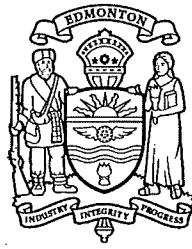


Thursday, July 04, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 27

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the July 04, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the June 27, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
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; LAUREL
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
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; INGLEWOOD
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

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; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
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; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
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; WINDSOR PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	



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**

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.

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.

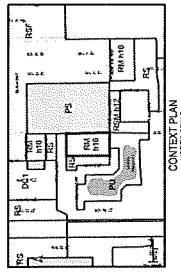
Servicing

- 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.
ENTERED AND REGISTERED
ON
INSTRUMENT NO.
A.D. REGISTRAR
SHEET 1 OF X

LAUREL
STAGE 70
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.

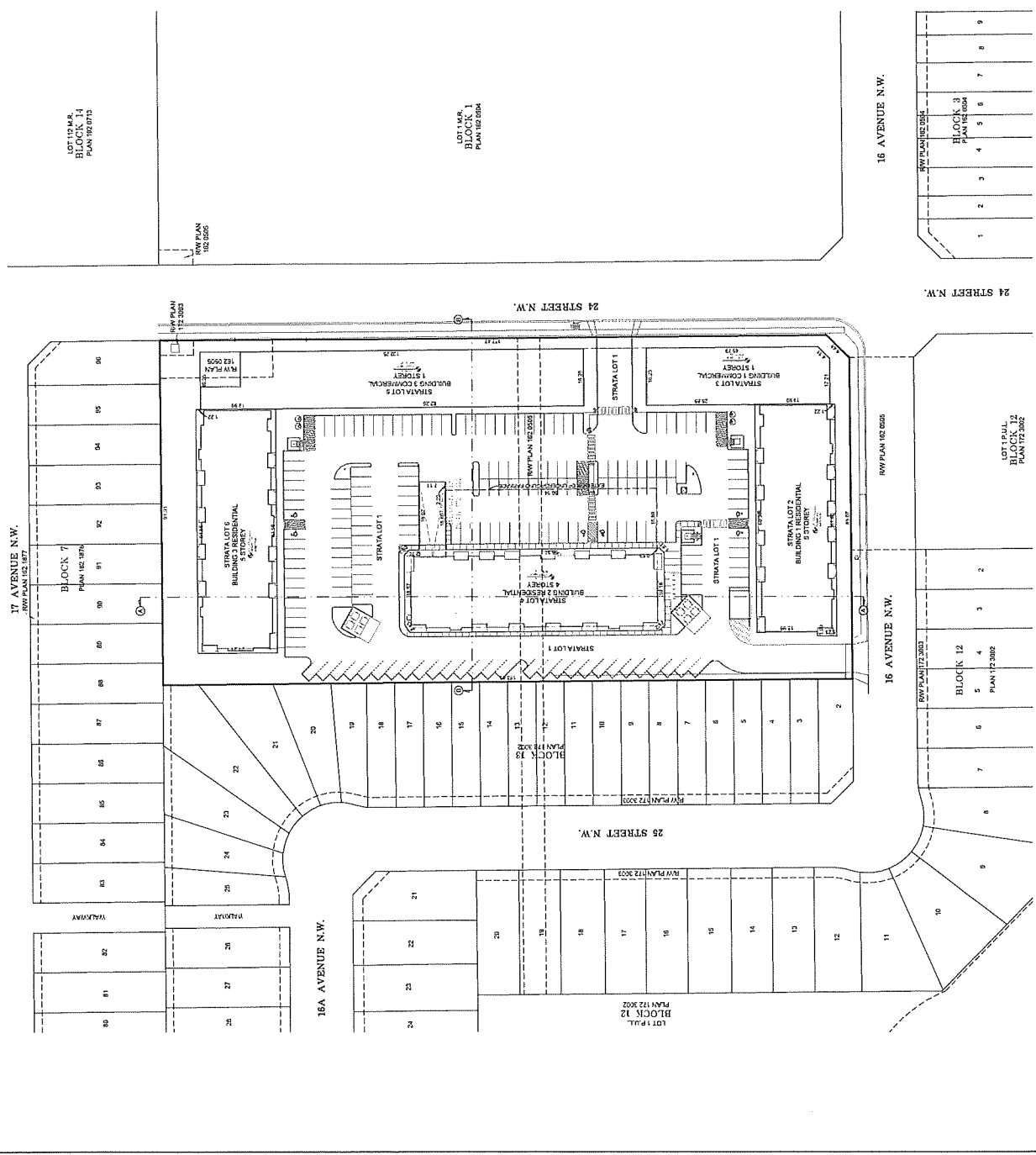
SCALE 1:500
EVAL J. THOMPSON, A.L.S.
NOTES:
1. Shading from Survey Plan should show that
2. All dimensions are in metres unless otherwise stated.
3. All dimensions are rounded to the nearest millimetre.
4. The location of the Survey Plan is shown on the map.
5. The location of the Survey Plan is shown on the map.
6. The location of the Survey Plan is shown on the map.
7. The location of the Survey Plan is shown on the map.
8. The location of the Survey Plan is shown on the map.
9. The location of the Survey Plan is shown on the map.
10. The location of the Survey Plan is shown on the map.
11. The location of the Survey Plan is shown on the map.
12. The location of the Survey Plan is shown on the map.



