

Thursday, July 22, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 29

<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 July 22, 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 July 15, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
1.	LDA21-0233 395189536-001	Tentative plan of subdivision to create three (3) additional single detached residential lots from Lot 4, Block 10, Plan 239HW, located north of 58 Avenue NW and east of 109 Street NW; <b>PLEASANTVIEW</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA16-0592 237644873-001	REVISION of tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 8, Plan 4766 KS, located south of 135 Avenue NW and east of 124 Street NW; <b>KENSINGTON</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

2.	LDA19-0527 346448118-001	REVISION of tentative plan of subdivision to create one (1) unit for multiple housing and one (1) remnant unit from Lot 1, Block 23, Plan 172 3624, located north of Orchards Green SW and west of Orchards Boulevard 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>
3.	LDA21-0243 395761198-001	Tentative plan to subdivide the westernmost 15.25 m from Lot 4, Block 7, Plan 192 0698 to consolidate with adjacent Lot 11, Block 7, Plan 212 1383, located north of 93 Avenue SW and east of 135 Street SW; <b>EDMONTON SOUTH CENTRAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA21-0283 399006369-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 3, Plan 6258 HW, located south of 97 Avenue NW and west of 79 Street NW; <b>HOLYROOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA21-0288 399133214-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 14, Plan 1909 HW, located south of 98 Avenue NW and west of 159 Street NW; <b>GLENWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA21-0289 399223981-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 2, Plan 2831 HW, located south of 80 Avenue NW and west of 115 Street NW; <b>MCKERNAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA21-0290 399469894-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 35, Block 10, Plan 1324 HW, located north of 72 Avenue NW and west of 112 Street NW; <b>MCKERNAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

8.	LDA21-0296 399705725-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 3, Plan RN 37, located north of 101A Avenue NW and east of 89 Street NW; <b>RIVERDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
9.	LDA21-0299 399586593-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 5, Plan 5375 HW, located north of 105 Avenue NW and east of 157th Street NW; <b>BRITANNIA YOUNGSTOWN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
10.	LDA21-0300 399831965-001	Tentative plan of subdivision to adjust the shared property line of Lots 43 & 44, Block 2, Plan 802 1961, located south of 31 Avenue NW and west of Parsons Road NW; <b>PARSONS INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
11.	LDA21-0308 390017434-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 4, Plan 5508 MC, and is located north of Marlboro Road NW; <b>WESTBROOK ESTATES</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
12.	LDA21-0310 400279867-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 20, Plan RN76, located south of 121 Avenue NW and east of 89 Street NW; <b>EASTWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
13.	LDA21-0311 400320740-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 17, Plan RN 64 , located north of 120 Avenue NW and west of 125 Street NW; <b>PRINCE CHARLES</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

5.

**ADJOURNMENT**

The meeting adjourned at 10:05 a.m.



Subdivision Authority

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

July 22, 2021

File No. LDA21-0233

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create three (3) additional single detached residential lots from Lot 4, Block 10, Plan 239HW, located north of 58 Avenue NW and east of 109 Street NW;  
**PLEASANTVIEW**

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**I The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:**

1. that the owner remove and replace the existing lead water service to proposed Lot 4 (contact EPCOR Water Services at 780-412-6858);
2. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure II;
3. that the owner remove all landscaping and existing structures (including retaining wall, concrete steps, fencing, etc.) as required for road right-of-way dedication, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
4. that LDA21-0264 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. 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 #395189536-001

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 (\$2,058.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

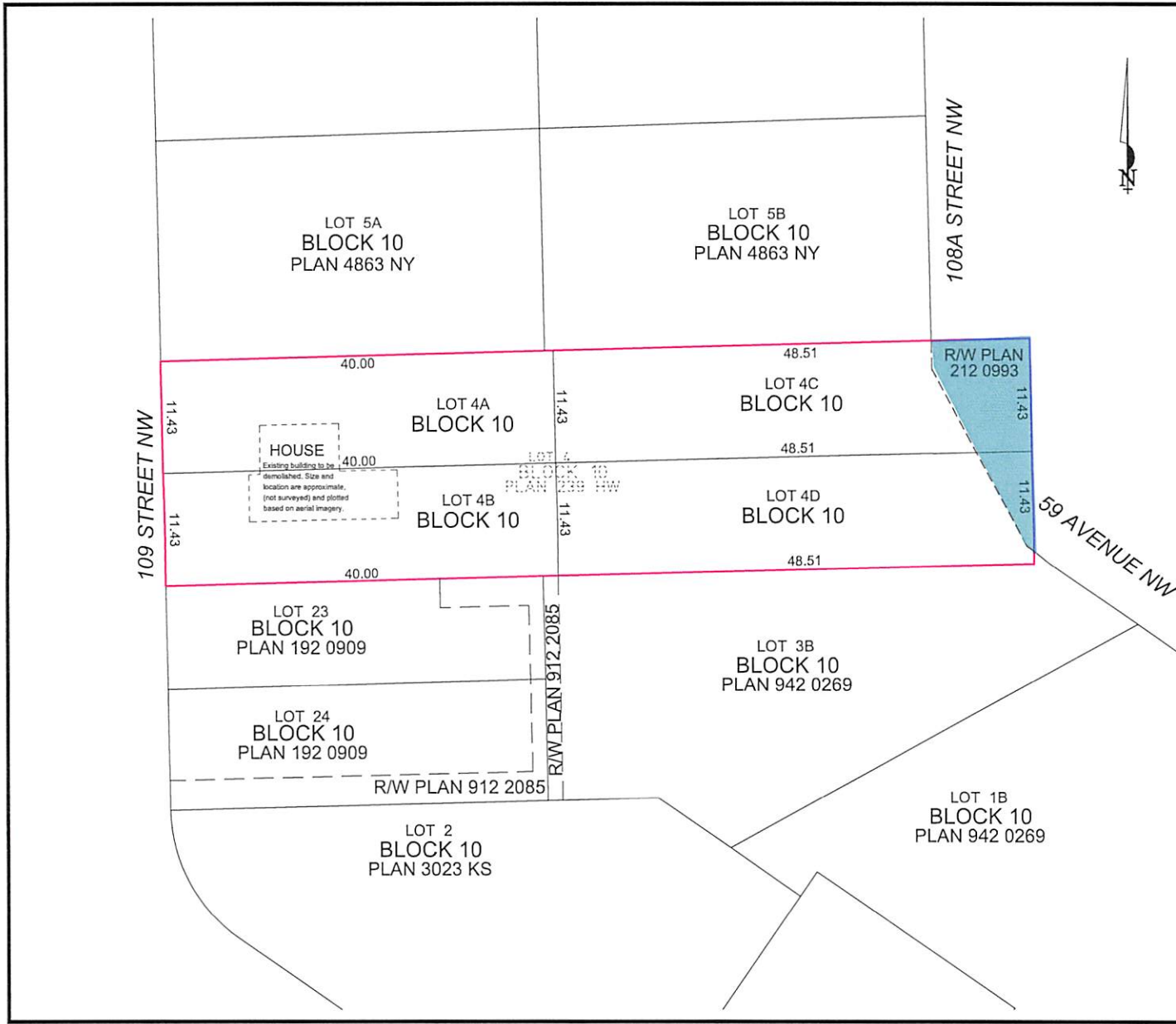
- There are existing boulevard trees adjacent to the site on 109 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Upon submission of a development permit application the owner/applicant will be required to ensure that the existing access meets current City of Edmonton standards and access upgrading may be required.
- The Pleasantview neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2022 - 2023. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way. The cost of access construction is the responsibility of the private owner, however, Building Great Neighbourhood will consider completing the access construction on the applicant/owner's behalf and recouping the cost from the applicant/owner.

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 (sanitary) enter the proposed subdivision approximately 9.14 m south of the north property line of Lot 4 off 109 Street NW. There are no existing services that enter the property off of 108a Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).



Enclosure II

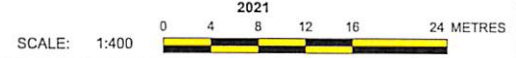
Dedicate road right of way and remove structures

REV. NO.

**PLEASANTVIEW**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 4, BLOCK 10, PLAN 239 HW  
WITHIN THE  
N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 24 - W. 4TH MER.

