

Thursday, November 19, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 46

<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 November 19, 2020 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 November 12, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
1.	LDA20-0259 371687354-001	Tentative plan of subdivision to create 100 single detached residential lots from the SW 21-51-25-W4M located south of Keeping Way SW and west of Knox Place SW; <b>KESWICK</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.	LDA20-0278 373541816-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 1, Plan 3238KS, located north of 101 Avenue NW and east of 75 Street NW; <b>TERRACE HEIGHTS</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA20-0298 374585663-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 11, Plan 5514 NY, located north of 57 Avenue NW and east of 109A Street NW; <b>PLEASANTVIEW</b>

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA20-0307 374954796-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 69, Plan 2927 HW, located south of 110 Avenue NW and east of 150 Street NW; <b>HIGH PARK</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA20-0308 375002009-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 33, Block 8, Plan 3543 HW, located north of 66 Avenue NW and west of 105 Street NW; <b>ALLENDALE</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA20-0310 374854890-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 13, Plan RN73, located south of 122 Avenue NW and west of 102 Street NW; <b>WESTWOOD</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	LDA20-0312 374921283-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 16 & 17, Block 4, Plan 6042Q, located north of 76 Avenue NW and east of 97 Street NW; <b>RITCHIE</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.		



Subdivision Authority

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

November 19, 2020

File No. LDA20-0259

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

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 100 single detached residential lots from the SW 21-51-25-W4M located south of Keeping Way SW and west of Knox Place SW; **KESWICK**

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**I The Subdivision by Plan is APPROVED on November 19, 2020, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions LDA19-0430 be registered prior to or concurrent with this application;
5. that Charter Bylaw 19485 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway(s)/Street, 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 construct temporary 6 m wide gravel surface roadway connections with Phase 1 and Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
8. that the owner construct the local roadways to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination;
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 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 for the SW 21-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA17-0565. The DRC will 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 with 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". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell  
Subdivision Authority

BM/mb/Posse #371687354-001  
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