LEGEND:

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SURVEYOR
EVAL J. THOMPSON, A.L.S.
UNREGISTERED
REGISTERED OWNER
280527 ALBERTA LTD.
SUBDIVISION AUTHORITY
EDMONTON
FILE NO. 172 3002
DATE OF REGISTRATION
17/02/2002
COUNTY OF EDMONTON
FILE NO. 172 3002
DATE OF REGISTRATION
17/02/2002
COUNTY OF EDMONTON

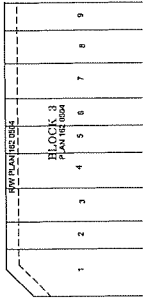


LOT 10 N.W.
PLAN 172 3002

LOT 11 N.W.
PLAN 172 3002

LOT 12 N.W.
PLAN 172 3002

15 AVENUE N.W.



24 STREET N.W.

17 AVENUE N.W.

BLOCK 7

18A AVENUE N.W.

26 STREET N.W.

BLOCK 12

16 AVENUE N.W.

BLOCK 12

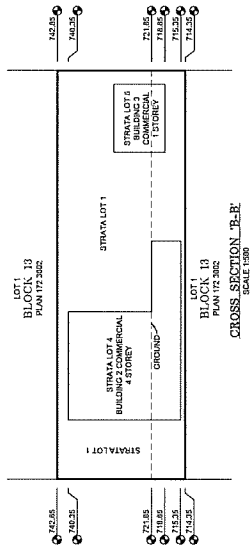
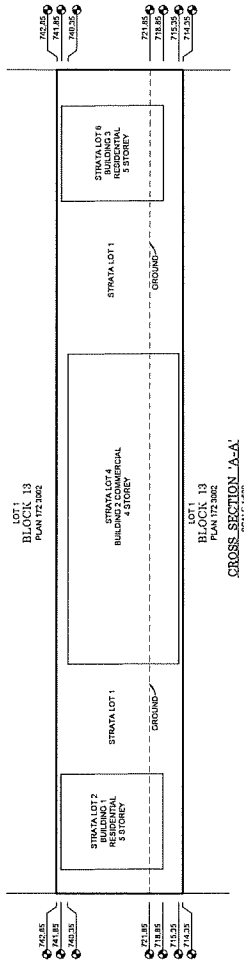
LOT 1 PULL
BLOCK 12
PLAN 172 3002

24 STREET N.W.

REGISTRAR
LAND TITLES OFFICE

PLAN NO.