**EDMONTON - ALBERTA**



**Pals Geomatics** Phone: (780) 455 - 3177 Fax: (780) 451 - 2047  
Email: edmonton@palsgeomatics.com  
10794-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 62100109T DRAFTED BY: CN CHECKED BY: SM





Subdivision Authority

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

July 22, 2021

File No. LDA16-0592

MR Engineering Ltd.  
112 - 1803 91 Street SW  
Edmonton, AB T6X 0W8

ATTENTION: Greg Stromsmoe

RE: REVISION of tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 8, Plan 4766 KS, located south of 135 Avenue NW and east of 124 Street NW; **KENSINGTON**

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The application was originally approved on February 16, 2017. This revision shifts the subdivision boundary to the south by approximately 1 m and provides a deflection for the storm sewer.

**The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue circular stamp.

Blair McDowell  
Subdivision Authority

BM/tv/Posse #237644873-001

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

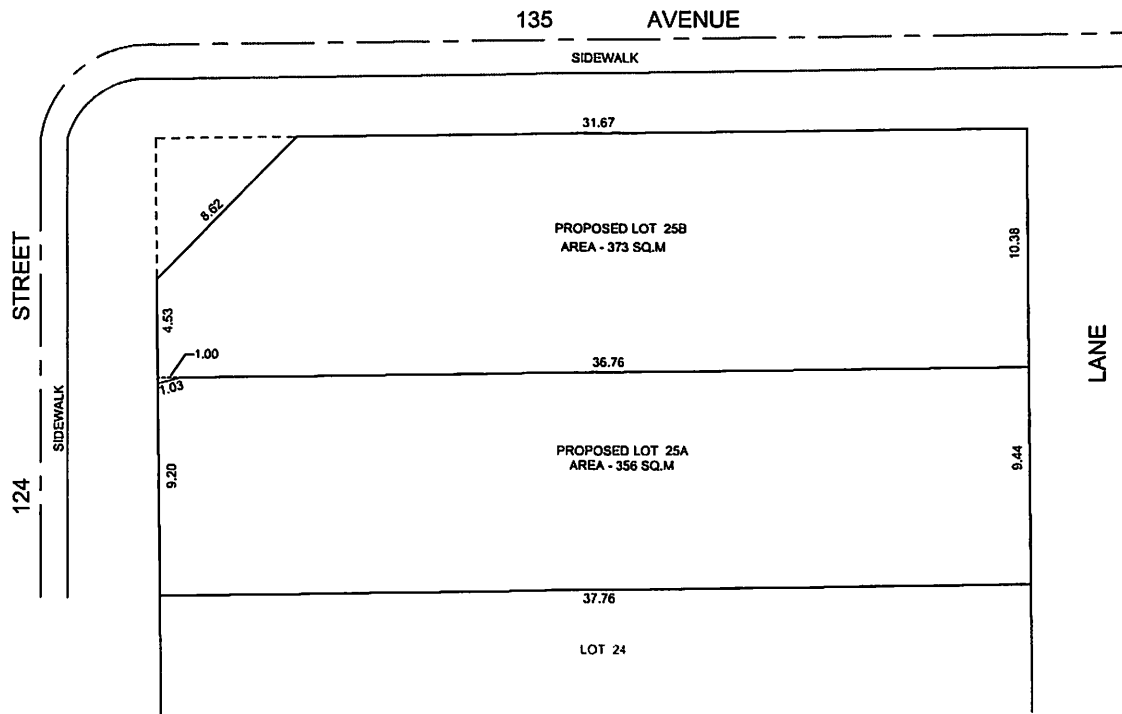
Building / Site

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


Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.8 m south of the north property line of existing Lot 25 off of the lane. The existing storm service enters the proposed subdivision approximately 9.7 m north of the south property line of existing Lot 25 off 124 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN OF SUBDIVISION  
LOT 25 BLOCK 8 PLAN 4766KS**



R2 - CHANGED LOT SIZE - JULY 08, 2021
R1 - CHANGED LOT SIZE - JUNE 24, 2021
R0 - ORIGINAL LOT SIZE - MAR 18, 2021

Legal Description: Lot: 25 Block:8 Plan: 4766KS	Scale	Drawing No.	Rev No	Drawn by	Date
	1:250	MULT-RES-2020-007	R2	RB	JULY 08, 2021
Municipal Address: 13439 - 124 STREET , 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: MAHAM SMART HOMES LTD.					
Title: TENTATIVE PLAN OF SUBDIVISION					



Subdivision Authority

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

July 22, 2021

File No. LDA19-0527

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

ATTENTION: Brad Machon

RE: REVISION of tentative plan of subdivision to create one (1) unit for multiple housing and one (1) remnant unit from Lot 1, Block 23, Plan 172 3624, located north of Orchards Green SW and west of Orchards Boulevard SW; **THE ORCHARDS AT ELLERSLIE**

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The application was originally approved on February 6, 2020. This revision expands the Unit A area (remnant) and reduces the Unit 1 Area.

**The Subdivision by Phased Condominium is APPROVED on July 22, 2021, subject to the following condition:**

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue horizontal line.

Blair McDowell  
Subdivision Authority

BM/tv/Posse #346448118-001

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 (\$3,031.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

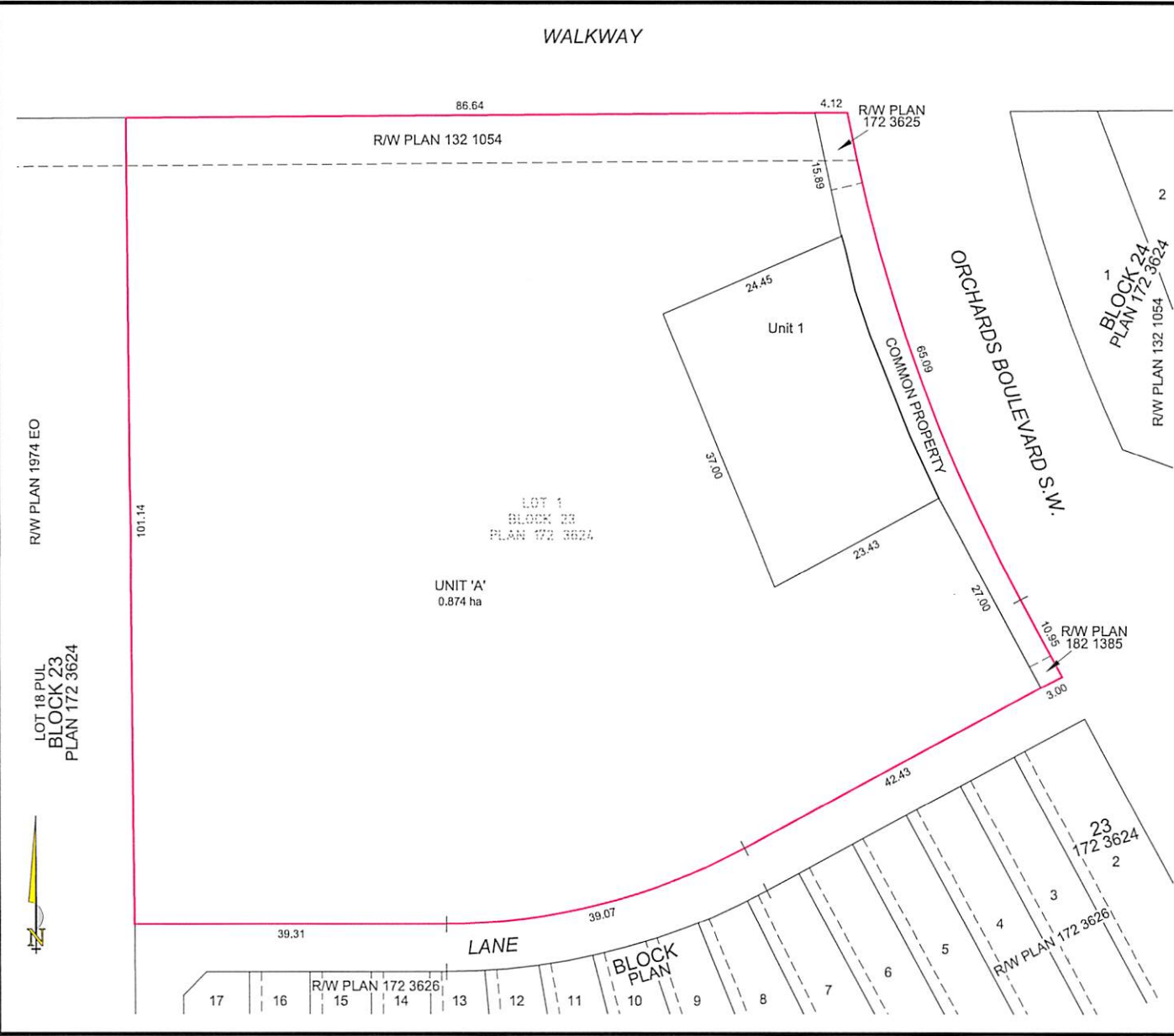
- Upon submission of a Development Permit application, the owner/applicant will be required to ensure that the future access to Orchards Boulevard SW meets current City of Edmonton standards. Any sidewalk or boulevard damage occurring as a result of construction traffic must be restored.