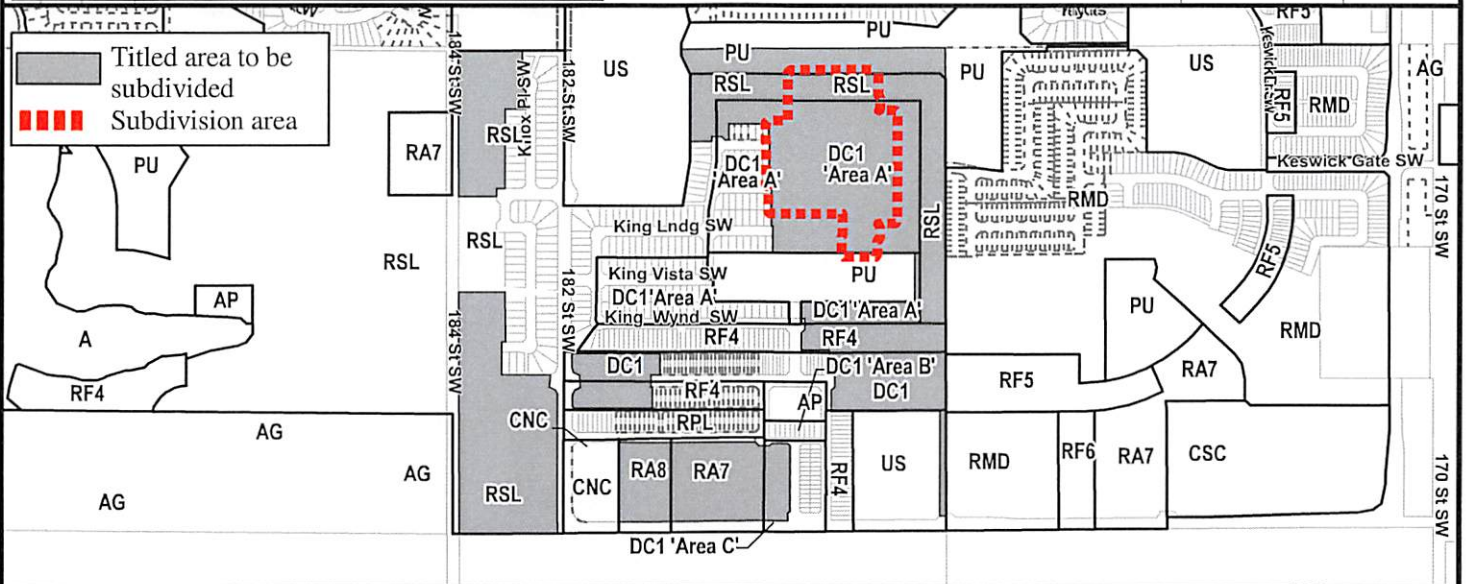
November 19, 2020

LDA20-0259

- Limit of proposed subdivision
- Phasing line
- 1.2 m uniform fence
- Temporary 6 m roadway
- Restrictive covenant re: Freeboard
- Restrictive covenant re: Disturbed Soil
- 1.8 m uniform screen fence as per Zoning Bylaw



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





Subdivision Authority

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

November 19, 2020

File No. LDA20-0278

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 1, Plan 3238KS, located north of 101 Avenue NW and east of 75 Street NW; **TERRACE HEIGHTS**

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**The Subdivision by Plan is APPROVED on November 19, 2020, 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 lots; 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". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell  
Subdivision Authority

BM/td/Posse #373541816-001

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 - 2020 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 75 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).
- There is an existing access to 75 Street NW. Upon redevelopment of proposed Lot 4B, the existing residential access to 75 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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 9.45 m south of the north property line of Lot 4 off of the lane. The existing sanitary service enters the proposed subdivision approximately 4.83m south of the north property line of Lot 4 off of 75 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 water main located within a laneway adjacent to the east property line of Lot 4. The water main is 2.1 m from the subject lot. 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.
- 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 4, BLOCK 1, PLAN 3238 K.S.

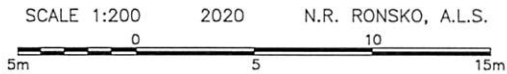
IN THE

RIVER LOT 31

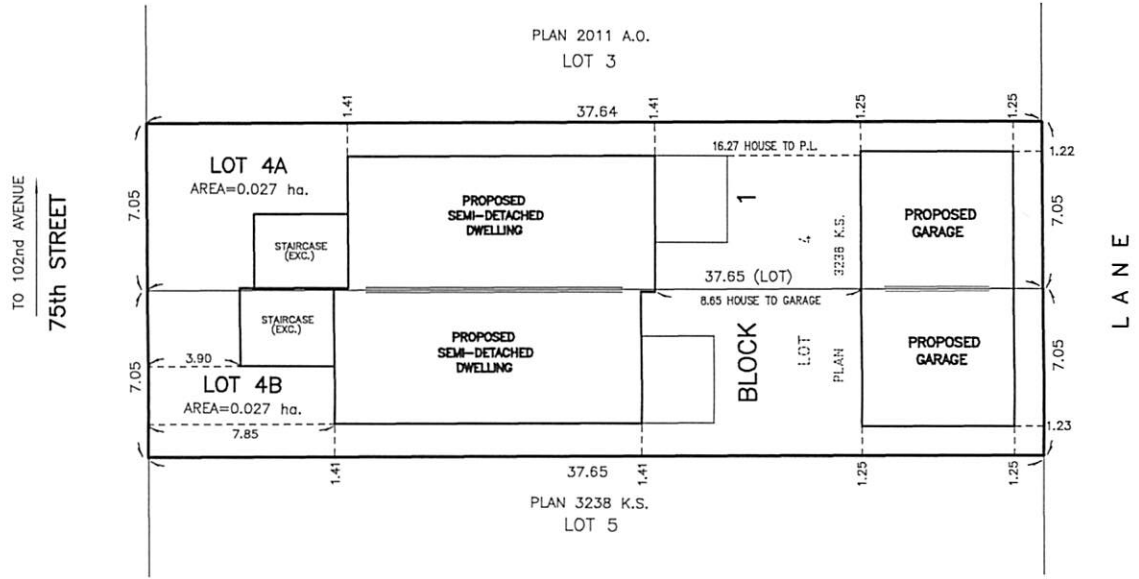
WITHIN THE

THEO. TWP.52, RGE.24, W.4 M.

