

Thursday, May 6, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 18

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the May 6, 2021 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the April 29, 2021 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |   |
|----|-----------------------------|---|
| 1. | LDA21-0093<br>381391969-001 | Tentative plan of subdivision to create 48 single detached residential lots, from the SE 23-51-24-W4M, located south of 22 Avenue SW and west of 50 Street SW; <b>WALKER</b>  |
| 2. | LDA18-0528<br>289053233-001 | REVISION of conditionally approved tentative plan of subdivision to create 27 single detached residential lots, 12 semi-detached residential lots, and one (1) Municipal Reserve (MR) Lot from Lot 2, Block 1, Plan 182 2720, located east of Winterburn Road NW and south of 35 Avenue NW; <b>EDGEMONT</b> |
| 3. | LDA21-0049<br>384922093-001 | Tentative plan to adjust the boundaries of five (5) single detached residential lots (Lots 10 to 14, Block 7, Plan 182 3279), and subdivide a portion of SW-25-52-26-W4M, located north of Rosenthal Boulevard NW and east of 224 Street NW; <b>ROSENTHAL</b>   |
| 4. | LDA21-0169<br>389972881-001 | Tentative plan of subdivision to create create one (1) additional single detached residential lot from Lots 17 and 18, Block 8, Plan 5765Q, located north of 73 Avenue NW and east of 108 Street NW; <b>QUEEN ALEXANDRA</b>   |
| 5. | LDA21-0171<br>390188555-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot B and the north 2.6 metres of Lot C, Plan 1591 HW, located north of 103 Avenue NW and east of 146 Street NW; <b>GROVENOR</b>  |
| 6. | LDA21-0183<br>390964576-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 31, Plan 276 HW, located south of 75 Avenue NW and east of 111 Street NW; <b>MCKERNAN</b>  |

7.	LDA21-0187 391024656-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 95, Block 18, Plan 5844 HW, located north of 118 Avenue NW and west of 139 Street NW; <b>DOVERCOURT</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

May 6, 2021

File No. LDA21-0093

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

ATTENTION: Michael Reyes

RE: Tentative plan of subdivision to create 48 single detached residential lots, from the SE 23-51-24-W4M, located south of 22 Avenue SW and west of 50 Street SW; **WALKER**

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**I The Subdivision by Plan is APPROVED on May 6, 2021, 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 Charter Bylaw 19655 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the approved subdivision LDA19-0416 be registered prior to or concurrent with this application for the logical roadway extension and necessary underground utilities;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots adjacent to the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton, against the lots backing onto 50 Street SW, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 constructs a 3 metre (m) concrete emergency access with lighting and t-bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 50 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the road rights of way and walkway, 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 the SW 23-51-24-W4M was addressed by registering a Deferred Reserve Caveat (DRC) with LDA14-0553. The DRC on title will be discharged with registration of LDA19-0416.