Building / Site

- The owner shall ensure the phased 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 applications. For further information regarding development and building permits please contact 311.
- Any changes to the proposed phased condominium units or remnant units require a revision to be submitted to the Subdivision Authority for approval.

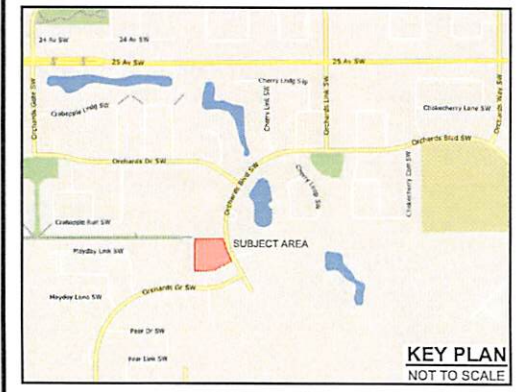
Servicing

- 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.



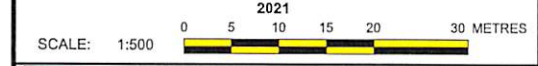
**ORCHARDS LANDING LTD.**

- 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 R47.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_ AND CONTAINS: 0.986 ha



REV. NO.	DATE	ITEM	BY
1	MAY 27/21	REVISED UNITS	JF
0	NOV. 8/19	ORIGINAL PLAN COMPLETED	ME

**THE ORCHARDS AT ELLERSLIE**  
 TENTATIVE PLAN SHOWING  
**PHASED CONDOMINIUM DEVELOPMENT**  
 OF  
 LOT 1, BLOCK 23, PLAN 172 3624  
 WITHIN THE  
 N.W. 1/4 SEC. 15 - TWP. 51 - 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.	11900458T	DRAFTED BY:	ME	CHECKED BY:	SM
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Subdivision Authority

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

July 22, 2021

File No. LDA21-0243

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

ATTENTION: Audrey Zimmerman

RE: Tentative plan to subdivide the westernmost 15.25 m from Lot 4, Block 7, Plan 192 0698 to consolidate with adjacent Lot 11, Block 7, Plan 212 1383, located north of 93 Avenue SW and east of 135 Street SW; **EDMONTON SOUTH CENTRAL**

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**The Subdivision by Plan is APPROVED on July 22, 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.

Municipal Reserves were previously addressed through the subdivision of NW-26-50-25-W4M. The subdivision was approved by Leduc County under file SD12-020.

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

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

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

Regards,

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

Blair McDowell  
Subdivision Authority

BM/tv/Posse #395761198-001

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

- Arterial Roadway Assessments were previously paid for this site, and therefore are not owed with this subdivision application.

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 Lot 4 approximately 35.76 m east of the west property line of Lot 4 off 93 Avenue SW. The newly consolidated Lot 11 appears to have several service connections. 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 fire protection 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).
- The depth of the site means that on-street fire protection will be unable to provide coverage over the complete site area. The applicant is advised to contact Fire Rescue Services for additional on-site fire protection requirements.
- 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).







Subdivision Authority

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

July 22, 2021

File No. LDA21-0283

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 34, Block 3, Plan 6258 HW, located south of 97 Avenue NW and west of 79 Street NW;  
**HOLYROOD**

---

**The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:**

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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 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell  
Subdivision Authority

BM/ak/Posse #399006369-001

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 (\$686.00 - 2021 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 79 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").
- 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

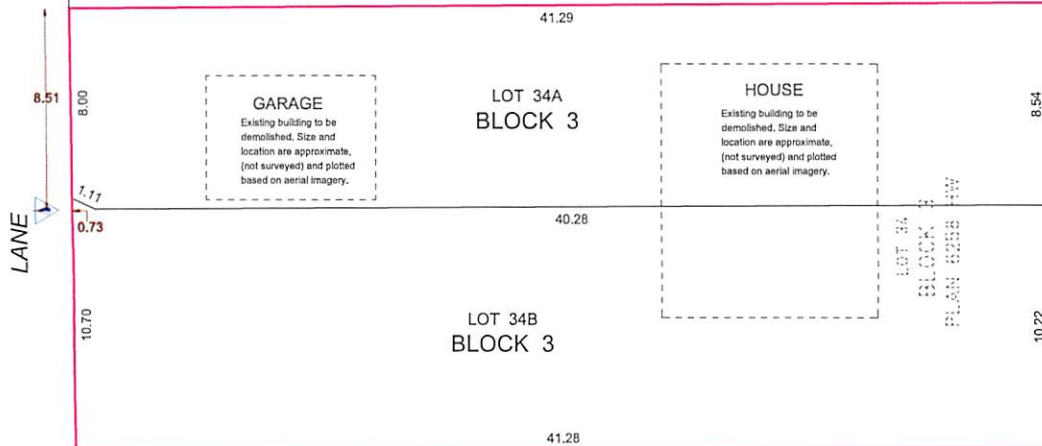
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 8.51 m south of the north property line of Lot 34 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LOT 33  
BLOCK 3  
PLAN 6258 HW

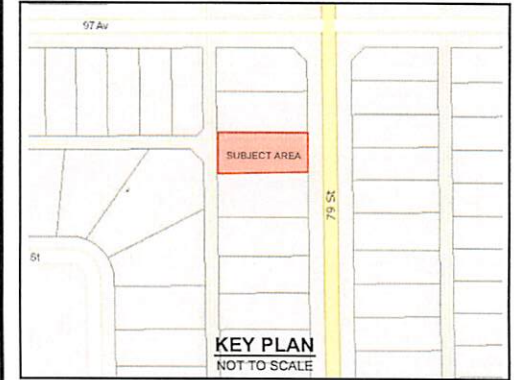


CLOSED ROAD  
BYLAW CLOSURE 782203528(5405)  
BLOCK 3  
PLAN 3620AH

## RAY STERN HOMES

### 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-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.077 ha.



REV. NO.	DATE	ITEM	BY
3	JULY 19/21	LOT DEFLECTION	CN
3	JULY 14/21	CC LOCATION	CN
2	JUNE 15/21	LOT SIZE	CN
2	JUNE 9/21	LOT SIZE	CN
1	JUNE 3/21	ORIGINAL PLAN COMPLETED	CN

### REVISIONS

## HOLYROOD

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

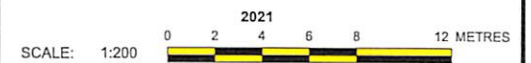
OF

LOT 34, BLOCK 3, PLAN 6258 HW

WITHIN THE

E. 1/4 SEC. 34 - TWP. 52 - RGE. 24 - W. 4TH MER.

## EDMONTON - ALBERTA



**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. 62100127T DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

July 22, 2021

File No. LDA21-0288

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 14, Plan 1909 HW, located south of 98 Avenue NW and west of 159 Street NW;  
**GLENWOOD**

---

**The Subdivision by Plan is APPROVED on July 22, 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/cb/Posse #399133214-001

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.
- There is an existing access to 159 Street NW. Upon redevelopment of proposed Lot 15, the existing residential access to 159 Street NW must be removed.

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.