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: SEPTEMBER 21, 2020  
 REVISED: -

FILE NO. 20S0528

DWG.NO. 20S0528T



Subdivision Authority

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

November 19, 2020

File No. LDA20-0298

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 25, Block 11, Plan 5514 NY, located north of 57 Avenue NW and east of 109A Street NW;  
**PLEASANTVIEW**

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**The Subdivision by Plan is APPROVED on November 19, 2020, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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/tv/Posse #374585663-001

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 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing access to 109A Street NW. Upon redevelopment of proposed Lots 25A and 25B, the existing residential access to 109A Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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 8.4 m north of the south property line of existing Lot 25 off 109A 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).



109A STREET NW

LOT 6  
BLOCK 11  
PLAN 239 HW

LOT 25A  
BLOCK 11

LOT 25  
BLOCK 11  
PLAN 5514 NY

LOT 5A  
BLOCK 11  
PLAN 5514 NY

LOT 25B  
BLOCK 11

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

LOT 26  
BLOCK 11  
PLAN 5392 MC

LOT 4  
BLOCK 11  
PLAN 5392 MC

### ACE LANGE 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, 101 ha.



REV. NO.	DATE	ITEM	BY
1	OCT. 2/20	T-PLAN	CN

REVISIONS

## PLEASANTVIEW

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

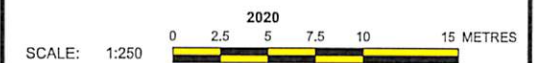
OF

LOT 25, BLOCK 11, PLAN 5514 NY

WITHIN THE

N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 25 - 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.	62000149T	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

November 19, 2020

File No. LDA20-0307

Ivo Nedev Surveying Ltd.  
18811 - 96 Avenue NW  
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 69, Plan 2927 HW, located south of 110 Avenue NW and east of 150 Street NW; **HIGH PARK**

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**The Subdivision by Plan is APPROVED on November 19, 2020, 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,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #374954796-001

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 - 2020 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 150 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).
- 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 150 Street NW. Upon redevelopment of proposed Lot 5A, the existing residential access to 150 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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.

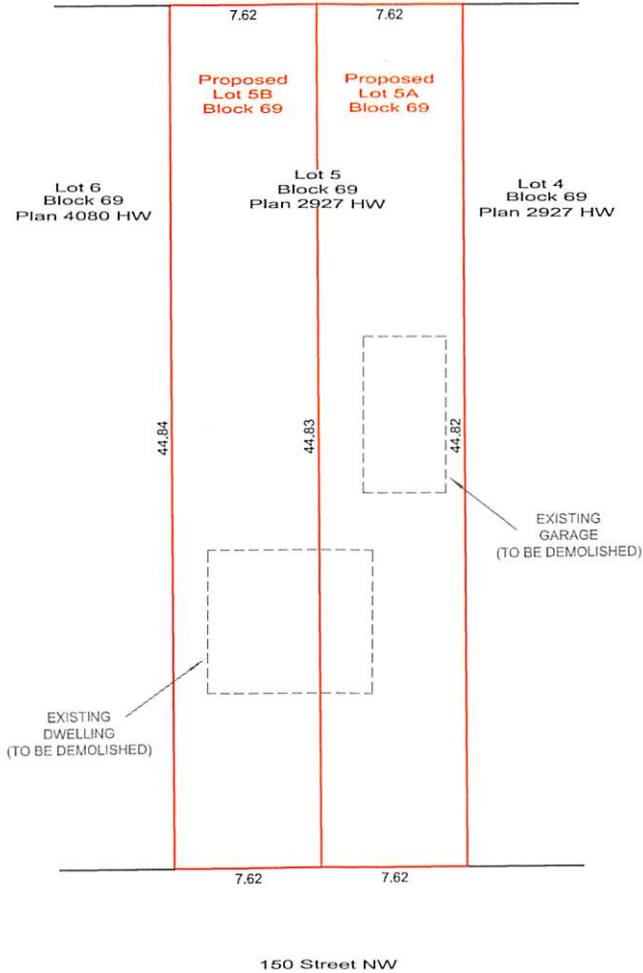
Servicing

- 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 10.14 m north of the south property line of existing Lot 5 off 150 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).





Lane



RF1 UNDERLYING ZONING  
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

1. This plan is subject to the approval of the local approving authority.
2. All dimensions are in meters and decimals thereof.
3. All areas and dimensions are subject to confirmation by a legal survey.
4. Locations of existing structures shown are approximate.

