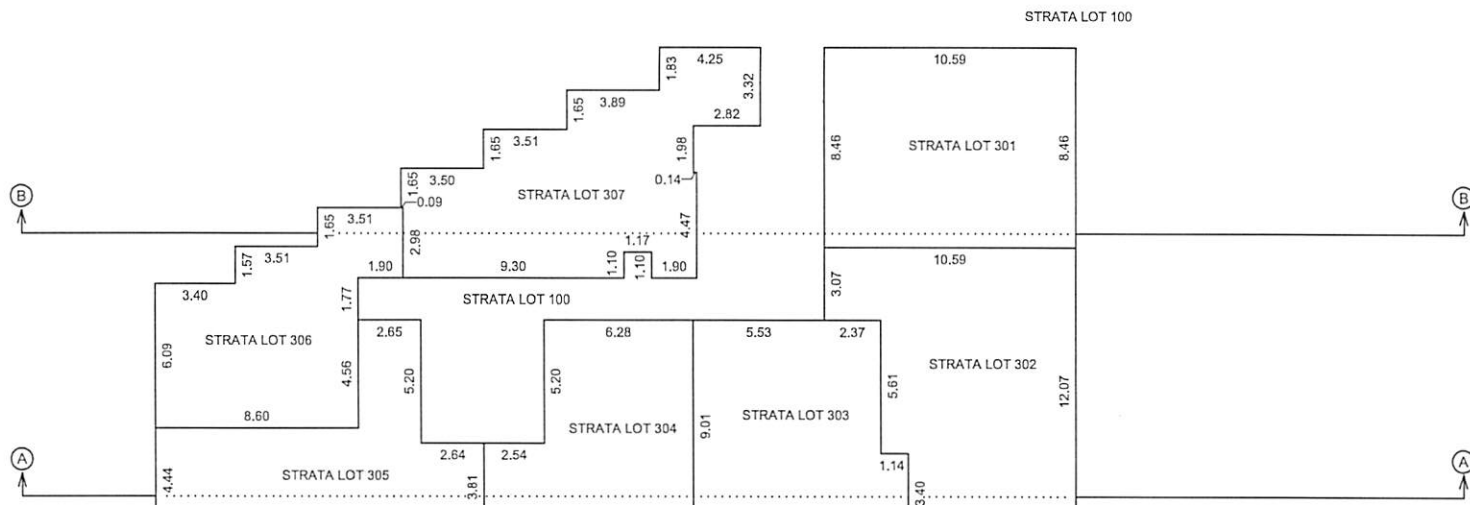
**LEVEL 1**  
1:200

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

FILE NO.	12200144T	DRAFTED BY:	JH	CHECKED BY:	MK
----------	-----------	-------------	----	-------------	----



**LEVEL 2**  
1:200



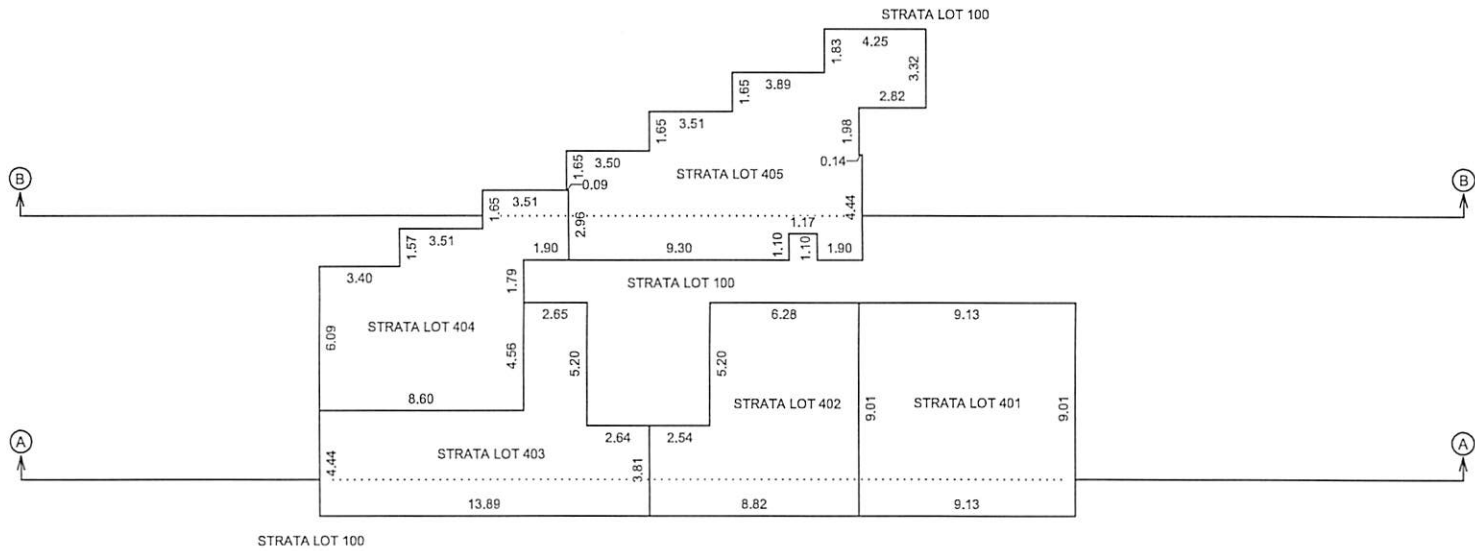
**LEVEL 3**  
1:200

		Phone: (780) 455 - 3177 Fax: (780) 451 - 2047			
		Email: <a href="mailto:edmonton@palsgeomatics.com">edmonton@palsgeomatics.com</a> 10704-176 Street NW, Edmonton, Alberta T5S 1G7			
FILE NO.	12200144T	DRAFTED BY:	JH	CHECKED BY:	MK

STRATA LOT 100

STRATA LOT 100

STRATA LOT 100



**LEVEL 4**  
1:200





Subdivision Authority

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

September 8, 2022

File No. LDA22-0376

E Engineering Inc.  
11432 105 Street NW  
Edmonton, AB T5G 2M8

ATTENTION: Bhavin Shah

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 5B, Plan 6146HW, located north of 96 Avenue NW and east of 159 Street NW;  