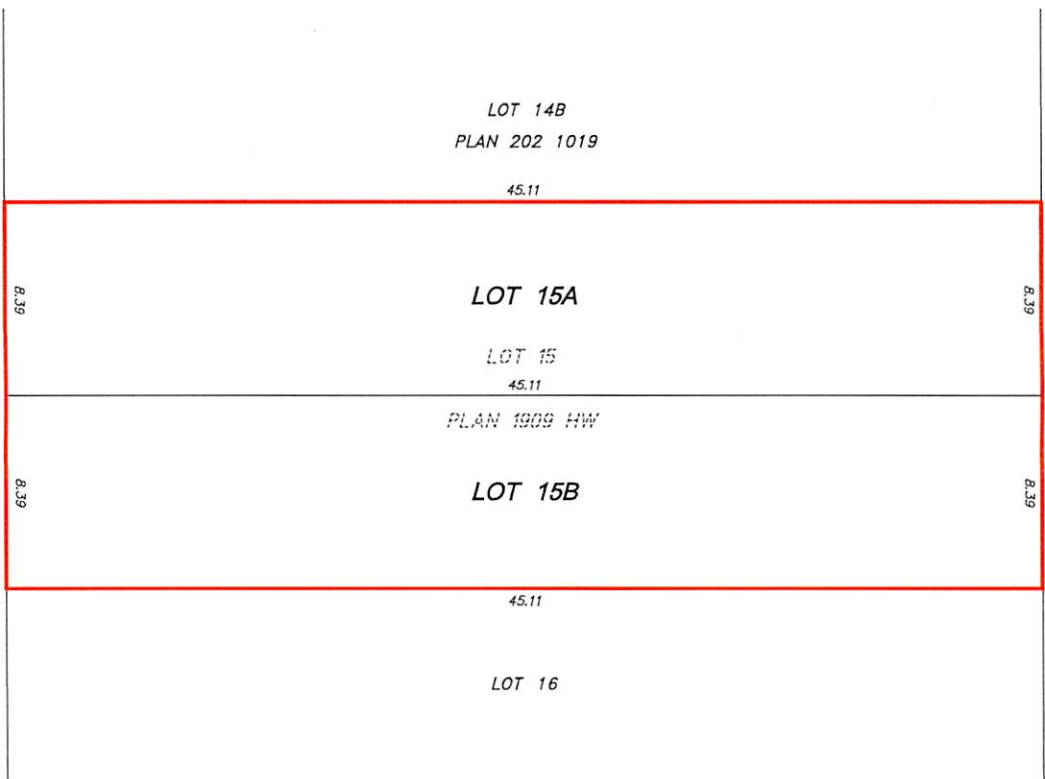
Servicing

- 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 4.6 m south of the north property line of Lot 15 off 159 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. City of Edmonton Standards requires hydrant spacing of 150m for the current zoning. There are no hydrants on adjacent 159 Street. This does not meet the spacing requirement. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage.
- 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



159th STREET

LOT: 15		BLOCK: 14		PLAN: 1909 HW	
BUILDER/OWNER: A.K. DREAM HOMES					
ADDRESS: 9714-159 STREET			SUB.: GLENWOOD		
CONTACT: info@albertageo.com				EDMONTON	
FILE: E21389		ZONING: RF1		SCALE: 1:250	
<b>NOTES:</b>					
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF					
ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES					
ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY					
THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY					
ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.					
<b>LEGEND:</b>					
LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ..... ●					
CERTIFICATE OF TITLE AREA		0.076 ha			
AREA IN PARCEL(S) BEING CREATED		0.076 ha			
NUMBER OF PARCEL CREATED		2			
<b>TENTATIVE PLAN</b>					
6908 ROPER ROAD NW EDMONTON ALBERTA T6B 3H9 email: abgeo@telus.net or: info@albertageo.com website: www.albertageo.com PH: (780) 437-8033 FAX: (780) 437-8024					
FIELD BY:		CHECKED BY: P.S.		2021-06-07	



Subdivision Authority

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

July 22, 2021

File No. LDA21-0289

Satt Engineering Ltd.  
207 - 3132 Parsons Road NW  
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 2, Plan 2831 HW, located south of 80 Avenue NW and west of 115 Street NW;  
**MCKERNAN**

---

**The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and storage shed 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/cb/Posse #399223981-001

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

Transportation

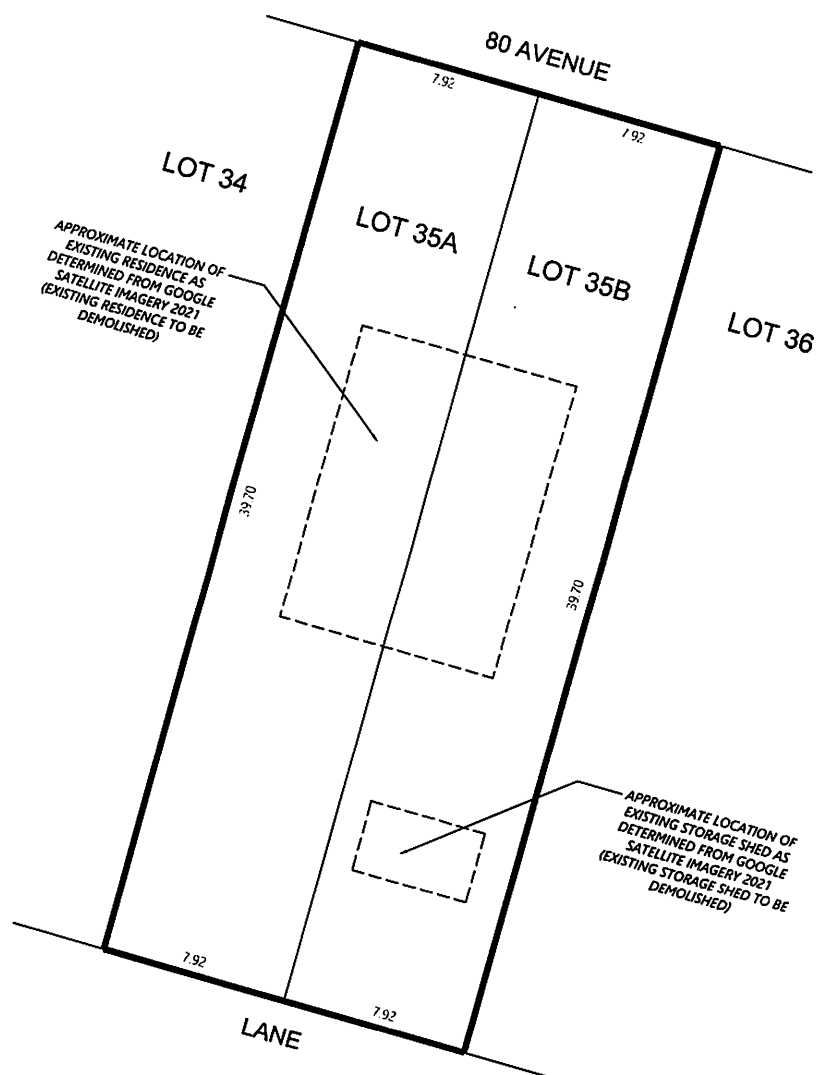
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 6.74 m east of the west property line of Lot 35 off of the lane. The existing storm service enters the proposed subdivision approximately 5.16 m west of the east property line of Lot 35 off 80 Ave 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 deficiency in on-street hydrant spacing adjacent to the property. City of Edmonton Standards requires hydrant spacing of 150m for the current zoning. Hydrant spacing in the area is approximately 176m and does not meet the spacing requirement. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage.
- 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).

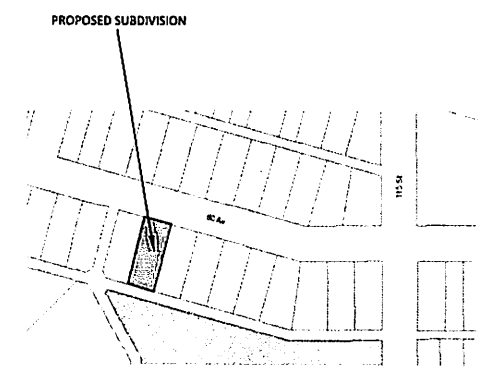


APPROXIMATE LOCATION OF EXISTING RESIDENCE AS DETERMINED FROM GOOGLE SATELLITE IMAGERY 2021 (EXISTING RESIDENCE TO BE DEMOLISHED)

APPROXIMATE LOCATION OF EXISTING STORAGE SHED AS DETERMINED FROM GOOGLE SATELLITE IMAGERY 2021 (EXISTING STORAGE SHED TO BE DEMOLISHED)



**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
 LOT 35 BLOCK 2, PLAN 2831HW WITHIN  
 (S.W. 1/4 SEC.30, TWP.52, RGE. 24 - W. 4th MER.)  
 MCKERNAN  
 EDMONTON, ALBERTA  
 SCALE: 1:200



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS

AND CONTAINS 0.063 ha



**Satt Associates Inc.**  
*Always Striving For Excellence.*

#208 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
 (587) 315 6887

Job # : SA21-905	Drawn by: DHP	Checked by: AA	R01
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Subdivision Authority

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

July 22, 2021

File No. LDA21-0290

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 35, Block 10, Plan 1324 HW, located north of 72 Avenue NW and west of 112 Street NW;  
**MCKERNAN**

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**The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed northern lot, and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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).

