

Thursday, July 04, 2024  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 27

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 04, 2024 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the June 27, 2024 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA24-0111 502879425-001	Tentative plan of subdivision to create three (3) Multi-Unit Housing Strata Lots, two (2) Commercial Strata Lots, and one (1) Other Strata Lot from Lot 1, Block 13, Plan 172 3002, located north of 16 Avenue NW and west of 24 Street NW; <b>LAUREL</b>
2.	LDA24-0210 509062997-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 9, Plan RN39C, located north of 112 Avenue NW and east of 125 Street NW; <b>INGLEWOOD</b>
3.	LDA24-0217 514029394-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 18, Block 3, Plan 6906 KS and consolidate the remnant of Lot 18 with adjacent Lot 17U, Block 3, Plan 6906 KS, located west of 75 Street NW and south of Rowland Road NW; <b>FOREST HEIGHTS</b>
4.	LDA24-0219 514100041-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 32, Block 6, Plan 5710 HW, located north of 98 Avenue NW and east of 142 Street NW; <b>CRESTWOOD</b>
5.	LDA24-0224 514617223-001	Tentative plan to subdivide a portion of Lot 46B Block 12 Plan 232 1988 and consolidate it with Lot 46A Block 12 Plan 232 1988, located west of 117 street NW and north of University Avenue NW; <b>WINDSOR PARK</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 4, 2024

File No. LDA24-0111

Arcadis  
300 - 10120 103 Avenue NW  
Edmonton, AB T5J 3R6

ATTENTION: Evan Thompson

RE: Tentative plan of subdivision to create three (3) Multi-Unit Housing Strata Lots, two (2) Commercial Strata Lots, and one (1) Other Strata Lot from Lot 1, Block 13, Plan 172 3002, located north of 16 Avenue NW and west of 24 Street NW; **LAUREL**

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**The Subdivision by Plan is APPROVED on July 4, 2024, subject to the following conditions:**

1. that the owner register an easement for cross lot access through Strata Lot 1. The City shall be a party to the easement;
2. that the owner shall provide an Easements, Covenants and Restrictions Agreement which shall include, but is not limited to, easements for shared utilities such as water, sewer and power; 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 that depicts volumetric space.

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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #502879425-001

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 (\$13,240 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- The requirement for an access easement may be satisfied through the Easements, Covenants, and Restrictions (ECR) agreement. The intent of the easement is to ensure that all proposed Strata Lots have access to 24 Street NW and 16 Avenue NW. Subdivision and Development Coordination will review any proposed agreement to determine if it meets the intent of Condition I(1).

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.

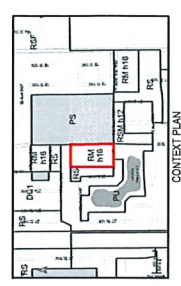
Servicing

- The existing water service enters the proposed subdivision approximately 6.7 m east of the west property line of existing Lot 1 off 16 Avenue NW. The existing sanitary service enters the proposed subdivision approximately 3.3 m east of the west property line of existing Lot 1 off 16 Avenue NW. The existing storm service enters the proposed subdivision approximately 60.0 m north of the south property line (measured from the corner cut) of Existing Lot 1 off 24 Street NW. An Easements, Covenants, and Restrictions (ECR) agreement shall include easements for shared utilities.
- 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).

REGISTRAR  
LAND TITLES OFFICE  
PLAN NO. \_\_\_\_\_  
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ON \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
A.D. REGISTRAR \_\_\_\_\_  
SHEET 1 OF X

