

Thursday, November 16, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 46

<b>PRESENT</b>	Kristen Rutherford, Acting Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Kristen Rutherford  That the Subdivision Authority Agenda for the November 16, 2023 meeting be adopted.	
FOR THE MOTION	Kristen Rutherford	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Kristen Rutherford  That the Subdivision Authority Minutes for the November 9, 2023 meeting be adopted.	
FOR THE MOTION	Kristen Rutherford	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
1.	LDA23-0260 480579238-001	Tentative plan of subdivision to create three (3) bare land condominium units from Lot 3, Block 18, Plan 192 3314, located south of Roper Road and east of 50 Street; <b>PYLYPOW INDUSTRIAL</b>
MOVED	Kristen Rutherford  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Kristen Rutherford	<b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA23-0093 461366781-001	Tentative plan of subdivision to create 25 single detached residential lots and 16 semi detached lots, from the NW 14-51-24-W4M and the NE 14-51-24-W4M located south of 25 Avenue NW and east of 66 Street SW; <b>MATTSON</b>
MOVED	Kristen Rutherford  That the application for subdivision be Approved.	
FOR THE MOTION	Kristen Rutherford	<b>CARRIED</b>

2.	LDA23-0180 475269807-001	Tentative plan of subdivision to create (1) multi-unit housing unit and one (1) remnant unit from Lot 38, Block 7, Plan 182 2696, located south of 35 Avenue SW and west of Daniels Way SW; <b>DESROCHERS AREA</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
3.	LDA23-0289 486727015-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 3, Plan 2630 KS, located south of 92 Avenue NW and east of 141 Street NW; <b>PARKVIEW</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
4.	LDA23-0291 486847690-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot E, Block 7A, Plan 426 HW, located north of 90 Avenue NW and east of 92 Street NW; <b>BONNIE DOON</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
5.	LDA23-0295 480246601-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 8, Plan 467 KS, located south of 106 Avenue NW and west of 158 Street NW; <b>BRITANNIA YOUNGSTOWN</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:21 a.m.	



Subdivision Authority

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

November 16, 2023

File No. LDA23-0260

Hagen Surveys (1982) Ltd.  
8929 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create three (3) bare land condominium units from Lot 3, Block 18, Plan 192 3314, located south of Roper Road and east of 50 Street; **PYLYPOW INDUSTRIAL**

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**The Subdivision by Bare Land Condominium is APPROVED on November 16, 2023, 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.

Municipal Reserve (MR) for Lot 3, Block 18, Plan 1923314 was previously addressed by money in place through subdivision SUB 05-0252, and the remaining DRC was retained on the title of NW 13-52-24-4. Therefore, no MR is owed on title.

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,

for

Blair McDowell  
Subdivision Authority

BM/jm/Posse #480579238-001

Enclosure

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 (\$3,700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

**TENTATIVE PLAN**  
 SHOWING PROPOSED BARELAND CONDOMINIUM OF  
 LOT 3, BLK.18, PLAN 192 3314  
 IN THE  
 N.W.1/4 SEC.13, TWP.52, RGE.24, W.4 M.  
**EDMONTON**  
**ALBERTA**

SCALE 1:1000      2023      N.R. RONSKO, A.L.S.