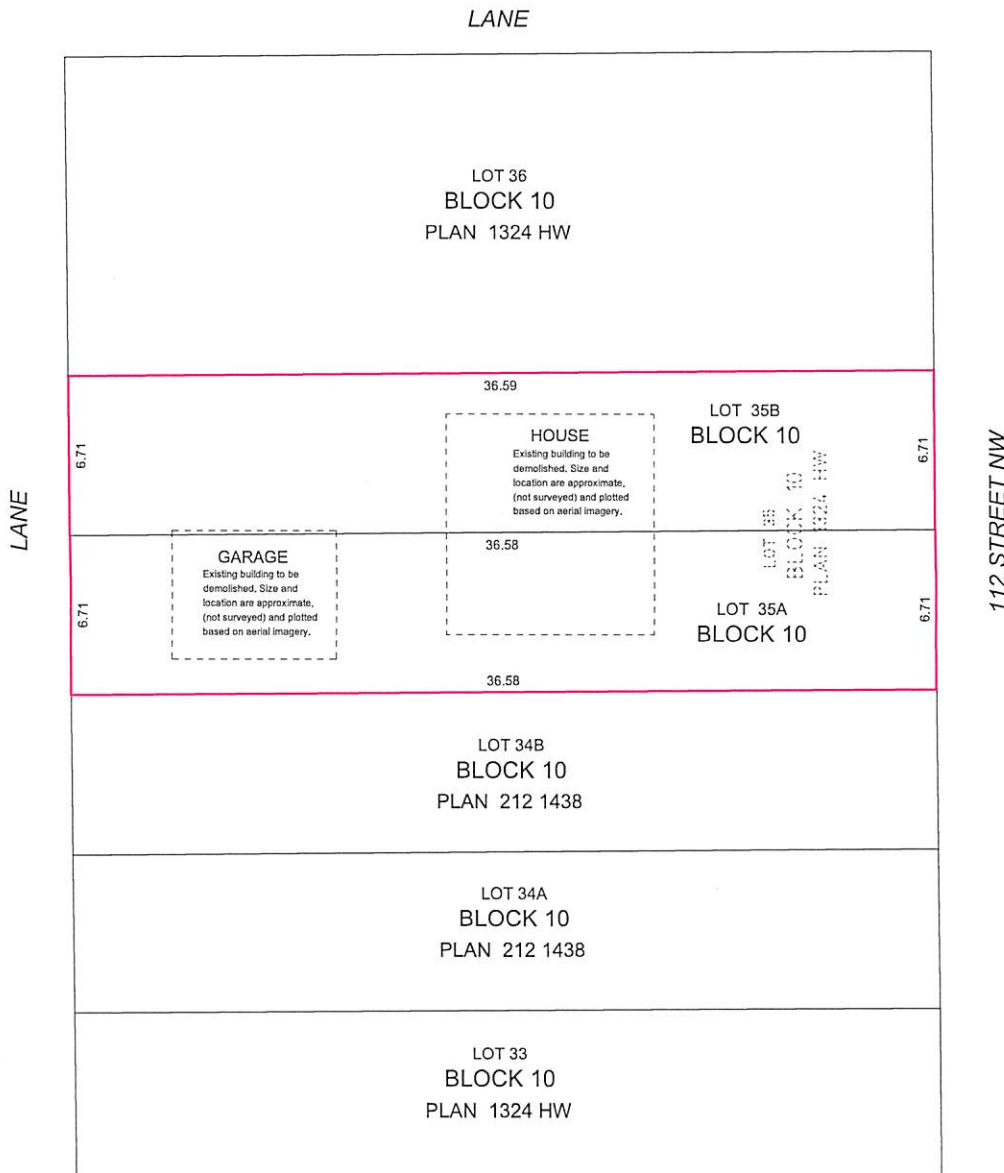
Regards,



Blair McDowell  
Subdivision Authority

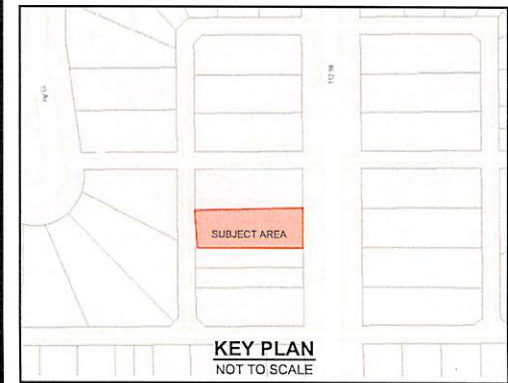
BM/cb/Posse #399469894-001

Enclosures



**GREEN TECH PRO HOMES**

- 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-F1.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. . . . . AND CONTAINS: 0.049 ha.

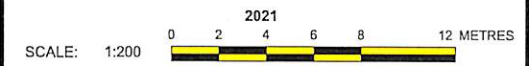


REV. NO.	DATE	ITEM	BY
1	JUNE 9/21	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

**MCKERNAN**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 35, BLOCK 10, PLAN 1324 HW  
WITHIN THE  
N.E. 1/4 SEC. 19 - 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.	62100021T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

July 22, 2021

File No. LDA21-0296

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 3, Plan RN 37, located north of 101A Avenue NW and east of 89 Street NW; **RIVERDALE**

---

**The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
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); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized with a large initial "B" and a long horizontal stroke at the end.

Blair McDowell  
Subdivision Authority

BM/ak/Posse #399705725-001

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

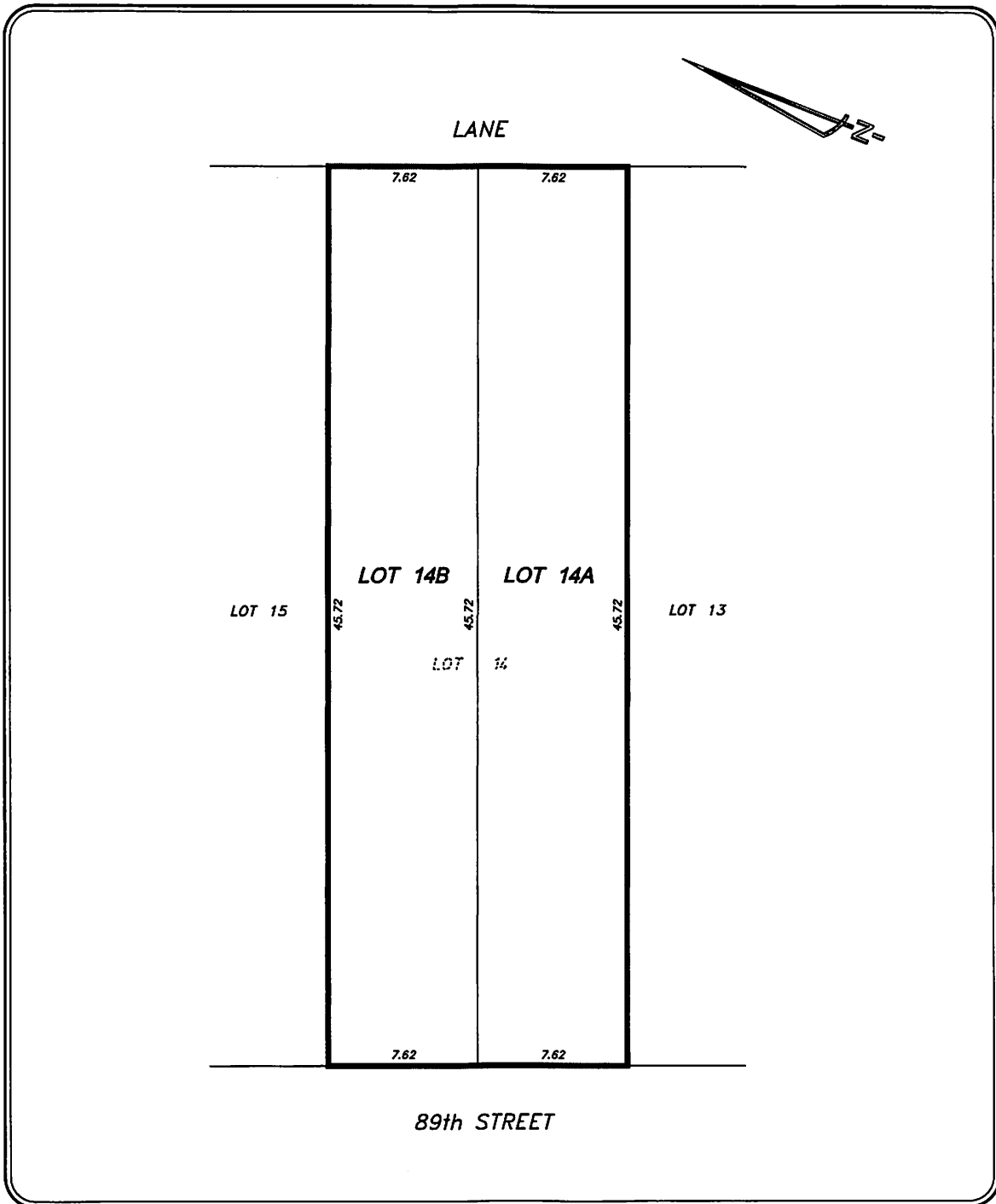
- There are existing boulevard trees adjacent to the site on 89 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 89 Street NW. Upon redevelopment of proposed Lot 14, the existing residential access to 89 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 10.12 m north of the south property line of Lot 14 off 89 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).