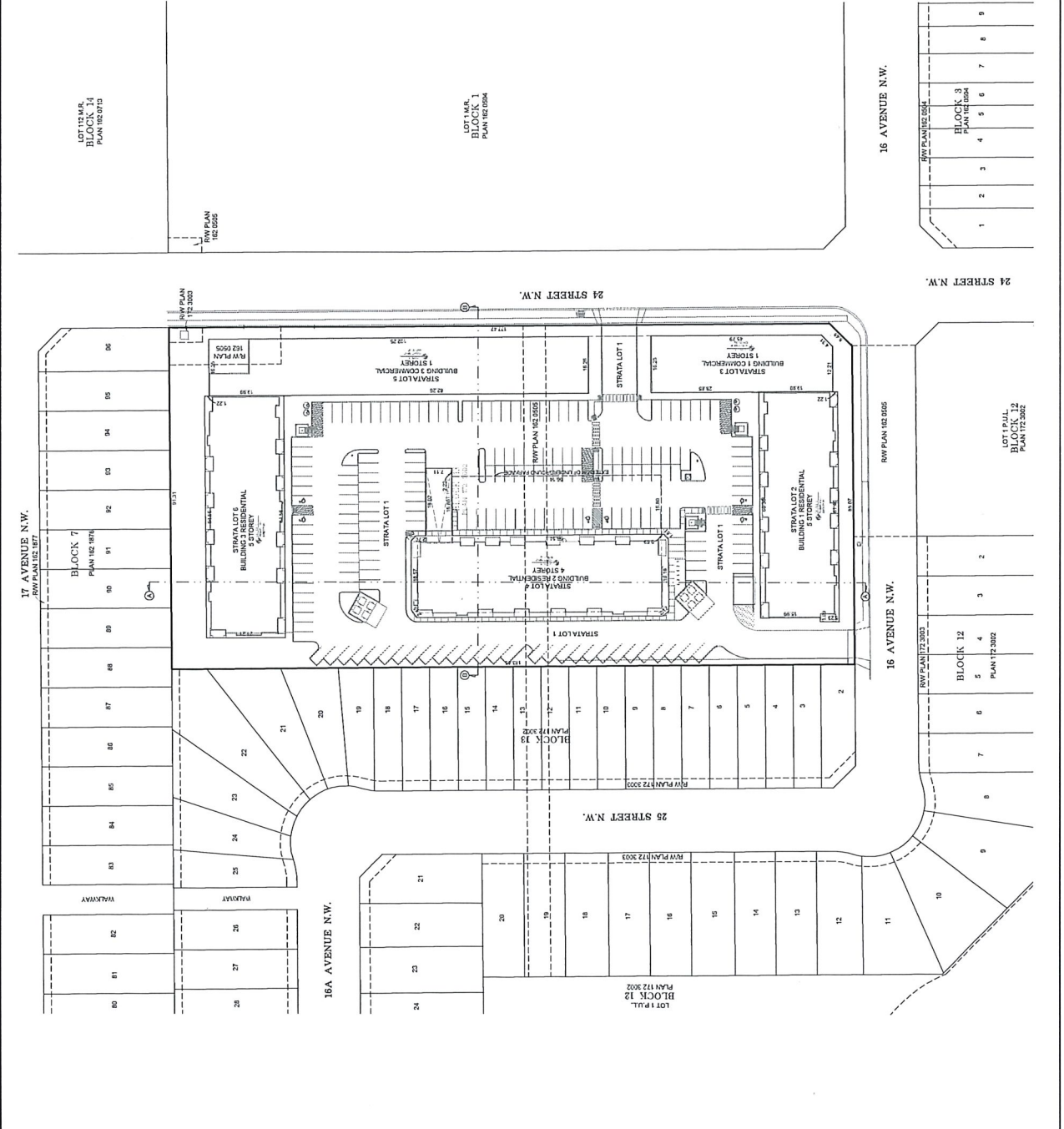
**LAUREL**  
STAGE 20  
**EDMONTON, ALBERTA**  
PLAN SHOWING STRATA SPACE SUBDIVISION OF PART OF  
LOT 1, BLOCK 13, PLAN 172 3002  
ALL WITHIN THE  
S.E. 1/4 SEC. 31, TWP. 51, RGE. 23, W. 4 MER.

