

Thursday, July 27, 2023

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 30

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 27, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 13, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA22-0481  
448792818-001

REVISION of conditionally approved tentative plan of subdivision to create 113 single detached residential lots and 16 semi-detached residential lots, from Lot 2, Block 1, Plan 182 2720, the SW 7-52-25-W4M, and Block 3, Plan 762 0329 located north of Edgemont Boulevard NW and east of Winterburn Road NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA23-0147  
299388436-001

REVISION of conditionally approved tentative plan of subdivision to create one (1) additional commercial lot from Lot 1, Block 1, Plan 022 6460 located south of Eilerslie Road NW and east of 103A Street SW; **CASHMAN**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA23-0166 473584886-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5A, Block 7, Plan 4121NY, located east of 107 Street NW and south of 60 Avenue NW; <b>PLEASANTVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA23-0171 475077569-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 84, Plan 5109 HW, located north of 97 Avenue NW and east of 148 Street NW; <b>CRESTWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA23-0177 475555797-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3A, Block 15, Plan 902 2297, located west of 107 Street NW and north of 60 Avenue NW; <b>PLEASANTVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
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

July 27, 2023

File No. LDA22-0481

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

ATTENTION: Rod Heinrichs

RE: REVISION of conditionally approved tentative plan of subdivision to create 113 single detached residential lots and 16 semi-detached residential lots, from Lot 2, Block 1, Plan 182 2720, the SW 7-52-25-W4M, and Block 3, Plan 762 0329 located north of Edgemont Boulevard NW and east of Winterburn Road NW; **EDGEMONT**

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The application was originally approved on March 9, 2023. This change request accommodates a 3.5m drainage easement and adds one single detached lot.

**I The Subdivision by Plan is APPROVED on July 27, 2023, 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 dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for Lessard Road NW as shown on the "Conditions of Approval" map, Enclosure II;
4. that subject to Condition I (3), the owner clear and level Lessard Road NW, as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
5. that the owner registers a utility easement in favour of EPCOR Drainage Services Inc., to allow for a storm main to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate additional road right of way, to accommodate Complete Street Design and Cross Sections, should it be deemed necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination;

7. that the subdivision boundary be amended to include additional road right of way adjacent to the walkway on Elves Loop as shown on the "Conditions of Approval" map, Enclosure I;
8. that the subdivision boundary be amended to exclude the local road intersection, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the approved subdivision LDA22-0419 be registered prior to or concurrent with this application, to provide logical roadway extensions;
10. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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:**

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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. that the owner submits redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner pay a boundary assessment for municipal improvements constructed by others within the Edgemont Boulevard road right of way from which this development benefits (Edgemont Stage 18 B/C; Servicing Agreement SA51630);
9. that the owner construct the first two (2) lanes of Lessard Road NW to an arterial roadway standard, from 202 Street to Edgemont Link NW, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping, and any transitional improvements, in 2024 construction year, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans for Lessard Road are required to be approved prior to approval of engineering drawings for arterial and subdivision;

10. that the owner construct all roadways to an approved Complete Streets design and cross sections. The Complete Streets design and cross section details for the collector and local roadways will be reviewed and finalized through the engineering drawing review and approval process;
11. that the owner construct a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provide accommodations for temporary minor and major drainage, at their own cost, until such time that the downstream infrastructure and Stormwater Management Facility has been constructed, to the satisfaction of Subdivision and Development Coordination;
14. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within road right of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

Enclosure I & II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves (MR) for Lot 2, Block 1, Plan 182 2720 was addressed by Deferred Reserve Caveat (DRC) with LDA18-0555. The DRC will carry forward on the remainder of the title.

MR for the SW 7-52-25-W4M will be addressed with LDA22-0419 through dedication of a school park site.

MR for Block 3, Plan 762 0329 will be addressed with LDA22-0583 by money in place of MR.