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 #381391969-001

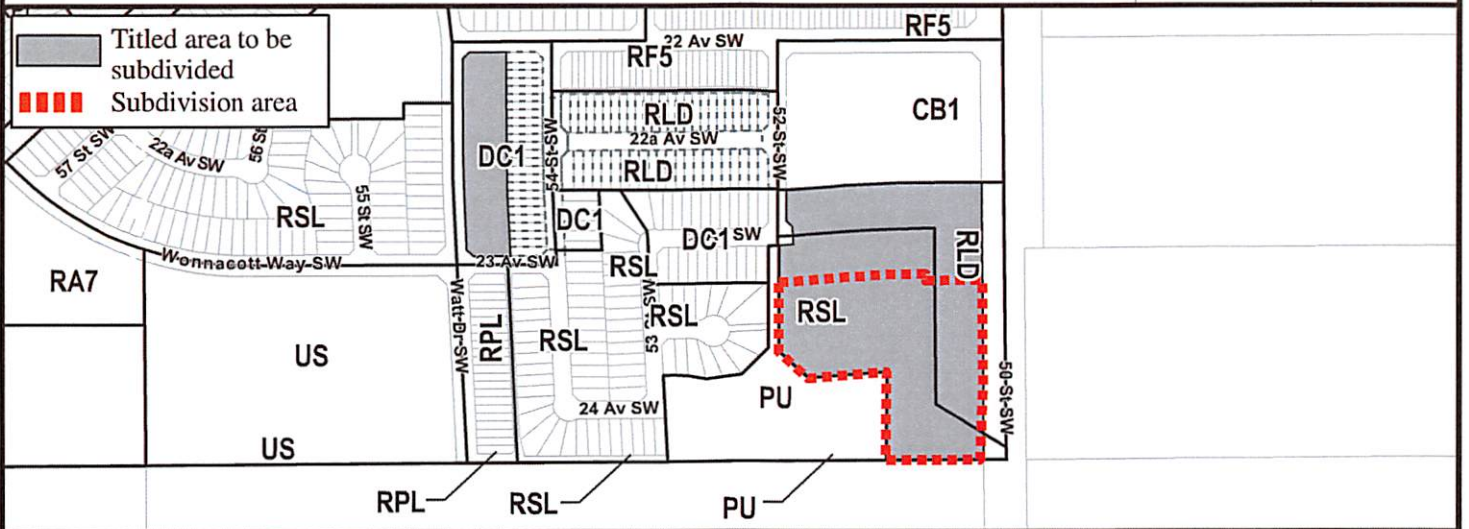
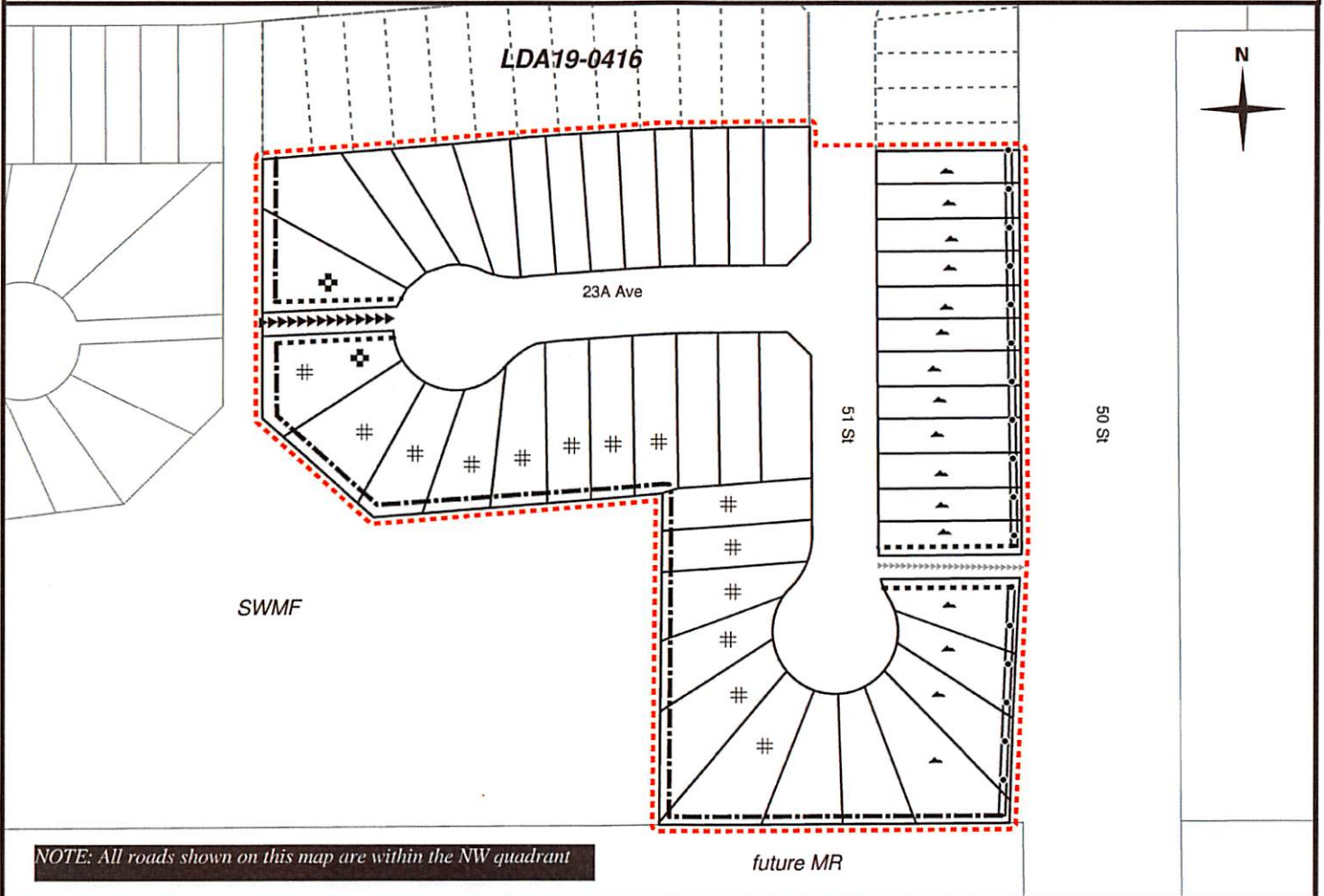
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 6, 2021

LDA21-0093

- |  |  |   |   |
|--|--|---|---|
|  | Limit of proposed subdivision                  |  | 3 m concrete sidewalk                   |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | 1.8 m concrete sidewalk                 |
|  | 1.2 m uniform fence                            |  | Restrictive covenant re: Berm and Fence |
|  | Berm and noise attenuation fence               |  | Restrictive covenant re: Disturbed Soil |
|  |  |  | Restrictive covenant re: Freeboard      |





Subdivision Authority

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

May 6, 2021

File No. LDA18-0528

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Mike Vivian

RE: REVISION of conditionally approved tentative plan of subdivision to create 27 single detached residential lots, 12 semi-detached residential lots, and one (1) Municipal Reserve (MR) Lot from Lot 2, Block 1, Plan 182 2720, located east of Winterburn Road NW and south of 35 Avenue NW;  
**EDGEMONT**

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The application was originally approved on December 6, 2018. This first revision reduces the single detached residential lots by 6, and increases the semi-detached residential lots by 8, for a net increase of 2 lots.