### TENTATIVE PLAN

LOT: 14		BLOCK: 3		PLAN: RN 37	
BUILDER/OWNER: TECH VIEW HOMES LTD.			SUB.: RIVERDALE		
ADDRESS: 10165-89 STREET			ZONING: RF2		
CONTACT: info@albertageo.com			EDMONTON		
CERTIFICATE OF TITLE AREA		0.070 ha			
AREA IN PARCEL(S) BEING CREATED		0.070 ha			
NUMBER OF PARCEL CREATED		2			
<p><b>NOTES:</b></p> <p>ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF          ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES          ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY          THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY          ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS          OR OMISSIONS REPRESENTED BY THIS PLAN.</p>					
<p><b>LEGEND:</b></p> <p>LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ..... ●</p>					
FILE: E21475		SCALE 1:250		DRAWN BY:	
		CHECKED BY: P.S.		CHECKED BY: 2021-06-15	

**Alberta Geomatics Inc.**

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



Subdivision Authority

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

July 22, 2021

File No. LDA21-0299

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 5, Plan 5375 HW, located north of 105 Avenue NW and east of 157th Street NW;  
**BRITANNIA YOUNGSTOWN**

---

The Subdivision by Plan is **APPROVED** on July 22, 2021, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot;
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), and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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/cb/Posse #399586593-001

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

Transportation

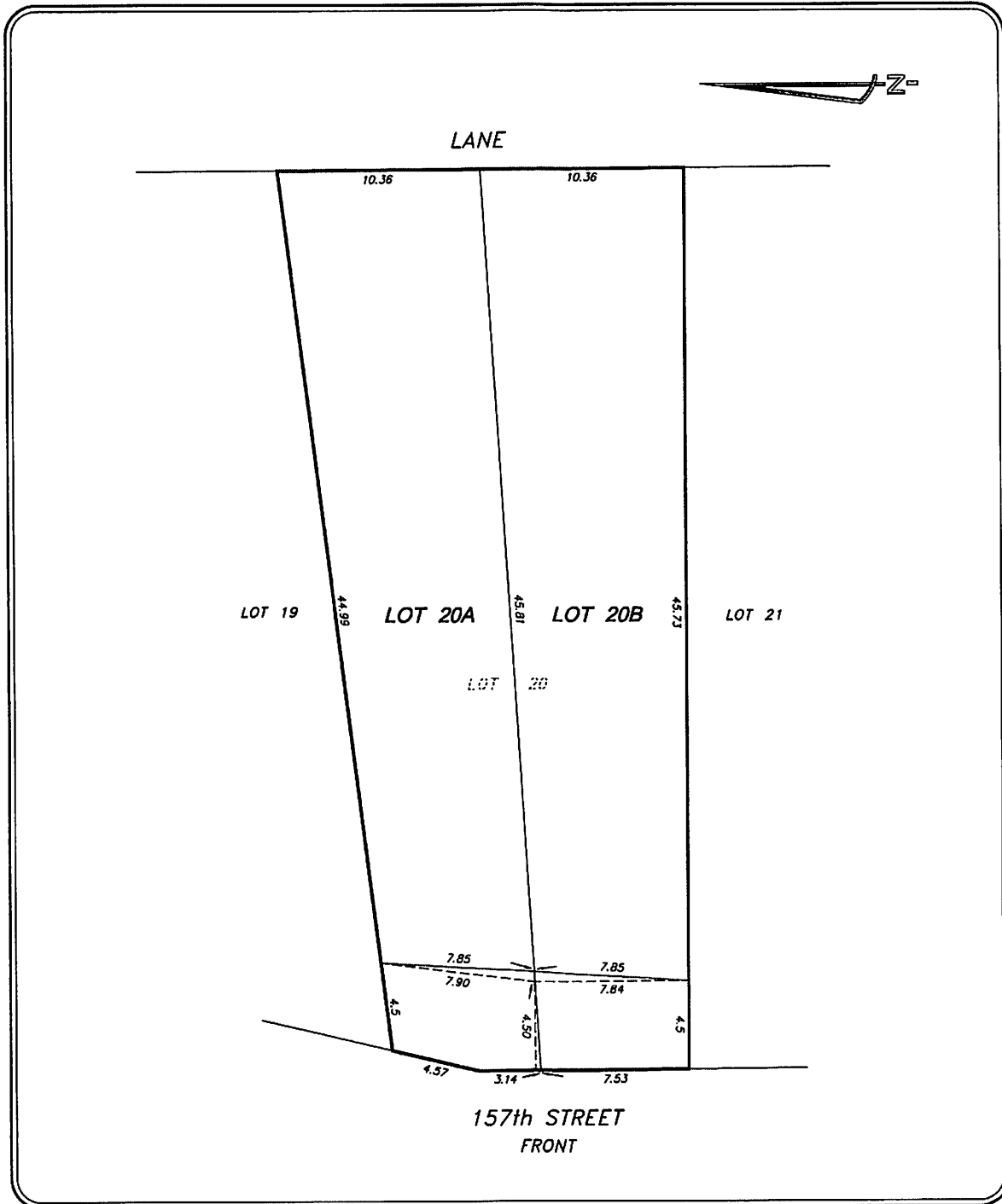
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 157 Street NW. Upon redevelopment of proposed Lot 20, the existing residential access to 157 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](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.

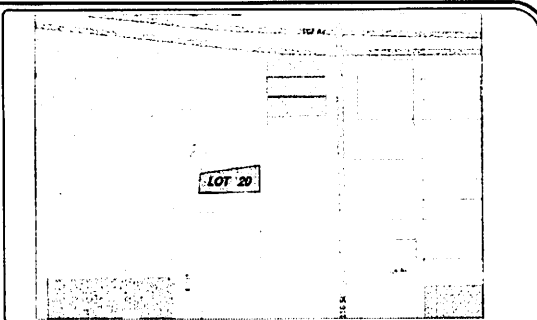
Servicing

- 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 9.14 m north of the south property line of Lot 20 off 157 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



## TENTATIVE PLAN

LOT: 20		BLOCK: 5	PLAN: 5375 HW
BUILDER/OWNER: TECH VIEW HOMES LTD.		SUB.: BRITANNIA YOUNGSTOWN	
ADDRESS: 10545-157 STREET		ZONING: RF1	
CONTACT: info@alberta.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.081 ha		
AREA IN PARCEL(S) BEING CREATED	0.081 ha		
NUMBER OF PARCEL CREATED	2		



**NOTES:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY  
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS  
 OR OMISSIONS REPRESENTED BY THIS PLAN.

**LEGEND:**  
 LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ..... ●

**Alberta Geomatics Inc.**

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

FILE: E21453	SCALE 1:250	DRAWN BY:	CHECKED BY: P.S.      CHECKED BY: 2021-06-14
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Subdivision Authority

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

July 22, 2021

File No. LDA21-0300

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the shared property line of Lots 43 & 44, Block 2, Plan 802 1961, located south of 31 Avenue NW and west of Parsons Road NW; **PARSONS INDUSTRIAL**

---

The Subdivision by Plan is **APPROVED** on July 22, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
2. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

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

Blair McDowell  
Subdivision Authority

BM/tv/Posse #399831965-001

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

- There are existing accesses from 31 Avenue and from Parsons Road. Upon submission of a development permit application the owner/applicant will be required to ensure that the existing accesses meet current City of Edmonton standards and access upgrading may be required.