SCALE 1:500  
20M  
EVAL J. THOMPSON, A.L.S.  
NOTES:  
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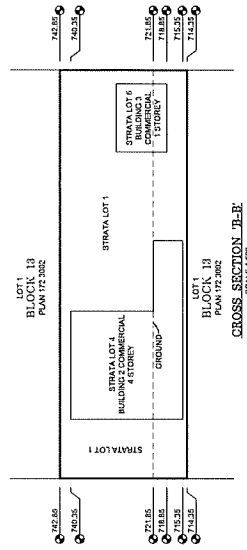
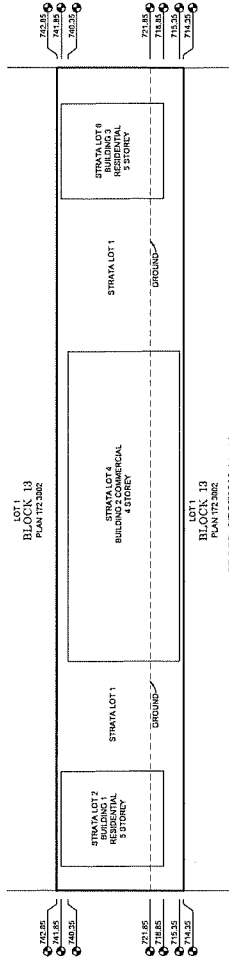
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SURVEYOR:  
EVAL J. THOMPSON, A.L.S.  
REGISTERED OWNER:  
202207 ALBERTA LTD.  
SUBDIVISION AUTHORITY:  
NAME: CITY OF EDMONTON  
FILE NO.: #888  
1/11/2021  
EDMONTON STRATA PLAN 172 3002  
EDMONTON, ALBERTA, T5C 2N8



REGISTRAR  
LAND TITLES OFFICE  
PLAN NO.

SHEET X OF X





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 4, 2024

File No. LDA24-0210

Arc Surveys Ltd.  
202 - 337 40 Avenue NE  
Calgary, AB T2E 2N4

ATTENTION: Chen Zheng

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 9, Plan RN39C, located north of 112 Avenue NW and east of 125 Street NW; **INGLEWOOD**

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**The Subdivision by Plan is APPROVED on July 4, 2024, 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 sewer) 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #509062997-001

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 (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

#### 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 4.9 m north of the south property line of Lot 17 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