**I The Subdivision by Plan is APPROVED on May 6, 2021, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.100 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 enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots, as shown on the "Conditions of Approval" map, Enclosure I, and as per the applicable development restrictions shown by the Hoggan Engineering and Testing (1980) Ltd. geotechnical report (File no. 6004-22); 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 (2) 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 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 shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct a temporary 6 m gravel surface roadway connection 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 1.5 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road rights of way, walkway, and greenway to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 2, Block 1, Plan 182 2720 in the amount of 0.100 ha is being provided by dedication with this subdivision. Subsequent to the MR land dedication, the existing Deferred Reserve Caveat (DRC) will be reduced accordingly, with the balance to carry forward on the remainder of the 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,

Blair McDowell  
Subdivision Authority




BM/jv/Posse #289053233-001




Enclosure(s)

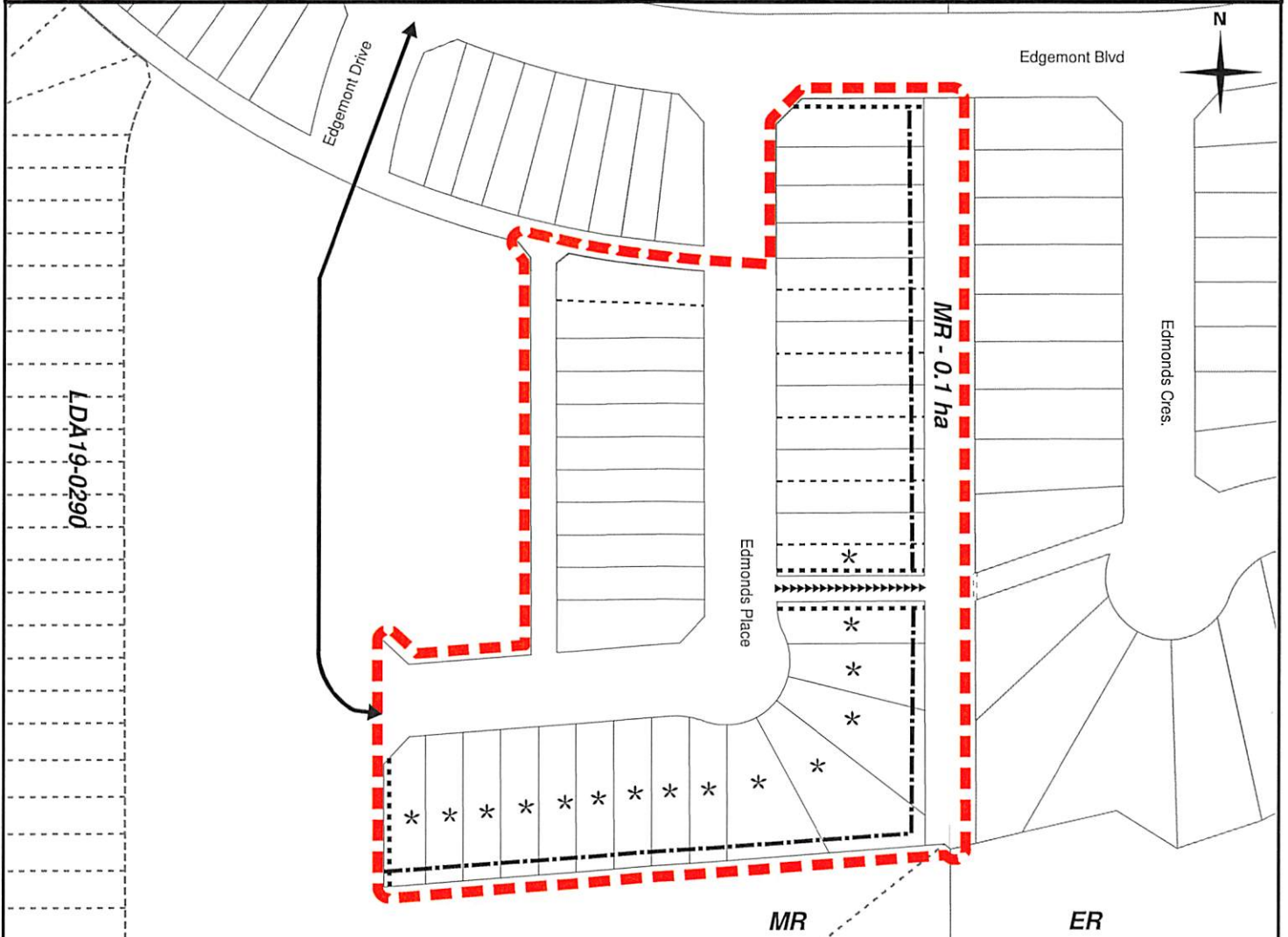
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 6, 2021