Building / Site

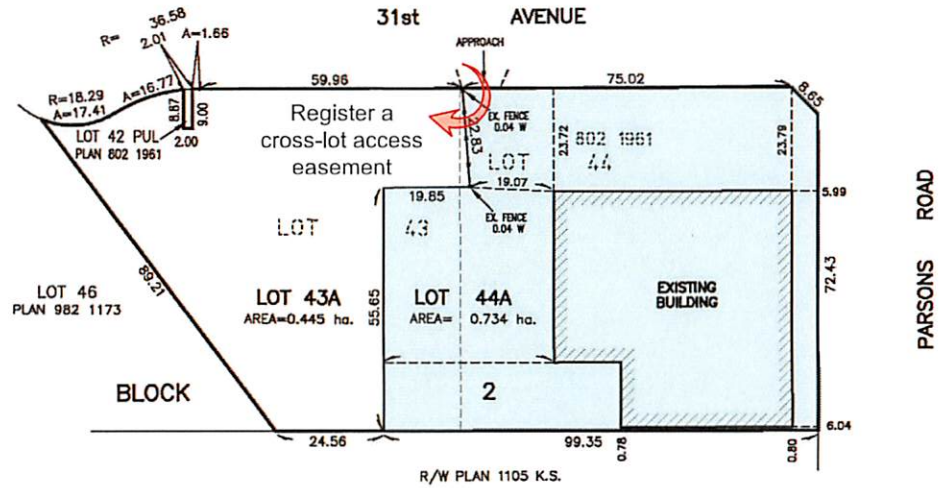
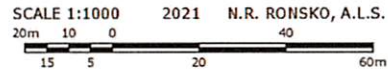
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 15.5 m west of the west property line of Parsons Road NW off 31 Avenue NW. The existing sanitary service enters the proposed subdivision approximately 20.42 m west of the west property line of Parsons Road NW off 31 Avenue NW. The existing storm service enters the proposed subdivision approximately 3.96 m east of the west property line of existing Lot 44 off 31 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.
- The depth of the site means that on-street fire protection will be unable to provide coverage over the complete site area. The applicant is advised to contact Fire Rescue Services for additional on-site fire protection requirements.
- 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).

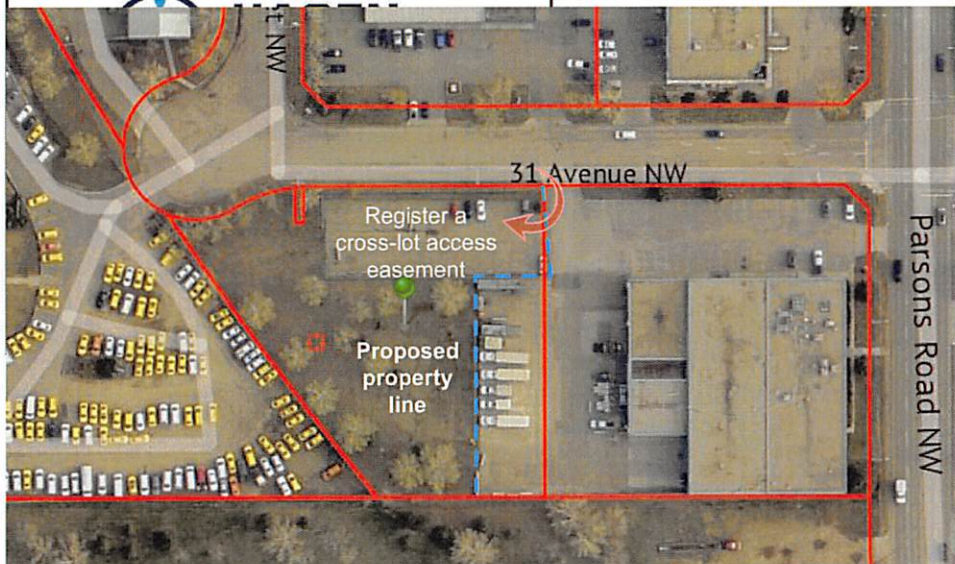
# TENTATIVE PLAN

SHOWING SUBDIVISION OF  
**LOTS 43 & 44, BLK.2, PLAN 802 1961**  
 IN THE  
**N.W.1/4 SEC.4 TWP.52 RGE.24 W. 4M.**  
**EDMONTON, ALBERTA**



**NOTES:**

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



Enclosure II

FILE: LDA21-0300



Subdivision Authority

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

July 22, 2021

File No. LDA21-0308

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 29, Block 4, Plan 5508 MC, and is located north of Marlboro Road NW; **WESTBROOK ESTATES**

---

**The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling 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 final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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/ak/Posse #390017434-001

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

- There is an existing access to Marlboro Road NW. Upon redevelopment of proposed Lot 29, the existing residential access to Marlboro Road 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 14.33 east of the west property line of Lot 29 off Marlboro Road NW. The existing storm service enters the proposed subdivision approximately 14.33 m east of the west property line of Lot 29 off Marlboro Road 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 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 29, BLOCK 4, PLAN 5508 M.C.**  
 IN THE  
**S.W.1/4 SEC.12 TWP.52 RGE.25 W. 4M.**  
**EDMONTON, ALBERTA**


SCALE 1:200 2021 N.R. RONSKO, A.L.S.  


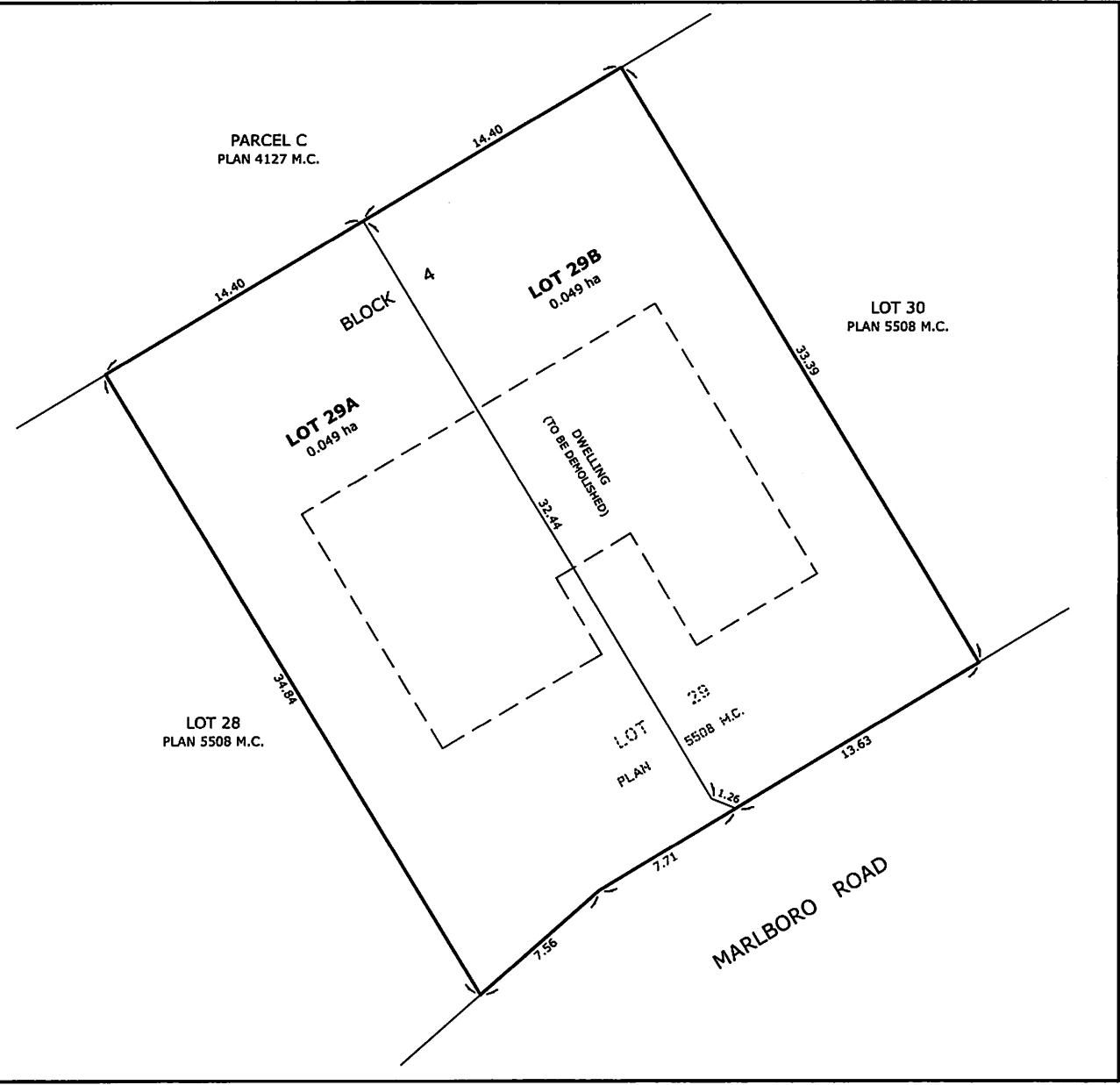


**NOTES:**  
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.  
 - AREA DEALT WITH BOUNDED THUS.



**HAGEN SURVEYS**  
 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.
DATE:	FEB. 23, 2021
DRAWING:	21S0117
DRAWN BY:	J.V.
REVISED:	JUL. 19, 2021
FILE NO.:	21S0117T





Subdivision Authority

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

July 22, 2021

File No. LDA21-0310

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 20, Plan RN76, located south of 121 Avenue NW and east of 89 Street NW; **EASTWOOD**

---

The Subdivision by Plan is **APPROVED** on July 22, 2021, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed Lot 9A; 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized flourish at the end.