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

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

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








Regards,



Blair McDowell  
Subdivision Authority

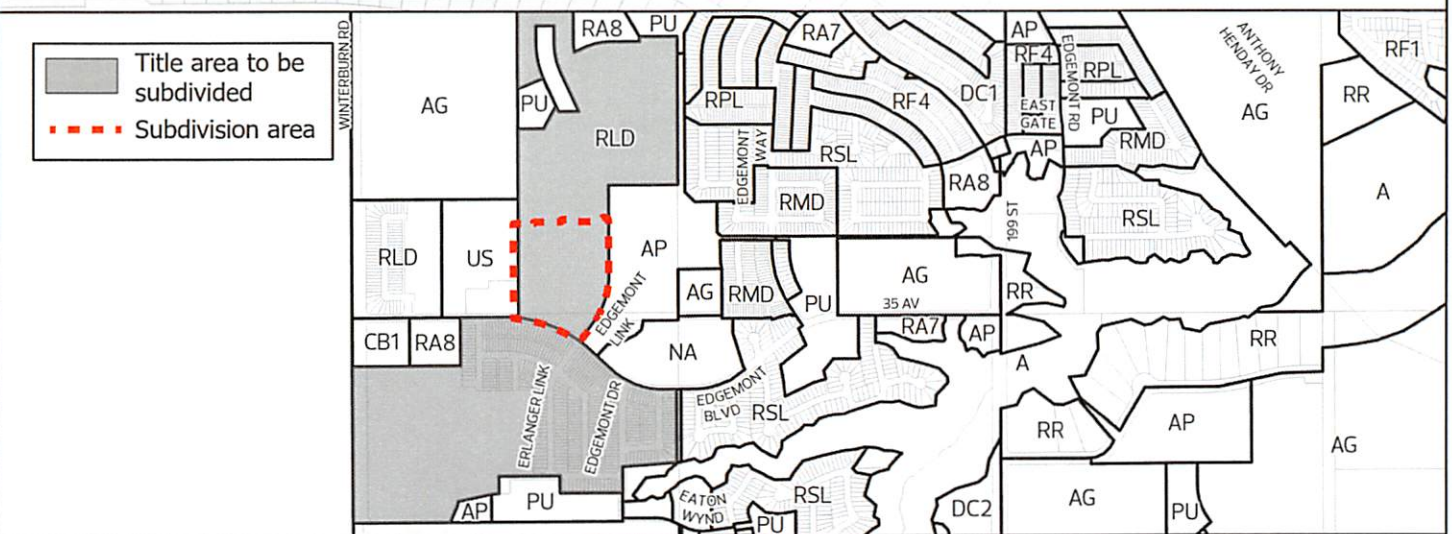
BM/jv/Posse #448792818-001

Enclosure(s)

-  Limit of proposed subdivision
-  Amend Subdivision Boundary
-  1.8m Uniform Fence as per Zoning Bylaw
-  Register easement
-  1.8m Concrete Sidewalk
-  Temporary 6m roadway
-  Restrictive Covenant re:disturbed soil



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



Limit of proposed subdivision



Dedicate additional road right of way



Construct first two lanes to an arterial road way



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





Subdivision Authority

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

July 27, 2023

File No. LDA23-0147

Geodetic Surveys & Engineering Ltd.  
6111 101 Avenue NW  
Edmonton, AB T6A 0G9

ATTENTION: Patrick Stoll

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) additional commercial lot from Lot 1, Block 1, Plan 022 6460 located south of Ellerslie Road NW and east of 103A Street SW; **CASHMAN**

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The application was originally approved on February 28, 2019 (LDA18-0700). It is noted that this change request did not use the original file number. The revision shifts the proposed property line to the south.

**I The Subdivision by Plan is APPROVED on July 6, 2023, 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 register an easement for mutual access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
4. 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:**

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 Arterial Roadway Assessments applicable to this subdivision;

4. 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; and
5. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;