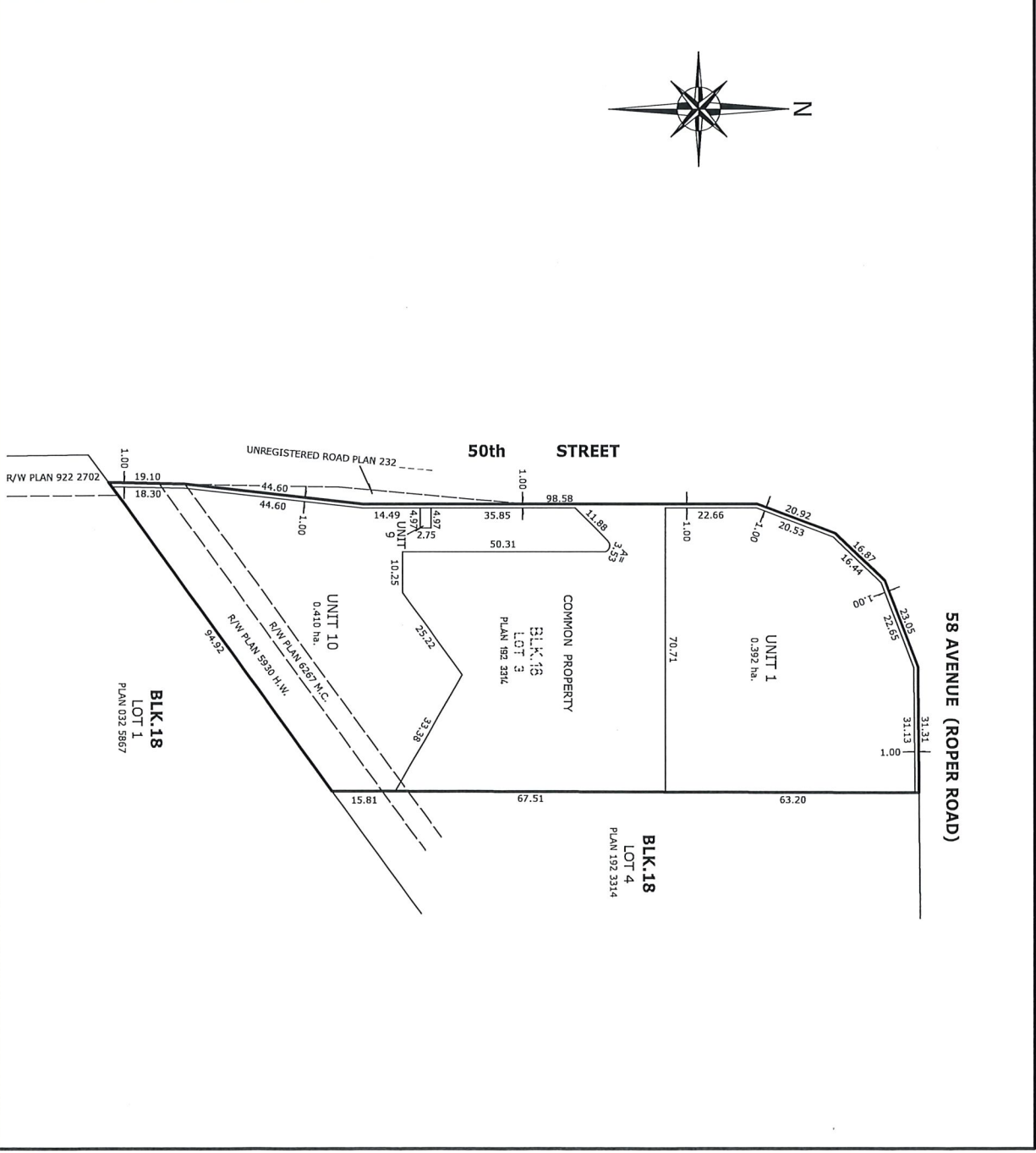
9829 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780-464-5506 | F 780-464-4450 | hagensurveys.com  
 Your comprehensive surveying partner.

**HS HAGEN SURVEYS**

ALBERTA LAND SURVEYORS' ASSOCIATION  
 PERMIT NUMBER  
 P052  
 HAGEN SURVEYS  
 (1982) LTD.

CALCULATED BY:	-	DRAWN BY:	DA
DATE:	JULY 21, 2023	REVISED:	--
DRAWING:	23S0350T	FILE NO.:	23S0350

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





Subdivision Authority

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

November 16, 2023

File No. LDA23-0093

Select Engineering Consultants Ltd.  
100 - 17413 107 Avenue NW  
Edmonton, AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create 25 single detached residential lots and 16 semi detached lots, from the NW 14-51-24-W4M and the NE 14-51-24-W4M located south of 25 Avenue NW and east of 66 Street SW; **MATTSON**

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**I The Subdivision by Plan is APPROVED on November 16, 2023, 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 approved subdivision LDA22-0044 be registered prior to or concurrent with this application, to provide the logical roadway extension and to ensure the availability of the essential water main feeds; and
4. 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 all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct a 3 m hard surface shared use path with lighting, and bollards, within the walkways, with connections to the adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs offsite storm sewers and temporary drainage ditches to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Subdivision and Development Coordination.
13. 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;
14. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, road right of way, and walkways 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 Reserves (MR) for the NW 14-51-24-W4M and the NE 14-51-24-W4M were addressed by Deferred Reserve Caveat (DRC) with LDA22-0044. The DRC will carry forward on title and will be adjusted with LDA22-0255 to account for PUL dedication.