LDA18-0528

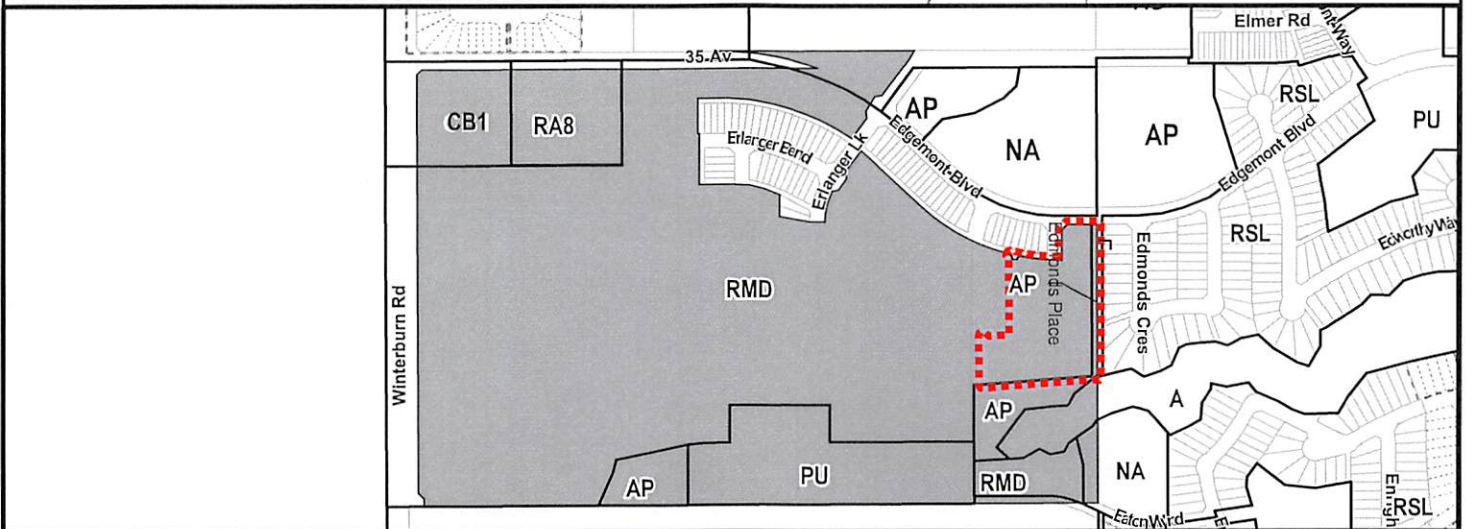
-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  Restrictive covenant re: Top of Bank

-  1.5 m concrete sidewalk
-  Temporary 6 m roadway
-  1.2 m uniform fence



LDA19-0290

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

May 6, 2021

File No. LDA21-0049

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

ATTENTION: Gage Sparks

RE: Tentative plan to adjust the boundaries of five (5) single detached residential lots (Lots 10 to 14, Block 7, Plan 182 3279), and subdivide a portion of SW-25-52-26-W4M, located north of Rosenthal Boulevard NW and east of 224 Street NW; **ROSENTHAL**

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**I The Subdivision by Plan is APPROVED on May 6, 2021, 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; and
3. 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; and

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;

Enclosure I is a map 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).