Blair McDowell  
Subdivision Authority

BM/cp/Posse #400279867-001

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

- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE #391773923).
- There is an existing boulevard tree adjacent to the site on 89 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Building / Site

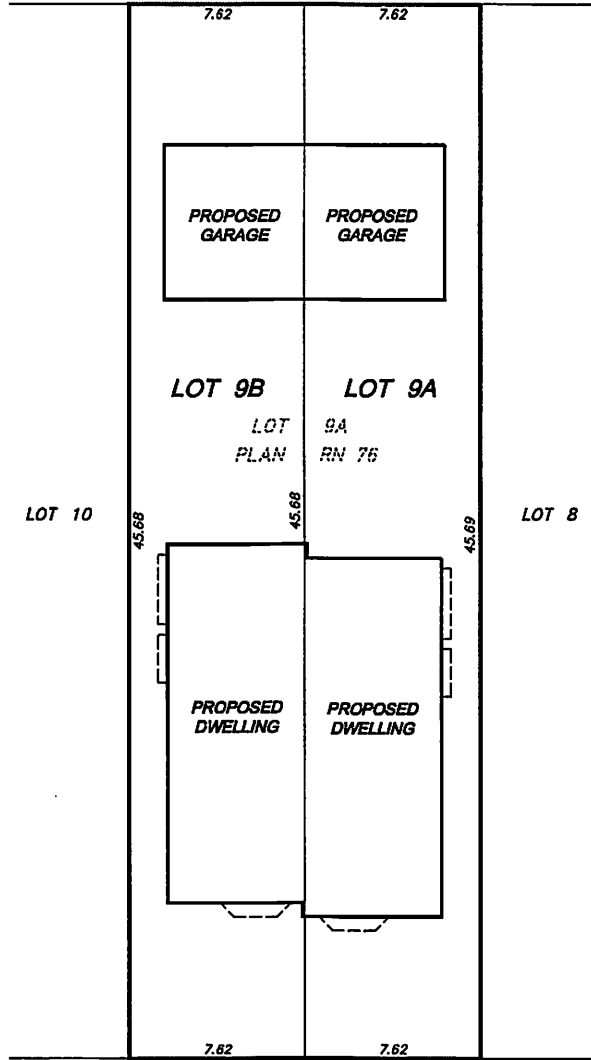
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 8.8 m north of the south property line of existing Lot 9 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



89th STREET  
FRONT

No.	DRAFTED BY	DATE	DESCRIPTION
1	DS	2021-06-21	Original drafting date

### TENTATIVE PLAN

LOT: **9**      BLOCK: **20**      PLAN: **RN 76**

BUILDER/OWNER: **TECH VIEW HOMES LTD.**      SUB.: **EASTWOOD**

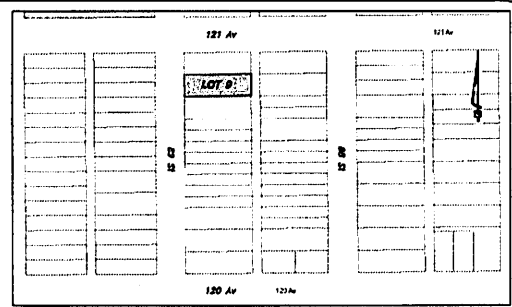
ADDRESS: **12041-89 STREET NW**      ZONING: **RF3**

CONTACT: **Info@albertageo.com**      **EDMONTON**

CERTIFICATE OF TITLE AREA      **0.070 ha**

AREA IN PARCEL(S) BEING CREATED      **0.070 ha**

NUMBER OF PARCEL CREATED      **2**



**NOTES:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY  
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS  
 OR OMISSIONS REPRESENTED BY THIS PLAN.

**LEGEND:**  
 LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ..... ●

**Alberta Geomatics Inc.**

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



Subdivision Authority

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

July 22, 2021

File No. LDA21-0311

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 5, Block 17, Plan RN 64 , located north of 120 Avenue NW and west of 125 Street NW; **PRINCE CHARLES**

---

The Subdivision by Plan is **APPROVED** on July 22, 2021, subject to the following condition:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a faint, larger version of the same signature.

Blair McDowell  
Subdivision Authority

BM/cp/Posse #400320740-001

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

- There are existing boulevard trees adjacent to the site on 125 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").
- 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 13.36 m north of the south property line of existing Lot 5 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

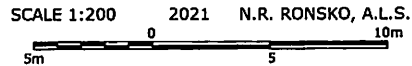
SHOWING SUBDIVISION OF

## LOT 5, BLK.17, PLAN RN64

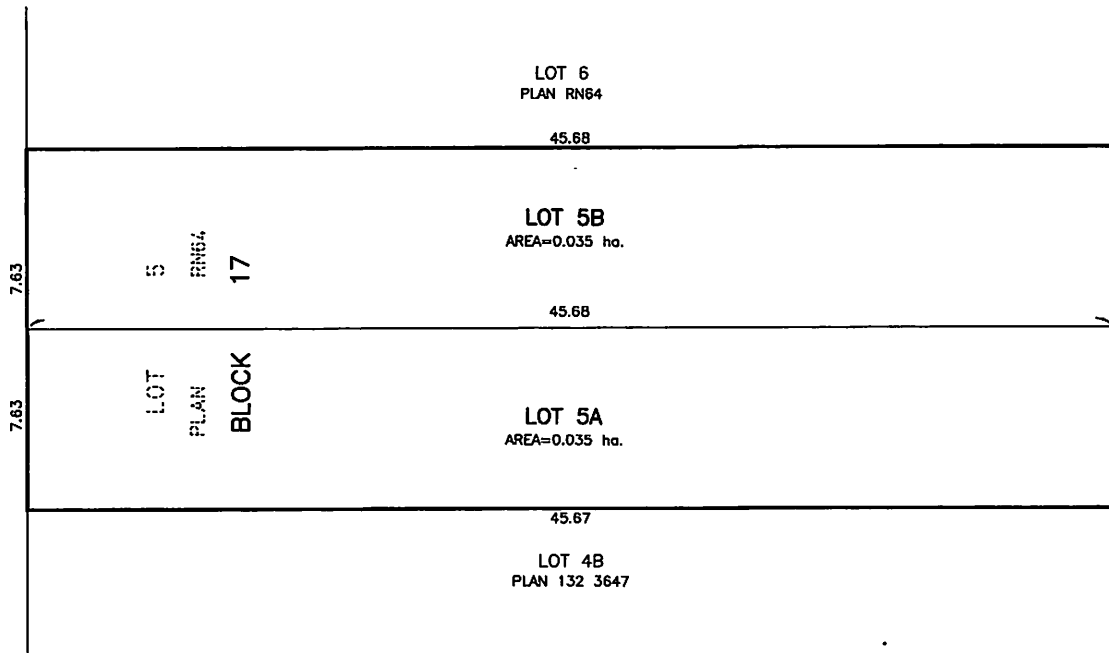
IN THE

S.W.1/4 SEC.18 TWP.53 RGE.24 W. 4M.

EDMONTON, ALBERTA



LANE



125th STREET

TO 121st AVENUE

**NOTES:**

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



**HAGEN SURVEYS**

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:	ESD	DRAWN BY:	ESD
DATE:	JUNE 21, 2021	REVISED:	--
DRAWING	21S0457T	FILE NO.	21S0457