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,



for

Blair McDowell  
Subdivision Authority

BM/jm/Posse #461366781-001

Enclosure

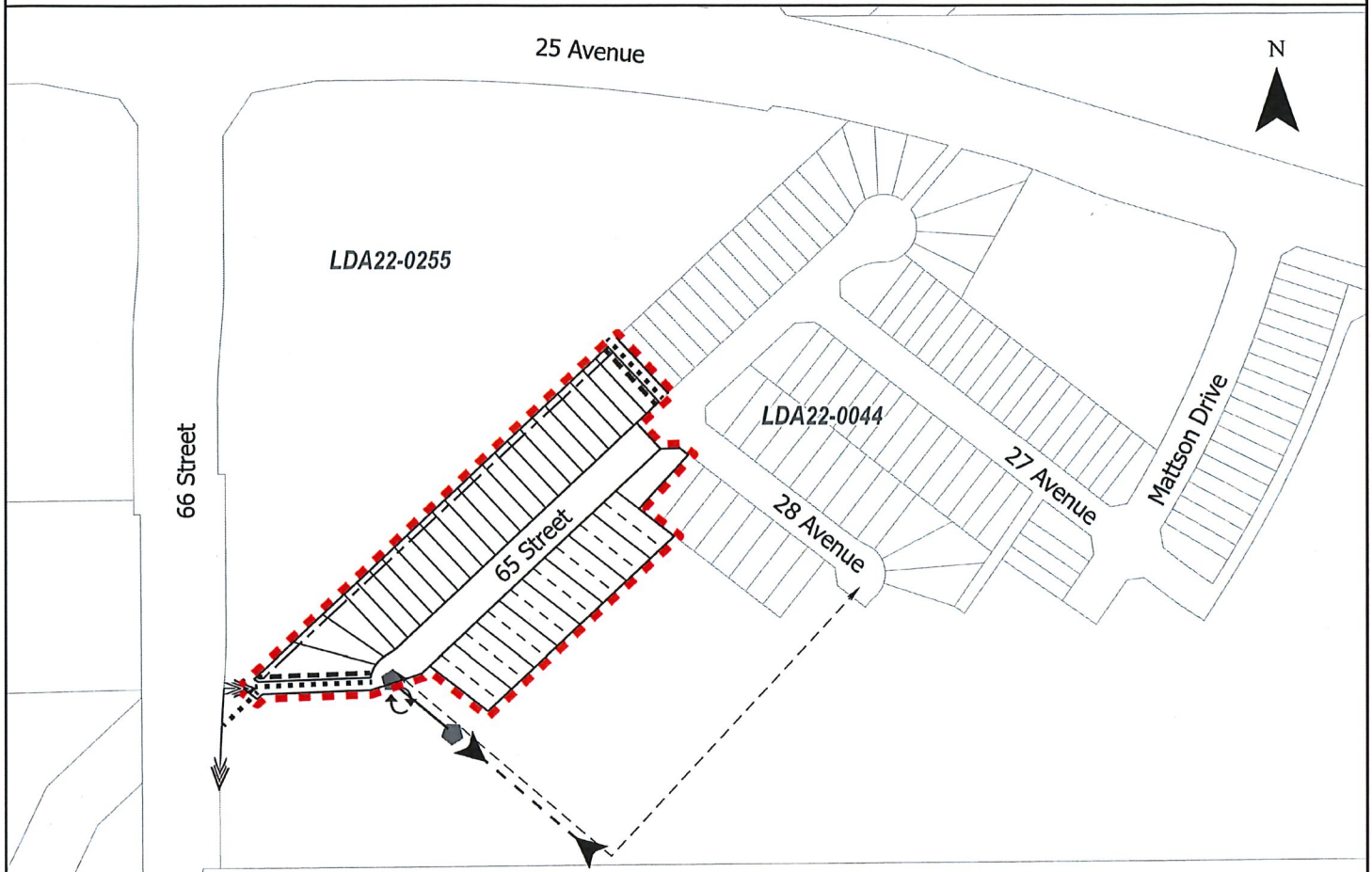


SUBDIVISION CONDITIONS OF APPROVAL MAP

November 16, 2023

LDA23-0093

- ■ ■ Limit of proposed subdivision
- ■ ■ 1.8m uniform screen fence as per Zoning Bylaw
- > Temporary 4m Emergency Access
- ..... 3m Hard surface shared use path
- - - 1.2m Uniform Fence
- ↔ Watermain extension
- ⤵ Temporary 12 m radius turnaround
- ⬢ Construct Offsite Storm Sewer
- ⤵ Construct Offsite Temporary storm ditch