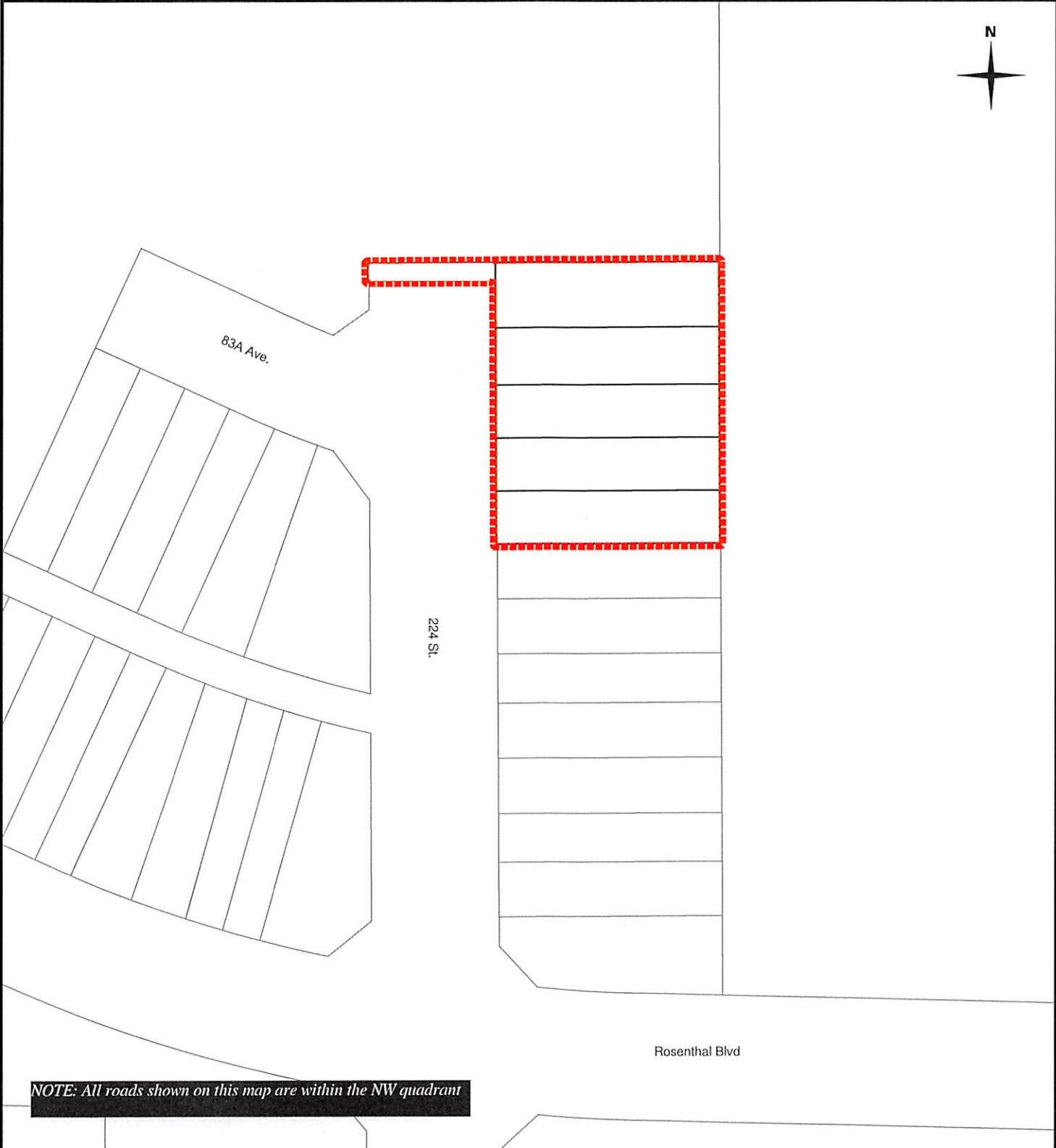
Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #384922093-001

Enclosure(s)

■■■■ Limit of proposed subdivision



**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

May 6, 2021

File No. LDA21-0169

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 17 and 18, Block 8, Plan 5765Q, located north of 73 Avenue NW and east of 108 Street NW; **QUEEN ALEXANDRA**

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**The Subdivision by Plan is APPROVED on May 6, 2021, subject to the following conditions:**

1. that the owner remove and replace the existing lead water service to proposed Lot 17 (contact EPCOR Water Services at 780-412-6858);
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits);
3. that the owner dedicate road right of way for a 6 m x 6 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
4. 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/tv/Posse #389972881-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800.
- 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 (Trees and Construction).
- There is an existing access to 107 Street NW. Upon redevelopment of proposed Lot 18, the existing residential access to 107 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 – 104 Avenue.

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.