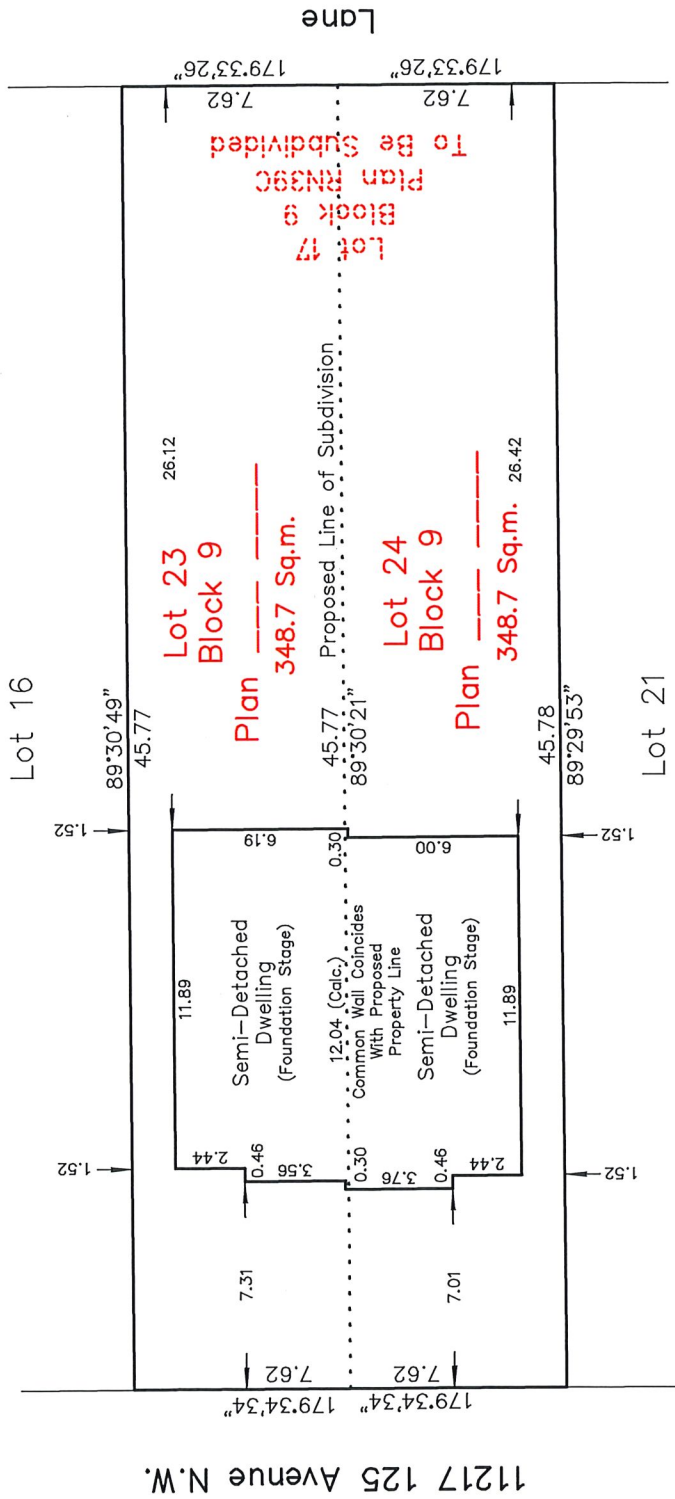
# TENTATIVE PLAN

**LEGAL DESCRIPTION:**

Lot 17  
Block 9  
Plan RN39C

**MUNICIPAL ADDRESS:**

11217 125 Avenue N.W.  
Edmonton, Alberta



© Copyright Arc Surveys Ltd. 2024.  
**Arc Surveys Ltd.**  
 Calgary, Alberta T2E 2N4  
 Ph.: 780-800-1260 info@arcsurveys.ca  
 www.edmonton.arcsurveys.ca

File No.: 242044 Scale: 1:250 Drawn: CZ Date: May 19th, 2024.  
 --- denotes Property Line  
 - - - - - denotes Proposed Property Line



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 4, 2024

File No. LDA24-0217

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 18, Block 3, Plan 6906 KS and consolidate the remnant of Lot 18 with adjacent Lot 17U, Block 3, Plan 6906 KS, located west of 75 Street NW and south of Rowland Road NW; **FOREST HEIGHTS**

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**The Subdivision by Plan is APPROVED on July 4, 2024, 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.

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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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/jm/Posse #514029394-001

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 (\$1430.00 - 2024 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 10.3 m east of the west property line of Lot 18 off Roland 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.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").

URBAN PIONEER INFILLS INC.

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.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.0967 ha