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





Subdivision Authority

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

Nov 16, 2023

File No. LDA23-0180

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create (1) multi-unit housing unit and one (1) remnant unit from Lot 38, Block 7, Plan 182 2696, located south of 35 Avenue SW and west of Daniels Way SW; **DESROCHERS AREA**

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**The Subdivision by Plan is APPROVED on November 16, 2023, subject to the following conditions:**

1. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; and
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. 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,

for  
Blair McDowell  
Subdivision Authority

BM/ms/Posse #475269807-001

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 (\$2,460 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Two accesses from the adjacent alley to the site were approved with the development permit application (Posse No. 403103972-002). Any changes to the current approved accesses requires the review and approval of Subdivision and Development Coordination.

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

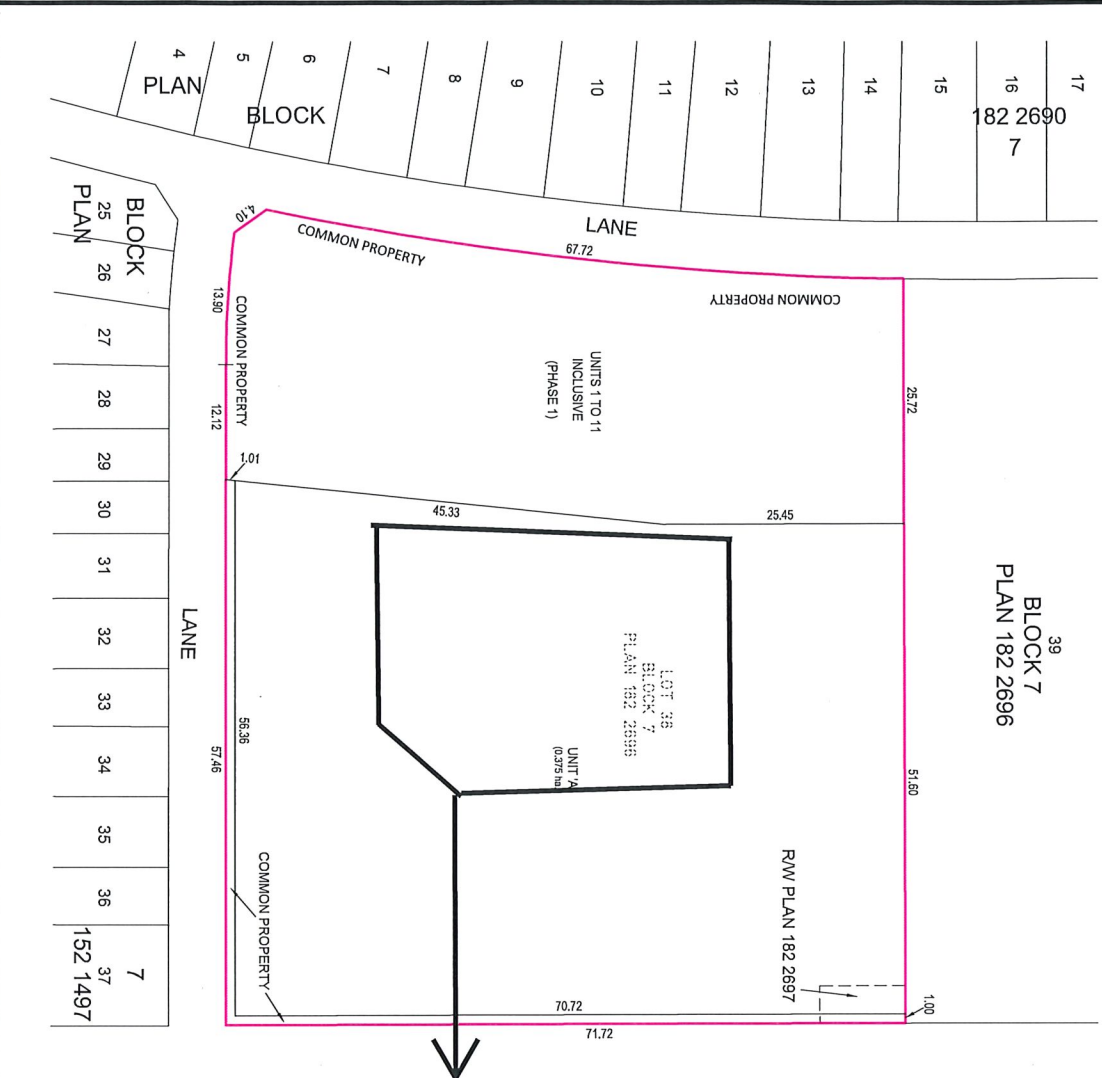
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 water service enters the proposed subdivision approximately 48.53 m south of the north property line of Lot 38 off Daniels Way SW. The existing sanitary service enters the proposed subdivision approximately 45.56 m south of the north property line of Lot 38 off Daniels Way SW. The existing storm service enters the proposed subdivision approximately 42.56 m south of the north property line of Lot 38 off Daniels Way SW. 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).