REVISION HISTORY

1. Issued for Review	Sept. 30, 2020

LEGAL DESCRIPTION: Lot 5, Block 69, Plan 2927HW  
MUNICIPAL ADDRESS: 10921 - 150 Street NW (High Park), Edmonton, AB  
BUILDER/OWNER: Skyler Fine Homes Inc.<info@skylerrfinehomes.com>

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REVISION: 1    DATE: Sept. 30, 2020    SCALE: 1:300    PROJECT #: 2020083



18811 - 96 Avenue NW Edmonton, AB, T5T 5L2  
www.ivosurveys.ca  
Ph: (780) 666-2511  
Fax: (780) 666-2359

© 2020



Subdivision Authority

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

November 19, 2020

File No. LDA20-0308

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 33, Block 8, Plan 3543 HW, located north of 66 Avenue NW and west of 105 Street NW; **ALLENDALE**

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**The Subdivision by Plan is APPROVED on November 19, 2020, 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.

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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 #375002009-001  
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 - 2020 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 # 325002424-001).

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 6.98 m west of the east property line of existing Lot 33 off 66 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.
- 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 33, BLOCK 8, PLAN 3543 H.W.

IN THE

S.E.1/4 SEC.20-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2020 N.R. RONSKO, A.L.S.



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

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



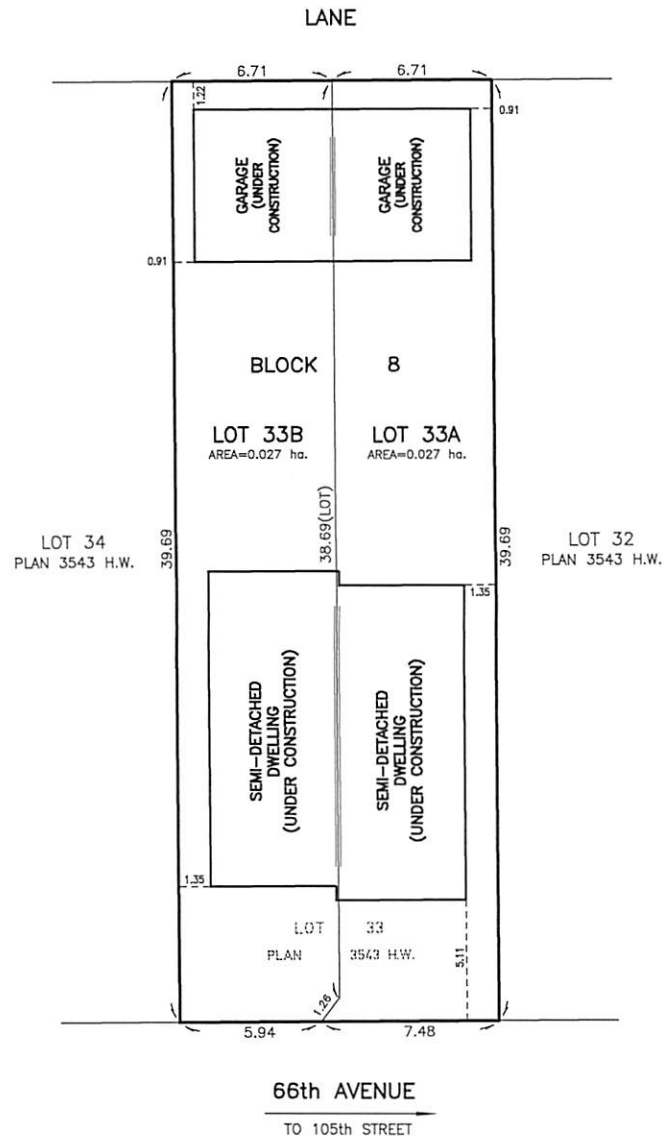
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: October 7, 2020  
 REVISED: November 10, 2020

FILE NO. 19C0332

DWG.NO. 19C0332T





Subdivision Authority

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

November 19, 2020

File No. LDA20-0310

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 10, Block 13, Plan RN73, located south of 122 Avenue NW and west of 102 Street NW;  
**WESTWOOD**

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**The Subdivision by Plan is APPROVED on November 19, 2020, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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". The signature is stylized with a large initial "B" and a long horizontal stroke.