SHEET X OF X



FILE NO. 117.3862
DRAWING NO. 117.3862
DATE 11/11/11

PROJECT NO. 117.3862

DATE 11/11/11

SCALE 1:500

PROJECT NO. 117.3862

DATE 11/11/11

SCALE 1:500

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DATE 11/11/11

SCALE 1:500



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**

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.

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).

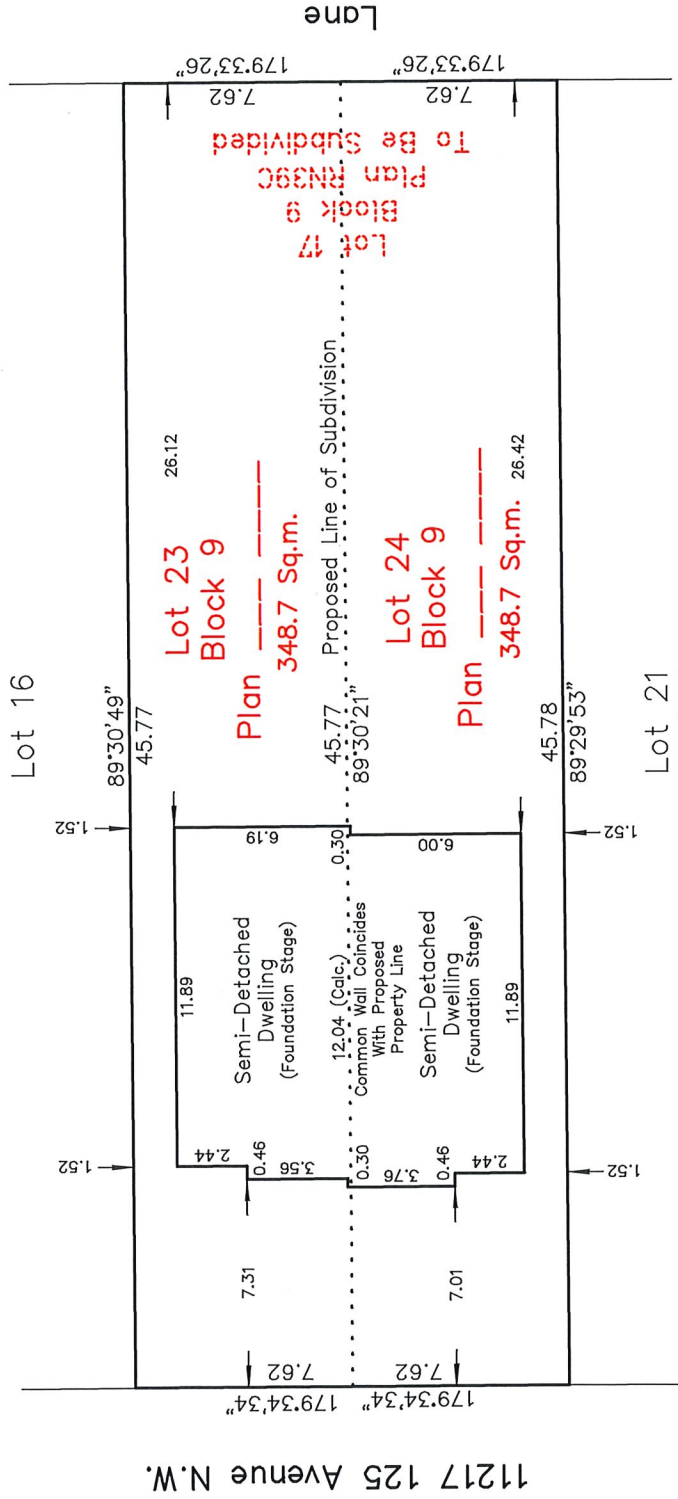
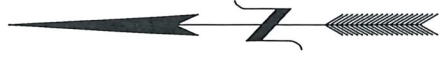
TENTATIVE PLAN

LEGAL DESCRIPTION:

Lot 17
Block 9
Plan RN39C

MUNICIPAL ADDRESS:

11217 125 Avenue N.W.
Edmonton, Alberta



— denotes Property Line
- - - - - denotes Proposed Property Line

File No.: 242044 Scale: 1:250 Drawn: CZ Date: May 19th, 2024.