# AKASH HOMES

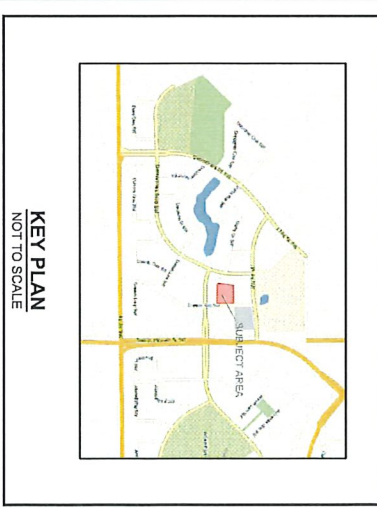
**Legend**

Register Emergency Access Easement 

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL DISTANCES SHOWN ON THIS PHASE 1 PLAN ARE MEASURED FROM THE CORNER OF THE SUBJECT AREA.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
  - THE ZONING OF THIS SUBJECT AREA IS R47.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.587 ha.



DANIELS WAY S.W.



**REVISIONS**

REV. NO.	DATE	BY	REVISIONS
0	NOV. 14/23	JF	REMOVED
0	JUNE 12/23	JF	ORIGINAL PLAN COMPLETED

**DESROCHERS LANDING**  
 TENTATIVE PLAN SHOWING PROPOSED  
 PHASED CONDOMINIUM  
 OF  
 LOT 38, BLOCK 7, PLAN 182 2696  
 WITHIN THE  
 S. E. 1/4 SEC. 13 - TWP. 51 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**

2023

SCALE: 1:500

**Pals Geomatics**  
 Phone: (780) 453-3177 Fax: (780) 451-2047  
 Email: edmonton@palsgeomatics.com  
 170th-175 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.: 123000991-PH1 DRAFTED BY: JF CHECKED BY: JB



Subdivision Authority

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

November 16, 2023

File No. LDA23-0289

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 3, Plan 2630 KS, located south of 92 Avenue NW and east of 141 Street NW; **PARKVIEW**

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**The Subdivision by Plan is APPROVED on November 16, 2023, 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 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](mailto:subdivisions@edmonton.ca).

Regards,

A handwritten signature in blue ink, appearing to read "Krista McDowell".

for

Blair McDowell  
Subdivision Authority

BM/ms/Posse #486727015-001

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 - 2023 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](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.
- There is an existing access to 92 Avenue NW. Upon redevelopment of proposed Lot 1A, the existing residential access to 92 Avenue 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).

#### 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.

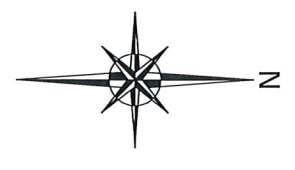
#### Servicing

- 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 8.53 m south of the north property line of Lot 1 off the lane. The existing storm service enters the proposed subdivision approximately 16.22 m north of the south property line of Lot 1 off 141 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.
- 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).