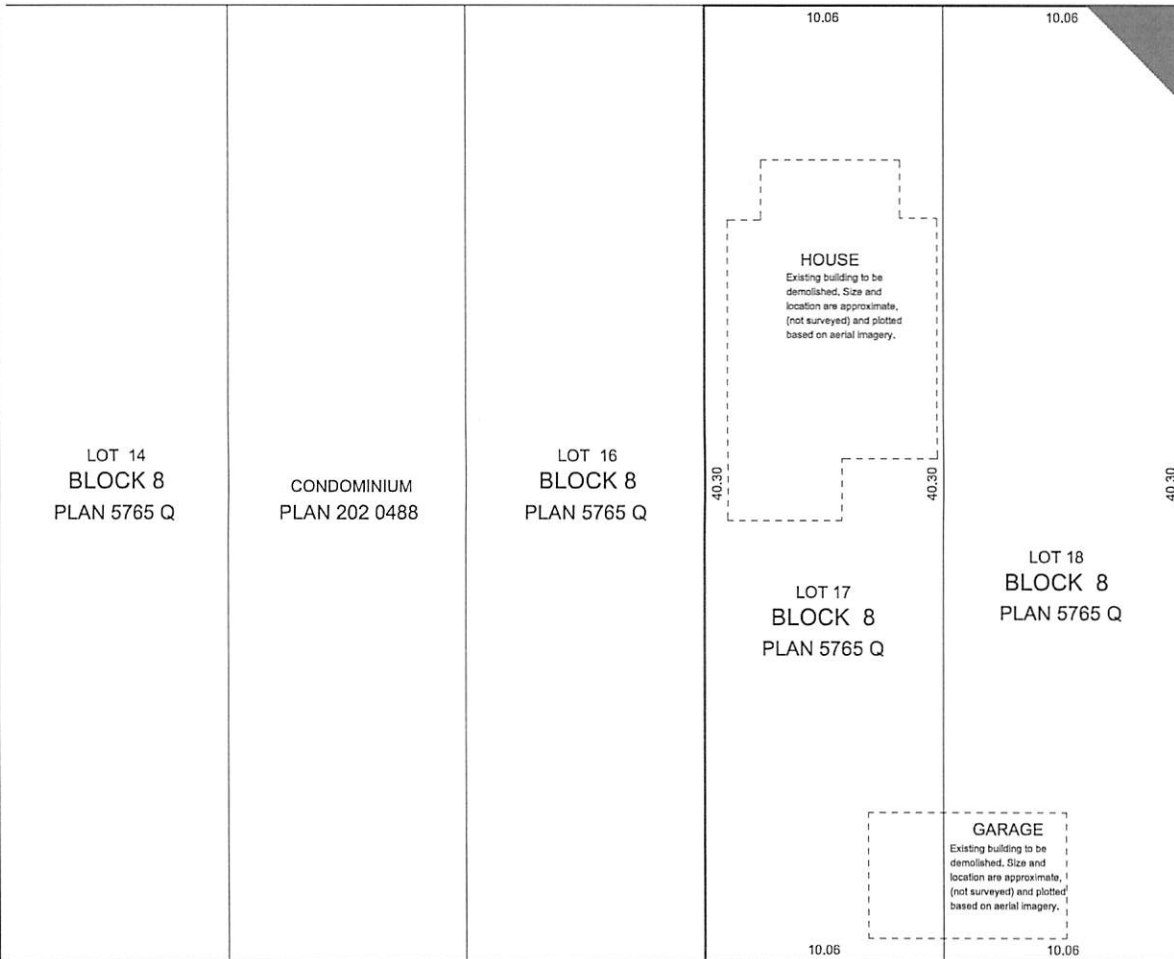
Servicing

- 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 3.3 m east of the west property line of existing Lot 7 off 74 Avenue NW. The existing water line is lead and must be removed. 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).



Legend

▴ Dedicate 6 m x 6 m corner cut



74 AVENUE NW

107 STREET NW

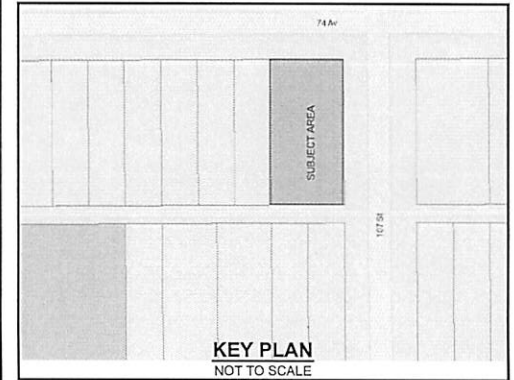
LANE



JUSTIN GRAY HOMES LTD.

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 R.F.3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_
- AND CONTAINS: 0.081 ha.



REV. NO.	DATE	ITEM	BY
1	MAR. 19/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

QUEEN ALEXANDRA

TENTATIVE PLAN SHOWING PROPOSED

TITLE SEPARATION

OF

LOTS 17 AND 18, BLOCK 8, PLAN 5765 Q  
( C. OF T. 112 105 715)

WITHIN THE

N.W. 1/4 SEC. 20 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

2021  
SCALE: 1:200

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

FILE NO.	62100054T	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

May 6, 2021

File No. LDA21-0171

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot B and the north 2.6 metres of Lot C, Plan 1591 HW, located north of 103 Avenue NW and east of 146 Street NW; **GROVENOR**

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**The Subdivision by Plan is APPROVED on May 6, 2021, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); 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 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/tv/Posse #390188555-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800.
- 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 (Trees and Construction).
- There is an existing access to 145 Street NW. Upon redevelopment of proposed Lot E, the existing residential access to 145 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 – 104 Avenue.

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 6.1 m south of the north property line of existing Lot B off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the west property line of Lots B and C. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information.
- 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).



LANE

LOT 10  
BLOCK 5  
PLAN 6011 ET

LOT A  
PLAN 1591 HW

43.43

HOUSE  
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

LOT D  
BLOCK 5

43.43

LOT E  
BLOCK 5

GARAGE  
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

43.43

LOT 4A  
BLOCK 5  
PLAN 922 2645

LOT 3 & 4  
BLOCK 5  
PLAN 39 AJ

8.41

7.62

LOT B  
PLAN 1591 HW

LOT C  
PLAN 1591 HW

8.41

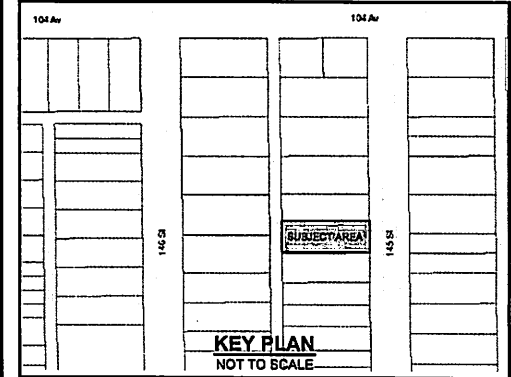
7.62

145 STREET NW

ACCENT INFILLS LTD.