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



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**

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; 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.

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 (search "Building Structures and Power Equipment Clearances").

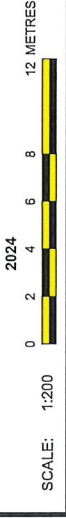
URBAN PIONEER INFILLS INC.

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: 0.099 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



Pals Geomatics
 Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10794-176 Street NW, Edmonton, Alberta T5S 1J7



FILE NO. 6240198007 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**

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; 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.

Regards,



Blair McDowell
Subdivision Authority

BM/ms/Posse #514100041-001

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 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

LANE

13.42

EXISTING
GARAGE
(to be demolished)

LOT 32B
0.064 ha

BLK.

LOT 32A
0.062 ha

6

EXISTING
DWELLING
(to be demolished)

49.13 (LOT)

40.90

PLAN 5710 H.W.
LOT 31

1.52 m URW EASEMENT
DOC. # 3553 J.T.

51.06

PLAN 5710 H.W.
LOT 33

A=6.07
R=20.12

A=71.27

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**

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.

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 (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

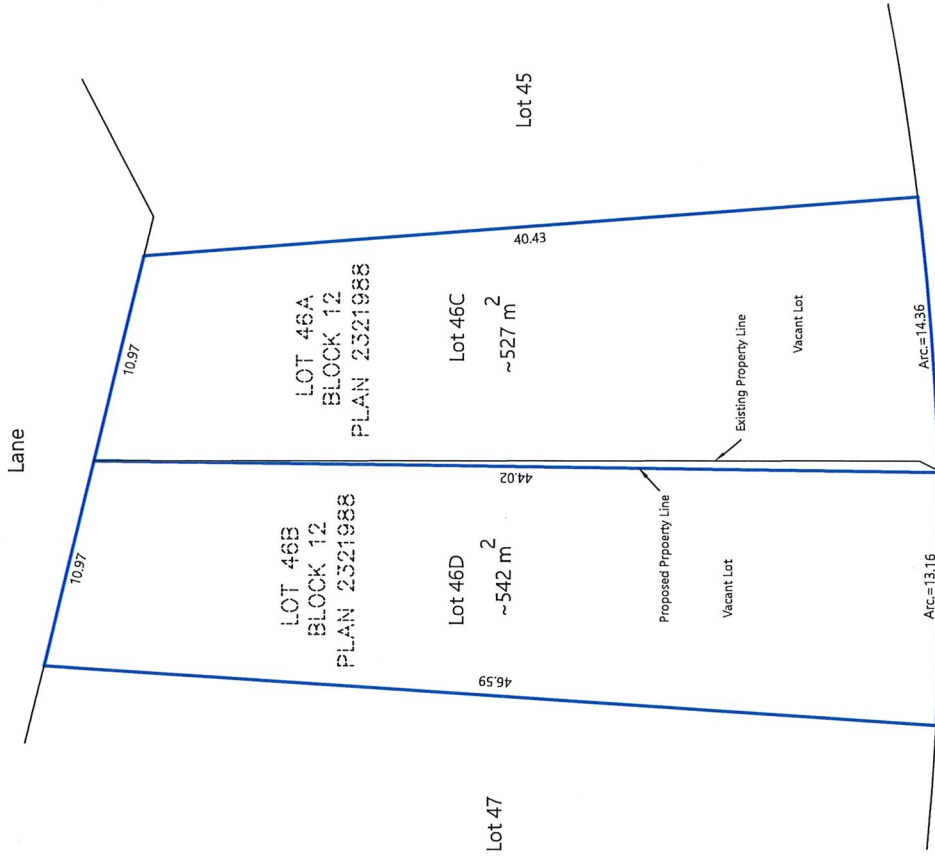
Showing Proposed
SUBDIVISION
of

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 Municipial 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: 241417Tentative

Rev:0 Issued Plan - May 31, 2024