- There is an existing power pole that may interfere with access to the proposed Lot 1B. Subdivision Planning highly recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto:ces@epcor.com)).
- 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, BLK.3, PLAN 2630 K.S.**  
 IN THE  
**S.W.1/4 SEC.36, TWP.52, RGE.25, W. 4M.**  
**EDMONTON, ALBERTA**



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

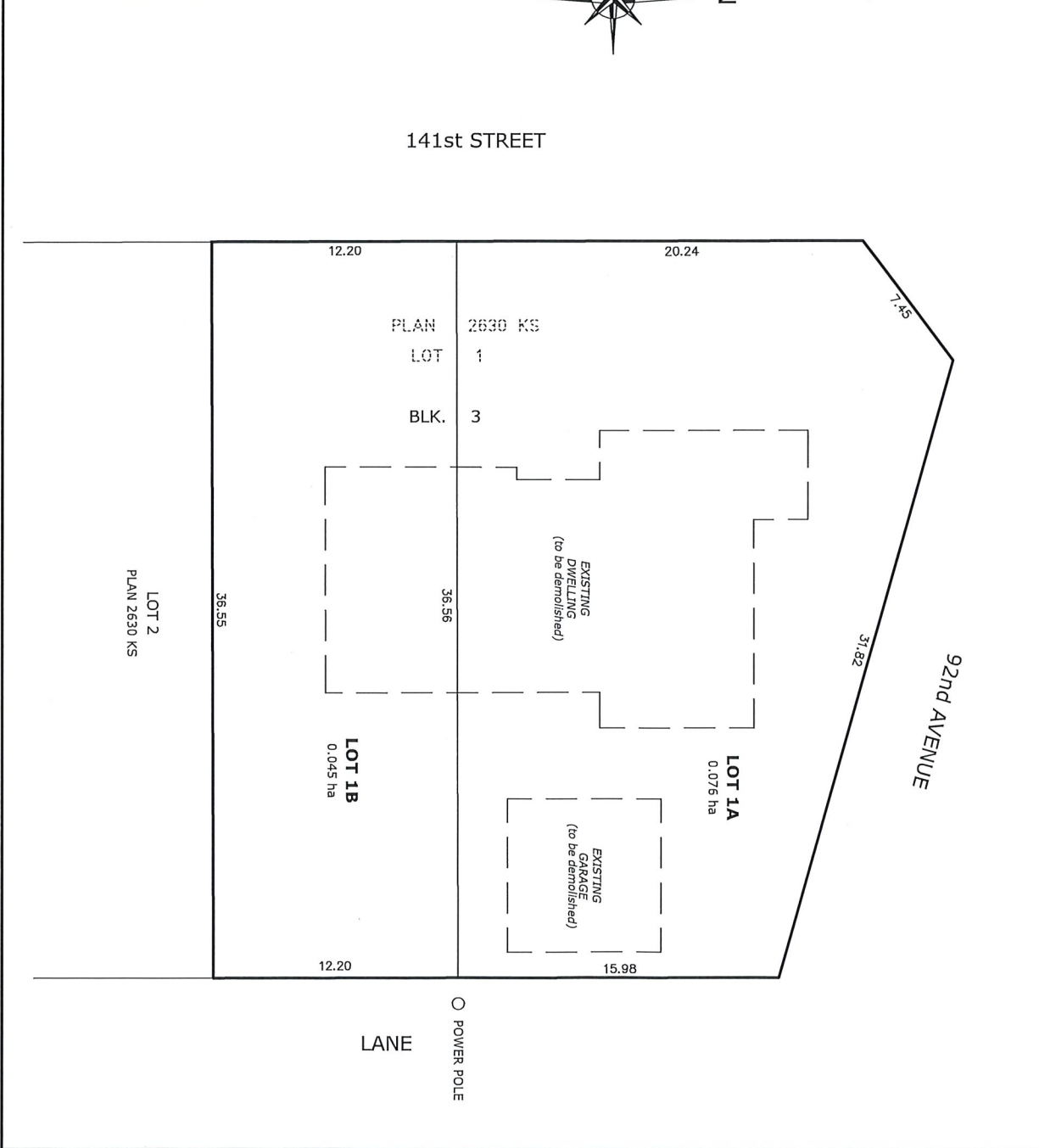


8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780-464-5506 | F 780-464-4450 | hagensurveys.com  
 Your comprehensive surveying partner.