REV. NO.	DATE	ITEM	BY
1	MAY 21/24	ORIGINAL PLAN COMPLETED	CN

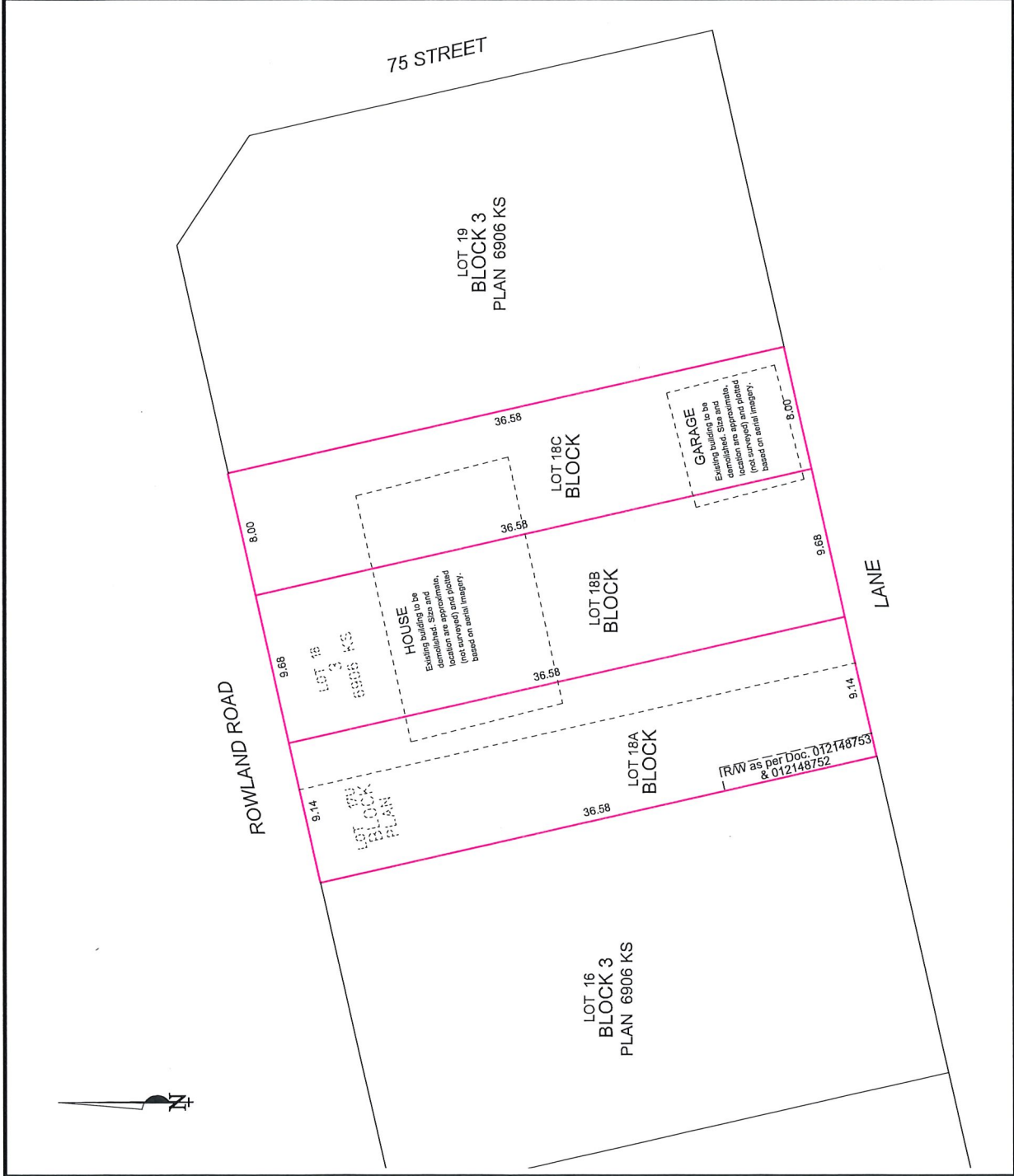
**FOREST HEIGHTS**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOTS 17U & 18, BLOCK 3, PLAN 6906 KS  
WITHIN THE  
RIVER LOT 29  
(THEO. TWP. 53 - RGE. 24 - W. 4TH MER.)  
**EDMONTON - ALBERTA**

SCALE: 1:200  
0 2 4 6 8 12 METRES  
2024

**Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-174 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 6240130007 DRAFTED BY: CN CHECKED BY: DS







Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 4, 2024

File No. LDA24-0219

Hagen Surveys (1982) Ltd.  
2107 87 Avenue NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 32, Block 6, Plan 5710 HW, located north of 98 Avenue NW and east of 142 Street NW; **CRESTWOOD**

---

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #514100041-001

Enclosures



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Transportation

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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 13.7 m west of the east property line of Lot 32 off the lane. The existing storm service enters the proposed subdivision approximately 6.8 m east of the west property line of Lot 32 off 98 Avenue. 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 32, BLK.6, PLAN 5710 H.W.**

IN THE

**W.1/2 SEC.36, TWP.52, RGE.25, W. 4M.**

**EDMONTON, ALBERTA**

SCALE 1:200 2024 R.W. SIMPSON, A.L.S.