**GLENWOOD**

---

**The Subdivision by Plan is APPROVED on September 8, 2022, 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 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,

Blair McDowell  
Subdivision Authority

BM/lz/Posse #441995263-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 159 Street NW. Upon redevelopment of proposed north Lot, the existing residential access to 159 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).
- There is an existing access / driveway to 159 Street NW. Upon redevelopment of proposed north Lot, the existing residential access to 159 Street must be removed, as shown on the Enclosure. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 - 104 Avenue. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

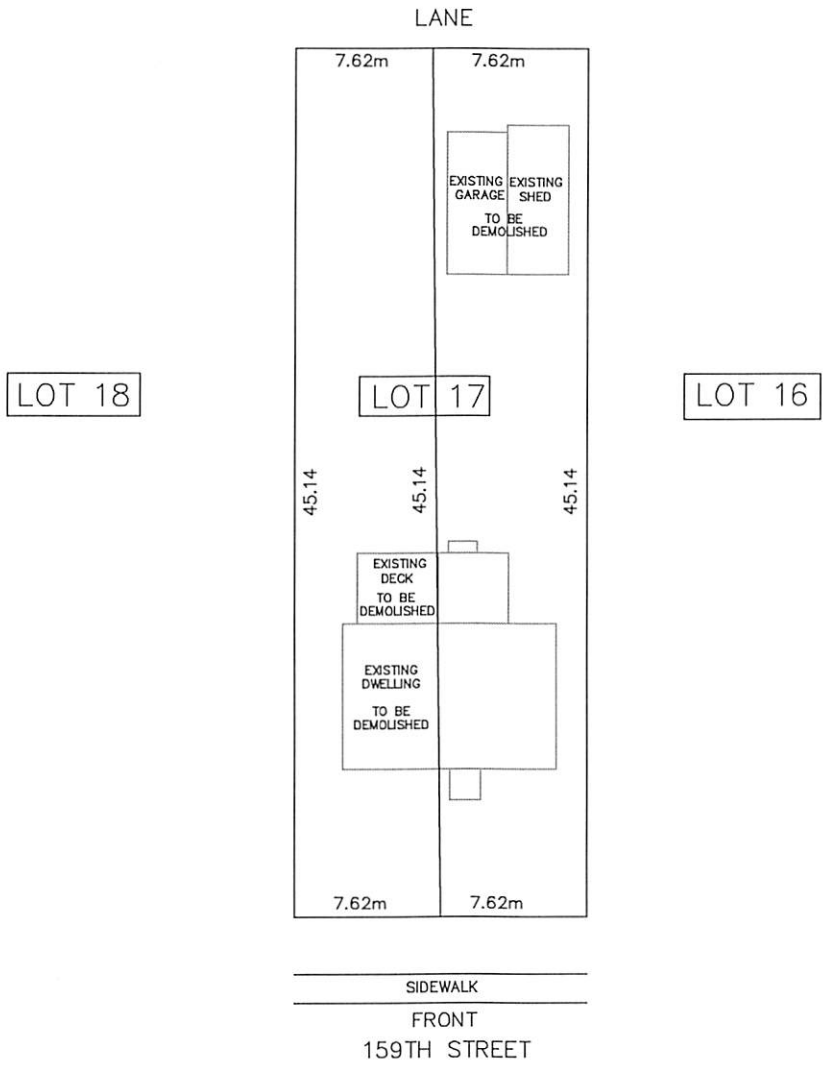
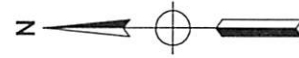
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.


Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.9 m south of the north property line of Lot 17 off Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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 17, BLOCK 5B, PLAN 6146HW



 <p><b>engineering Inc.</b></p> <p>11432 105 ST NW, EDMONTON AB T5G 2M8          CONTACT: 780-709-1710          EMAIL: INFO@EENGINEERING.CA</p>	LEGAL ADDRESS: <b>LOT 17 BLOCK 5B PLAN 6146 HW</b>		
	MUNICIPAL ADDRESS: <b>9611 159 STREET NW EDMONTON AB T5T4M3</b>		
	DRAWN <b>DS</b>	SCALE <b>1:1000</b>	DATE <b>JULY,2022</b>
APPLICANT <b>OWNER</b>	APPLICANT CONTACT <b>INFO@EENGINEERING.CA</b>	PROJECT <b>SUBDIVIDE LOT</b>	



Subdivision Authority

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

September 8, 2022

File No. LDA22-0393

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 Lots 17 and 18, Block 14, Plan 823 AI, located south of 120 Avenue NW and east of 64 Street NW; **MONTROSE**

---

**The Subdivision by Plan is APPROVED on September 8, 2022, 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); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. 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 and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/db/Posse #442983625-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 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 64 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 8.23 m south of the north property line of Lot 17 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.
- 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

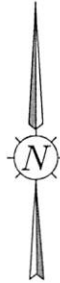
SHOWING SUBDIVISION OF

## LOTS 17 & 18, BLK.14, PLAN 823 A.I.

IN THE

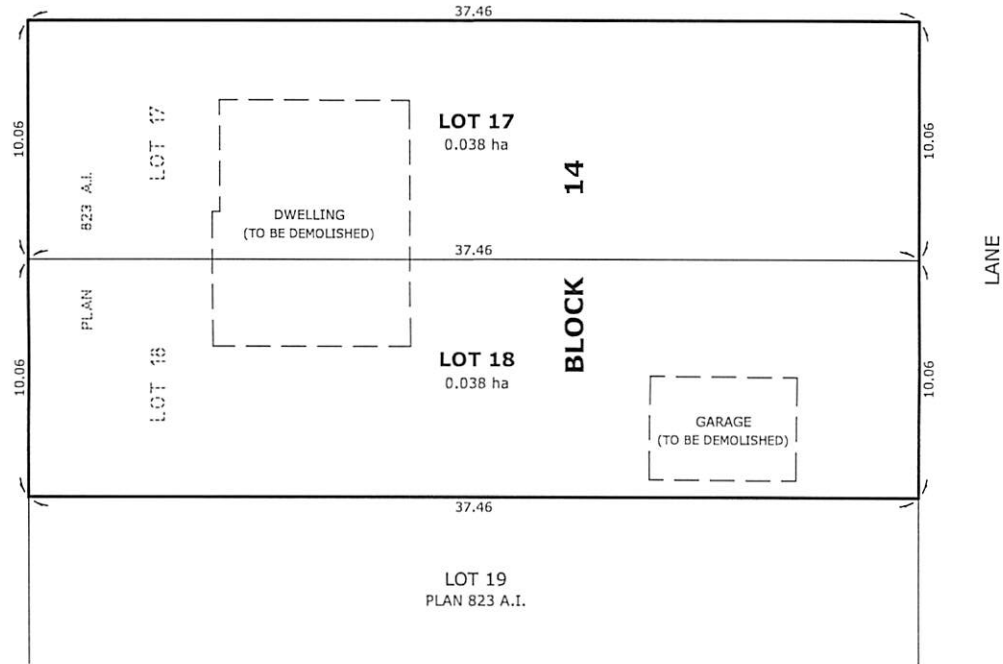
### S.W.1/4 SEC.14 TWP.53 RGE.24 W.4 M.

### EDMONTON, ALBERTA



64th STREET

120th AVENUE



#### NOTES:

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



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:	J.V.	DRAWN BY:	J.V.
DATE:	August 2, 2022	REVISED:	--
DRAWING	22S0615T	FILE NO.	22S0615



Thursday, September 1, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 35

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the September 1, 2022 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the August 25, 2022 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA20-0185  
365898512-001 Tentative plan of subdivision to create one (1) additional industrial lot from Block X, Plan 34 AJ, located north of 72A Avenue NW and east of 67 Street NW; **DAVIES INDUSTRIAL EAST**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA22-0359  
441096347-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 7-9, Block 28, Plan 3620AH, located north of 99 Avenue NW and east of 82 Street NW; **FOREST HEIGHTS**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3. LDA22-0383  
441589115-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 11, Plan 3624 HW, located south of 110A Avenue NW and west of 138 Street NW; **NORTH GLENORA**

MOVED		Blair McDowell	
		That the application for subdivision be Refused.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA22-0384 442339381-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 7, Plan 2597 KS, located north of 80 Avenue NW and east of 144 Street NW; <b>LAURIER HEIGHTS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA22-0385 442597072-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 9, Plan 467 KS, located south of 106 Avenue NW and west of 159 Street NW; <b>BRITANNIA YOUNGSTOWN</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.		