Blair McDowell  
Subdivision Authority

BM/td/Posse #374854890-001

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 - 2020 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 102 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).
- 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 8.5 m south of the north property line of Lot 10 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).
- There is an existing power pole in the alley west of the south property line of Lot 10. Site access must maintain clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- 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

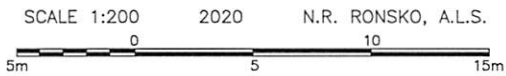
SHOWING SUBDIVISION OF

LOT 10, BLOCK 13, PLAN RN73

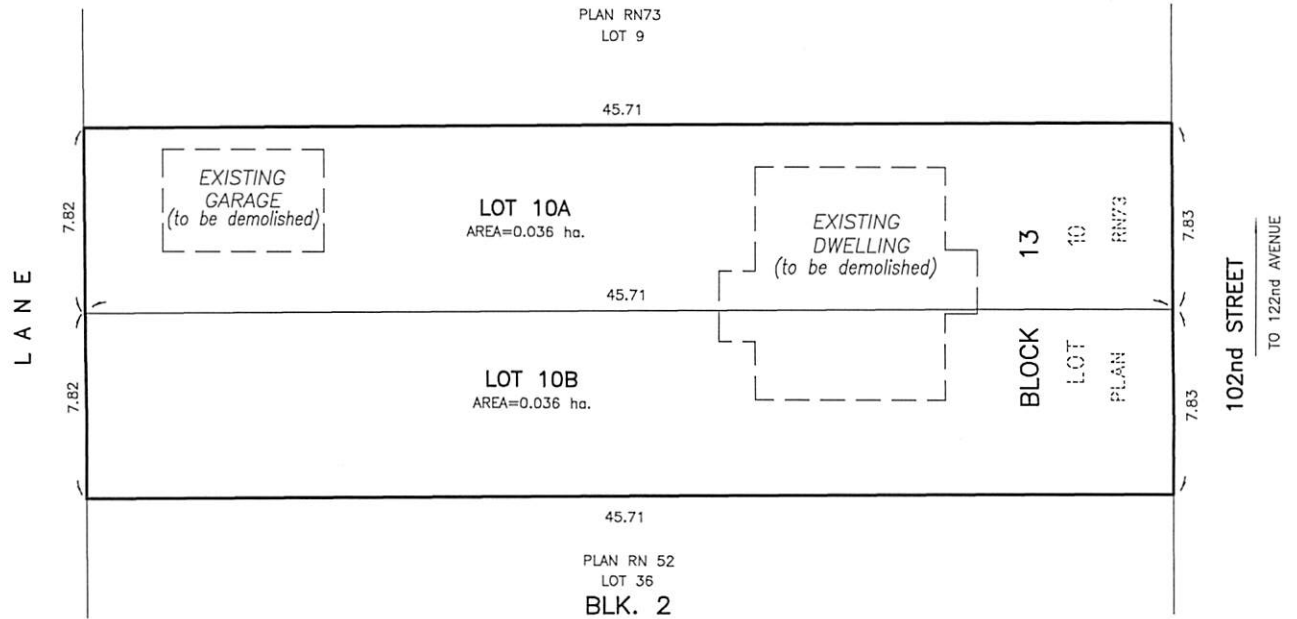
IN THE

E.1/2 SEC.17-53-24-4

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: OCTOBER 06, 2020  
REVISED: -

FILE NO. 20S0554

DWG.NO. 20S0554T





Subdivision Authority

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

November 19, 2020

File No. LDA20-0312

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 Lots 16 & 17, Block 4, Plan 6042Q, located north of 76 Avenue NW and east of 97 Street NW; **RITCHIE**

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**The Subdivision by Plan is APPROVED on November 19, 2020, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell", written in a cursive style.

Blair McDowell  
Subdivision Authority

BM/td/Posse #374921283-001

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 - 2020 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 76 Avenue NW. Upon redevelopment of proposed Lot 17A, the existing residential access to 76 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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 3.6 m east of the west property line of Lot 17 off 76 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 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

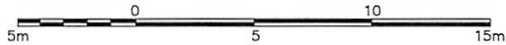
LOT 17 AND W.1/2 OF LOT 16, BLOCK 4, PLAN 6042 Q.

IN THE

S.E.1/4 SEC.28-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2020 N.R. RONSKO, A.L.S.



NOTE:  
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 - 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: OCTOBER 06, 2020  
 REVISED: -

FILE NO. 20S0584

DWG.NO. 20S0584T