LANE

6.55

22.41

32

5710 H.W.

LOT

PLAN

13.42

LANE

EXISTING GARAGE (to be demolished)

LOT 32B

0.064 ha

BLK.

LOT 32A

0.062 ha

6

49.13 (LOT)

EXISTING DWELLING (to be demolished)

40.90

PLAN 5710 H.W.

LOT 31

51.06

PLAN 5710 H.W.

LOT 33

A=7.27

R=20.12

A=6.07

98th AVENUE

TO 141st STREET

**NOTES:**

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



**HAGEN SURVEYS**

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	MAY 23, 2024	REVISED:	--
DRAWING	240440T	FILE NO.	240440



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 4, 2024

File No. LDA24-0224

Action Surveys Inc.  
200, 9413 45 AVENUE NW  
Edmonton, AB T6E 6B9

ATTENTION: Lianqiu Gao

RE: Tentative plan to subdivide a portion of Lot 46B Block 12 Plan 232 1988 and consolidate it with Lot 46A Block 12 Plan 232 1988, located west of 117 street NW and north of University Avenue NW; **WINDSOR PARK**

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**The Subdivision by Plan is APPROVED on July 4, 2024, 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.

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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #514617223-001

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 (\$715.00 - 2024 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 3.68 m west of the east property line of Lot 46A off the lane. The existing storm service enters the proposed subdivision approximately 13.72m west of east property line of Lot 46 off University 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).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").

Geotechnical

- The owner is encouraged to obtain a site-specific geotechnical engineering slope stability assessment and the guidance of a geotechnical engineer to better define and manage the risk to their property and development. Recommendations pertaining to the management of water at the site and adherence to the following site development restrictions are expected to be of high importance in order to reduce the risk of instability.

**TENTATIVE PLAN**  
 Showing Proposed  
 SUBDIVISION

of  
 LOT 46A & 46B, BLOCK 12, PLAN 232 1988  
 Within the  
 RIVER LOT 3, EDMONTON SETTLEMENT  
 THEO. TWP.52 - RGE.24 - W.4M.  
 Edmonton - Alberta  
 Windsor Park  
 2024