**ALBERTA LAND SURVEYORS ASSOCIATION**  
 REG. IT NUMBER  
**P 052**  
 HAGEN SURVEYS  
 (1982) LTD.

SURVEYOR'S STAMP

CALCULATED BY: PING	DRAWN BY: PING
DATE: Sep. 21, 2023	REVISED: -
DRAWING: 2350558T	FILE NO.: 2350558





Subdivision Authority

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

November 16, 2023

File No. LDA23-0291

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 E, Block 7A, Plan 426 HW, located north of 90 Avenue NW and east of 92 Street NW; **BONNIE DOON**

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**The Subdivision by Plan is APPROVED on November 16, 2023, 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 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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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](mailto:subdivisions@edmonton.ca).

Regards,



for

Blair McDowell  
Subdivision Authority

BM/ms/Posse #486847690-001

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 - 2023 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 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 3.58 m south of the north property line of Lot E off the lane and 5.0 m north of the south property line of Lot E 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

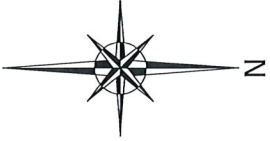
## LOT E, BLK. 7A, PLAN 426 H.W.

IN

### RIVER LOT 21, EDMONTON SETTLEMENT THEO. TWP. 52, RGE. 24, W. 4 M.

#### EDMONTON, ALBERTA

SCALE 1:200      2023      R.W. SIMPSON, A.L.S.



**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.

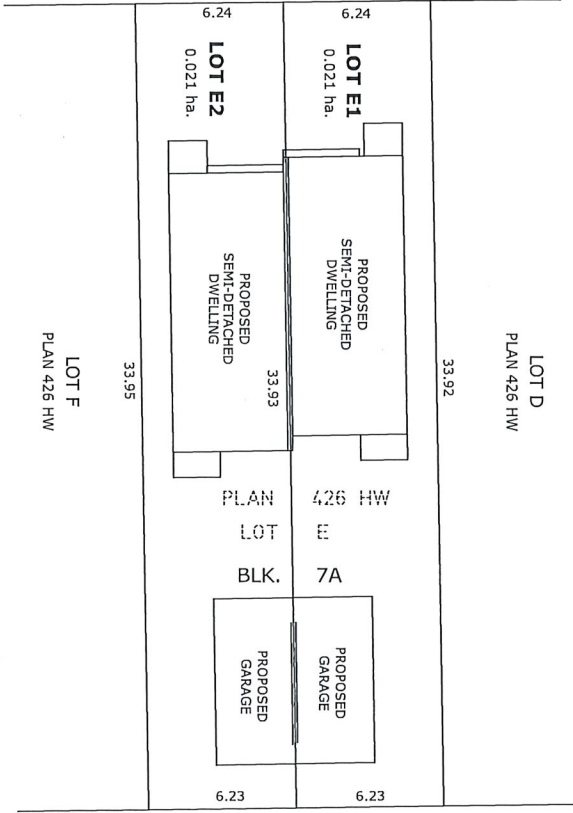
SURVEYOR'S STAMP



CALCULATED BY:	PING	DRAWN BY:	PING
DATE:	Sep. 21, 2023	REVISED:	-
DRAWING	23S0559T	FILE NO.	23S0559

TO 90th AVENUE

92nd STREET



LANE



Subdivision Authority

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

November 16, 2023

File No. LDA23-0295

Kinetic Homes  
8808 218 Street NW  
Edmonton, AB T5T 4R7

ATTENTION: Noreen Lam

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 8, Plan 467 KS, located south of 106 Avenue NW and west of 158 Street NW;  
**BRITANNIA YOUNGSTOWN**

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**The Subdivision by Plan is APPROVED on November 16, 2023, 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 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](mailto:subdivisions@edmonton.ca).

Regards,



for

Blair McDowell  
Subdivision Authority

BM/ms/Posse #480246601-001

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 - 2023 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 158 Street NW. Upon redevelopment of proposed Lot 24A, the existing residential access to 158 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).

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 10.5 m north of the south property line of Lot 24 off 158 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.
- 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).



**PLAN OF SUBDIVISION**  
LOT 24, BLOCK 8, PLAN 467KS  
10506 - 158 STREET NW  
September 29, 2023