**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 R23.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.059 ha.



REV. NO.	DATE	ITEM	BY
1	MAR, 23/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

**GROVERNOR**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

OF

LOTS B & C, PLAN 1591 HW

WITHIN THE

S.W. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**

2021  
 SCALE: 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. 621000687 DRAFTED BY: CN CHECKED BY: SM



Subdivision Authority

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

May 6, 2021

File No. LDA21-0183

Hagen Surveys (1982) Ltd.  
8920 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 3, Block 31, Plan 276 HW, located south of 75 Avenue NW and east of 111 Street NW; **MCKERNAN**

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**The Subdivision by Plan is APPROVED on May 6, 2021, 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.

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/mb/Posse #390964576-001

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 (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE #370265032-002).

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).
- Separate water and sewer servicing exists to both sides of the semi-detached dwelling.
- 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

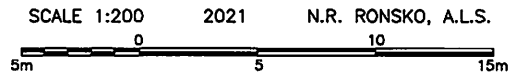
SHOWING SUBDIVISION OF

LOT 3, BLOCK 31, PLAN 276 H.W.

IN THE

N.W.1/4 SEC.20-52-24-4

EDMONTON ALBERTA



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

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET NW, EDMONTON. Ph: (780) 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

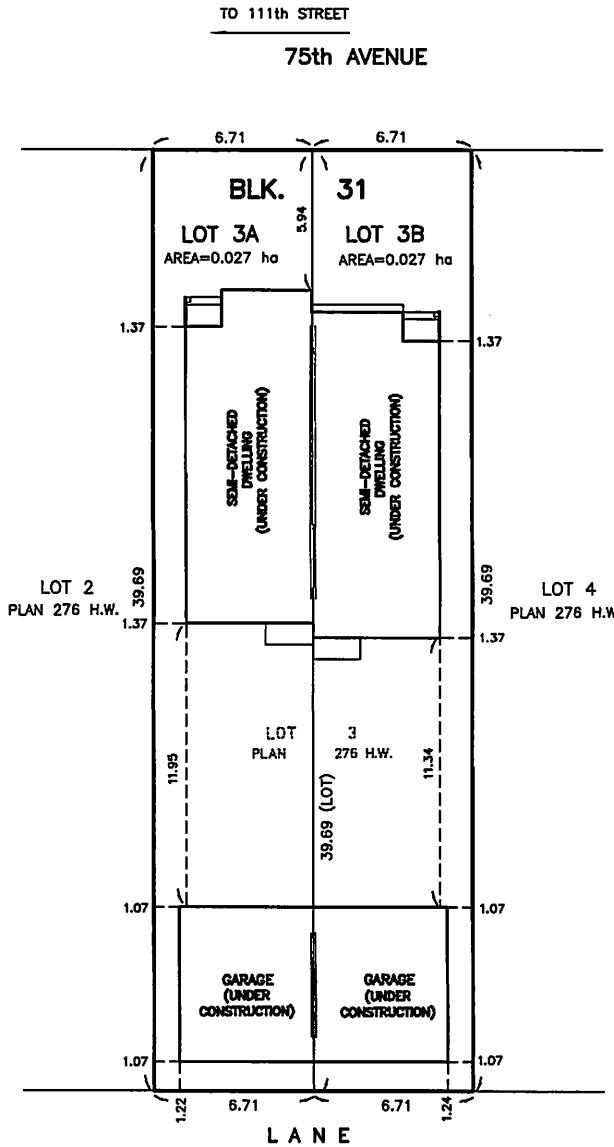
CALC'D. BY: -

DATE: MARCH 31, 2021

REVISED: -

FILE NO. 20C0302

DWG.NO. 20C0302T







Subdivision Authority

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

May 6, 2021

File No. LDA21-0187

Mirwais M. Asef  
12511 120 Avenue NW  
Edmonton, AB T5L 2P8

ATTENTION: Mirwais M. Asef

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 95, Block 18, Plan 5844 HW, located north of 118 Avenue NW and west of 139 Street NW;  
**DOVERCOURT**

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**The Subdivision by Plan is APPROVED on May 6, 2021, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); 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/jv/Posse #391024656-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