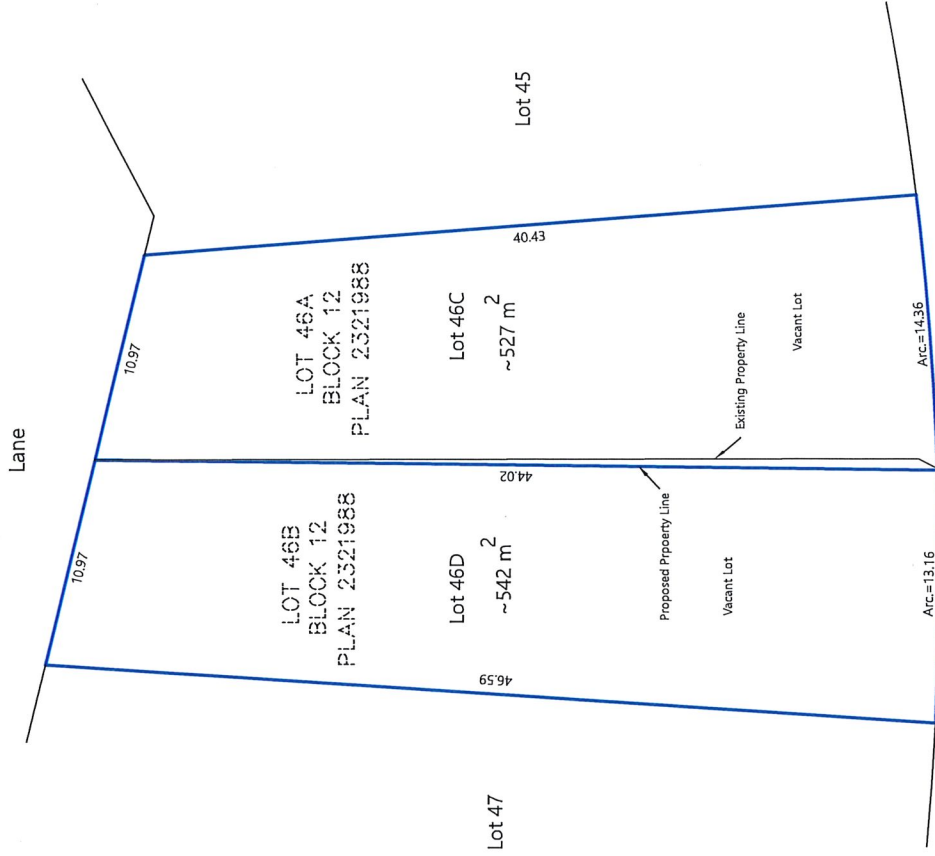
Scale 1 : 300

**Notes:**

**CURRENT ZONE:** RS

- Area dealt with by the registration of this plan bounded thus :
- Area to be registered contains 0.107 Hectares.
- All distances and elevations shown are in metres and decimals thereof.
- All dimensions are to be verified by the plan of survey.

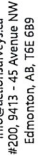
Property Municipal Address: 11752 & 11754 University Avenue NW  
 Edmonton, AB



Tel: 780-851-2289  
 Fax: 587-401-6867  
 info@actionsurveys.ca  
 #200, 9413 - 45 Avenue NW  
 Edmonton, AB, T6E 6B9

University Avenue

Client File: \_\_\_\_\_  
 File: 241477 tentative  
 Rev: 0 Issued Plan - May 31, 2024



Thursday, June 27, 2024

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 26

<b>PRESENT</b>		Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the June 27, 2024 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 June 20, 2024 meeting be adopted.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>		
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA24-0035 490552224-001	Tentative plan of subdivision to create three (3) "other" lots from Lot 1, Plan 832 2113, and Lot 2, Block 2, Plan 232 0071, located north of 21 Avenue SW and east of 170 Street SW; <b>GLENRIDGING HEIGHTS</b>	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
2.	LDA24-0078 500133499-001	Tentative plan of subdivision to create 87 residential lots from Plan 222 1011, Block B, Lot 1, located west of Heritage Valley Trail SW and south of 28 Avenue SW; <b>CHAPPELLE</b>	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA24-0095 500136568-001	Tentative plan of subdivision to create 38 residential lots from Lot 1, Block B, Plan 222 1011, and a closed portion of roadway, located west of Heritage Valley Trail and south of 28th Ave SW; <b>CHAPPELLE</b>	

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA24-0174 506995870-001	Tentative plan of subdivision to create 49 residential lots from Lot 2, Block 2, Plan 1822406, located north of Marquis Boulevard and east of Meridian Street; <b>MARQUIS</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA22-0491 441202623-001	REVISION of conditionally approved tentative plan of subdivision to create 61 residential lots from Lot 201, Block A, Plan 222 0182 located north of Maskekosihk Trail NW and east of Winterburn Road NW; <b>THE UPLANDS</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA23-0208 458076510-001	REVISION of conditionally approved tentative plan of subdivision to create (1) Municipal Reserve lot and one (1) Other lot by subdividing Lots 11 and 20, Block 91, Plan RN50, and consolidating the north portion of those two lots with adjacent Lots 12-19, Block 91, Plan RN50, and the south portion of those two lots with adjacent Lots 1-10 and 21-30, Block 91, Plan RN50, located south of 117 Avenue NW and east of 86 Street NW; <b>PARKDALE</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA24-0114 503047968-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 36, Plan 2021679, located north of 137 Avenue NW and east of Castle Downs Road NW; <b>GRIESBACH</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA23-0196 473984174-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 1, Block 4, Plan 4697 TR, located north of Westridge Road NW and west of Wolf Willow Road NW; <b>WESTRIDGE</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
9.	LDA24-0212 510281752-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 18, Plan 2357 HW, located south of 70 Avenue NW and west of 107 Street NW; <b>ALLENDALE</b>
MOVED		Blair McDowell



	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>5.</b>	<b>ADJOURNMENT</b>	
	The meeting adjourned at 10:20 a.m.	