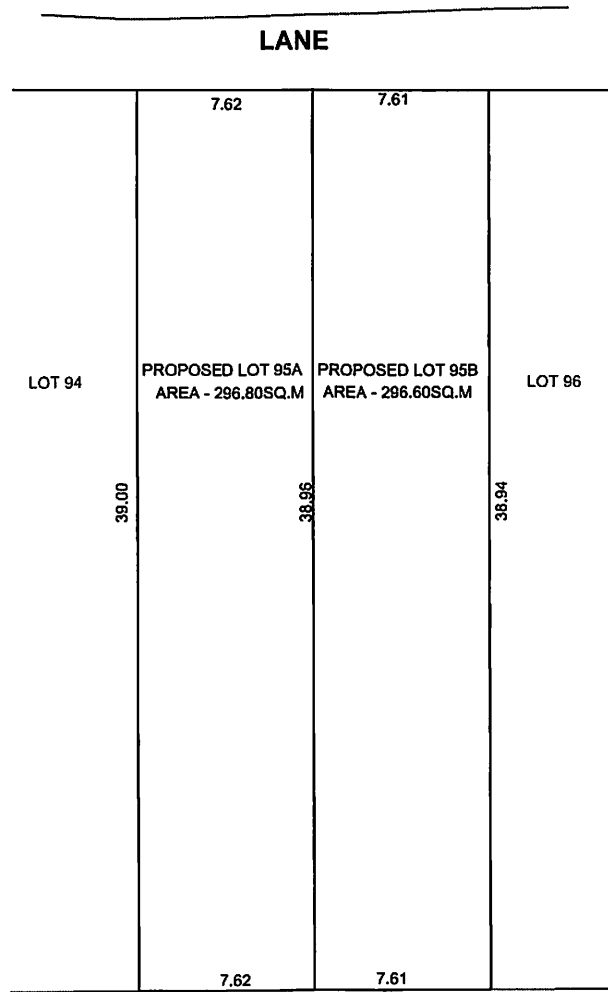
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.0 m west of the east property line of Lot 95 off of 118 Avenue NW. The existing storm service enters the proposed subdivision approximately 7.92 m west of the east property line of Lot 95 off of 118 Avenue 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.
- There is a water main located within a laneway adjacent to the east property line of Lot 95. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m within 5.0 m of the boundary of lands or right-of-way containing Epcor Water facilities is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information.
- 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 OF SUBDIVISION  
LOT 95 BLOCK 18 PLAN 5844HW**



\_\_\_\_\_  
 SIDEWALK  
 \_\_\_\_\_  
**118 AVENUE**

Legal Description: Lot 95 Block:18 Plan: 5844HW	Scale	Drawing No.	Rev No	Drawn by	Date
	1:250	MULT-RES-2021-002	R0	RS	MAR 26 , 2021
Municipal Address: 13920 - 118 AVENUE , EDMONTON, AB	MR Geomatics & Engineering LTD. #112, 1803-91STREET SW, Edmonton, AB T6X 0W8, Canada. Ph: (780)-807-0016, (587)-709-9181 E-mail : info@mrengineering.ca Web : www.mrengineering.ca				
Builder / Client: WES ASEF					
Title: TENTATIVE PLAN OF SUBDIVISION					

Thursday, April 29, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

<b>PRESENT</b>		<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the April 29, 2021 meeting be adopted.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>		
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the April 22, 2021 meeting be adopted.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>		
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA18-0242 281335868-001	Tentative plan of subdivision to create 59 single detached residential lots and 2 semi-detached residential lots from Lot 300, Block 21, Plan 182 2562, located south of 25 Avenue SW and west of 66 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
2.	LDA20-0405 379418211-001	Tentative plan of subdivision to create two (2) mixed use strata lots from Lot 6, Block 2, Plan 152 2818, located north of 26 Avenue NW and west of James Mowatt Trail SW; <b>HERITAGE VALLEY TOWN CENTRE</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>

3.	LDA21-0099 386858196-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 47, Block 4, Plan 2528 HW, located north of 95 Avenue NW and east of 87 Street NW; <b>STRATHEARN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA21-0149 389386655-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 5, Plan 5405 NY, located north of 77A Avenue NW and east of 158 Street NW; <b>PATRICIA HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA21-0154 389446643-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 38 and the north half of Lot 39, Block A, Plan 1340W, located north of Stony Plain Road and east of 146 Street NW; <b>GROVENOR</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA21-0155 389400655-001	Tentative plan to subdivide and consolidate the west portion of Lot M, Block 8, Plan 426 HW and the east portion of Lot N, Block 8, Plan 426 HW to create one (1) additional single detached residential lot, located north of 72 Avenue NW and east of 98 Street NW; <b>RITCHIE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA21-0157 389643383-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 9, Plan 4729 KS, located north of 87 Avenue NW and east of 154 Street NW; <b>JASPER PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA21-0162 389536914-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 129, Plan 2602 HW, located south of 102 Avenue NW and east of 139 Street NW; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA20-0165 390092358-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 7, Plan 5405 NY, located north of Patricia Drive NW and east of 161 Street NW; <b>PATRICIA HEIGHTS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
10.	LDA21-0172 390398696-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 12, Block 13, Plan 4892 HW, located south of 86 Avenue NW and east of 79 Street NW; <b>IDYLWYLDE</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.		