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

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

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

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

Regards,



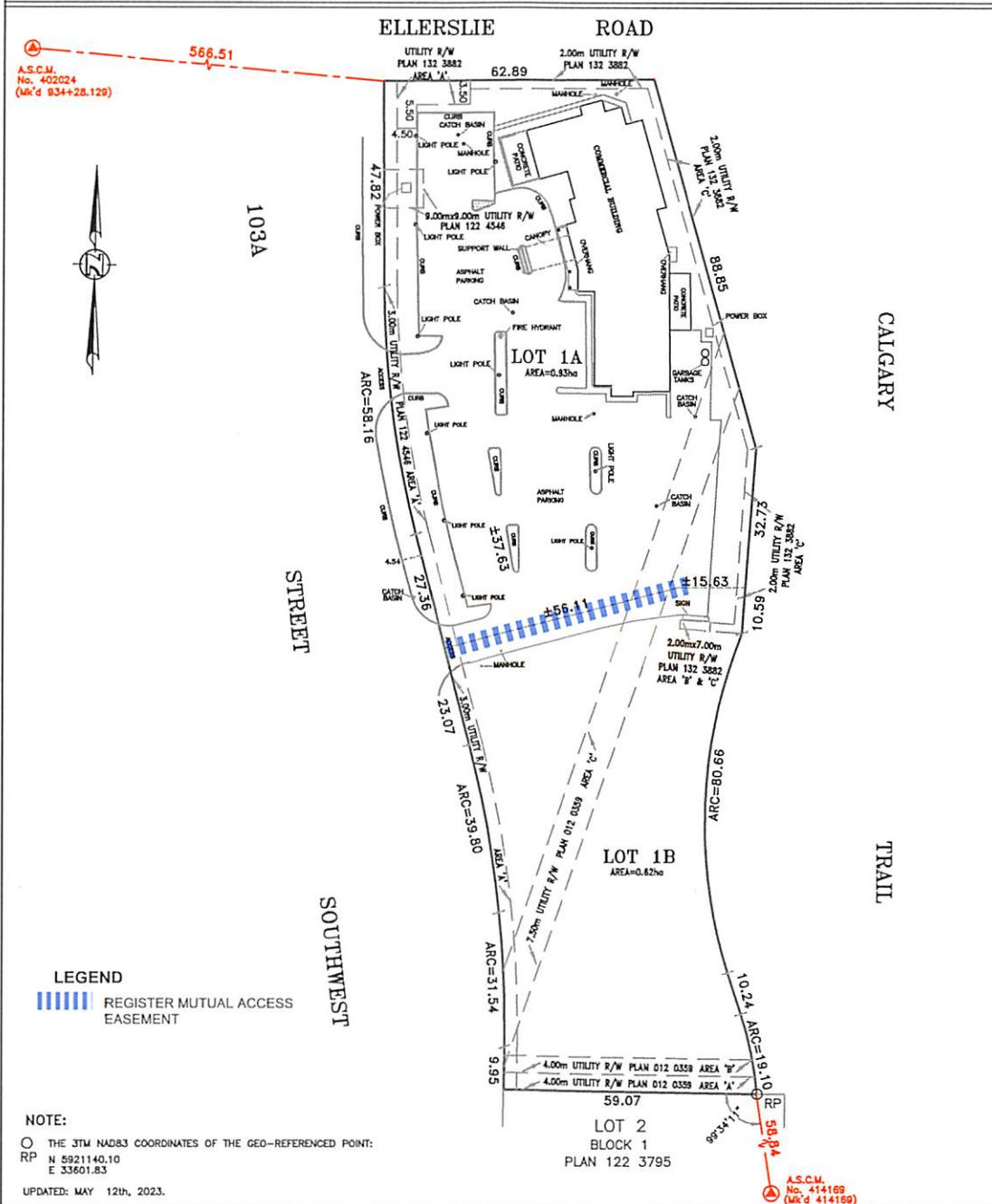
Blair McDowell  
Subdivision Authority

BM/jm/Posse #299388436-001

Enclosure(s)

TENTATIVE PLAN  
SHOWING  
**PROPOSED SUBDIVISION**  
OF  
LOT 1, BLOCK 1, PLAN 022 6460  
NE1/4, SEC. 20, TWP. 51, RGE. 24, W.4M.  
EDMONTON – ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS .....
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... AND CONTAINS 1.558 ha.



**GEODETIC SURVEYS & ENGINEERING LTD.**

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.  
DATE : NOV. 22nd, 2018.

SCALE 1 : 1000

JOB No. 1181581



Subdivision Authority

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

July 27, 2023

File No. LDA23-0166

Aplin & Martin Consultants Ltd.  
606-10117 Jasper Avenue NW  
Edmonton, AB T5J 1W8

ATTENTION: Jason West

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5A, Block 7, Plan 4121NY, located east of 107 Street NW and south of 60 Avenue NW;  
**PLEASANTVIEW**

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**The Subdivision by Plan is APPROVED on July 27, 2023, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing 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);
2. that the owner must make arrangements with Epcor Water Services to abandon the existing Camalloy water service back to the water main, and a new service must be constructed at the applicant's/developer's expense; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #473584886-001

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 (\$700.00 - 2023 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 60 Avenue NW. Upon redevelopment of proposed Lot 5C, the existing residential access to 60 Avenue NW will be reviewed. The owner/applicant will be required to ensure that the existing access meets current City of Edmonton standards. Access removal may be required or upgrading to current standards should the access be retained.
- The Pleasantview neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2023. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.

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 Camalloy water service enters the subject lot approximately 2.13 m south of the north property line off of 107 Street NW. The existing sanitary service enters the subject lot at an unknown location off of 60 Avenue NW.
- Camalloy water services do not meet current standards and cannot be re-used for the proposed development. Please note that we do not have information regarding the private portion of the existing water service. We advise that the private portion of the water service be investigated and replaced if it is Camalloy or Lead (Pb). Please contact the EPCOR Lead Management Program at [leadprogram@epcor.com](mailto:leadprogram@epcor.com) or 780-412-6858 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).



# APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

606, 10117 - Jasper Ave. Edmonton, AB. T5J 1W8 GST No. 887826923 RT  
Email: mheacockals@gmail.com Phone: 780-479-3087

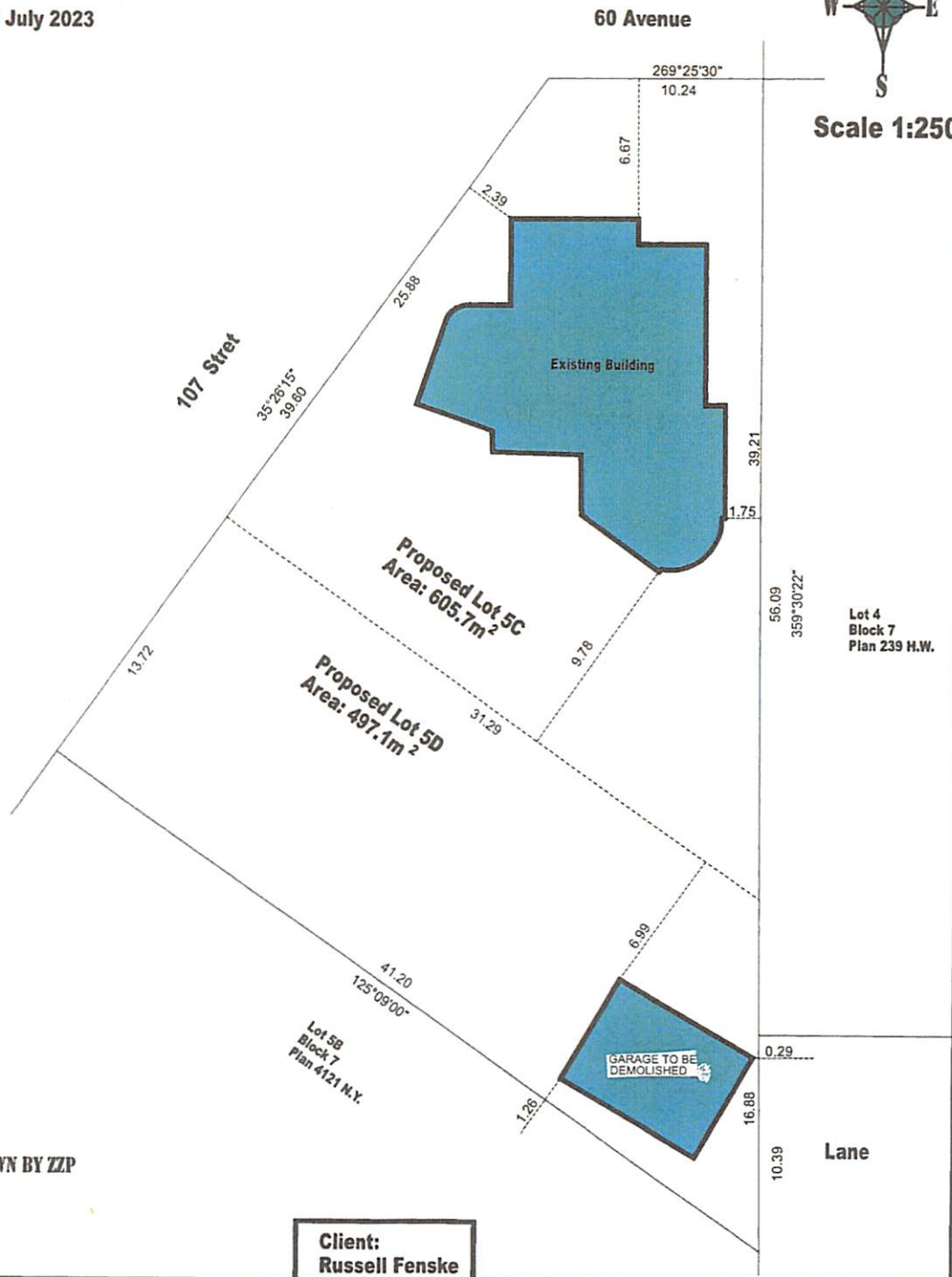
## Plan Showing Proposed Subdivision of Lot 5A Block 7 Plan 4121 N.Y. 10615-60 Avenue NW, City of Edmonton

Zoning: RF1

22 July 2023



Scale 1:250



DRAWN BY ZJP

Client:  
Russell Fenske



Subdivision Authority

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

July 27, 2023

File No. LDA23-0171

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 9, Block 84, Plan 5109 HW, located north of 97 Avenue NW and east of 148 Street NW; **CRESTWOOD**

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**The Subdivision by Plan is APPROVED on July 27, 2023, 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.

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 over a white background.

Blair McDowell  
Subdivision Authority

BM/ms/Posse #475077569-001

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 (\$700.00 - 2023 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 148 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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](mailto: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 in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.16 m south of the north property line of Lot 9 off of the lane. The existing storm service enters the proposed subdivision approximately 7.68 m south of the north property line of Lot 9 off 148 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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 PROPOSED SUBDIVISION OF

## LOT 9, BLK.84, PLAN 5109 H.W.

IN THE

### N.E.1/4 SEC.35, TWP.52, RGE.25, W.4M.

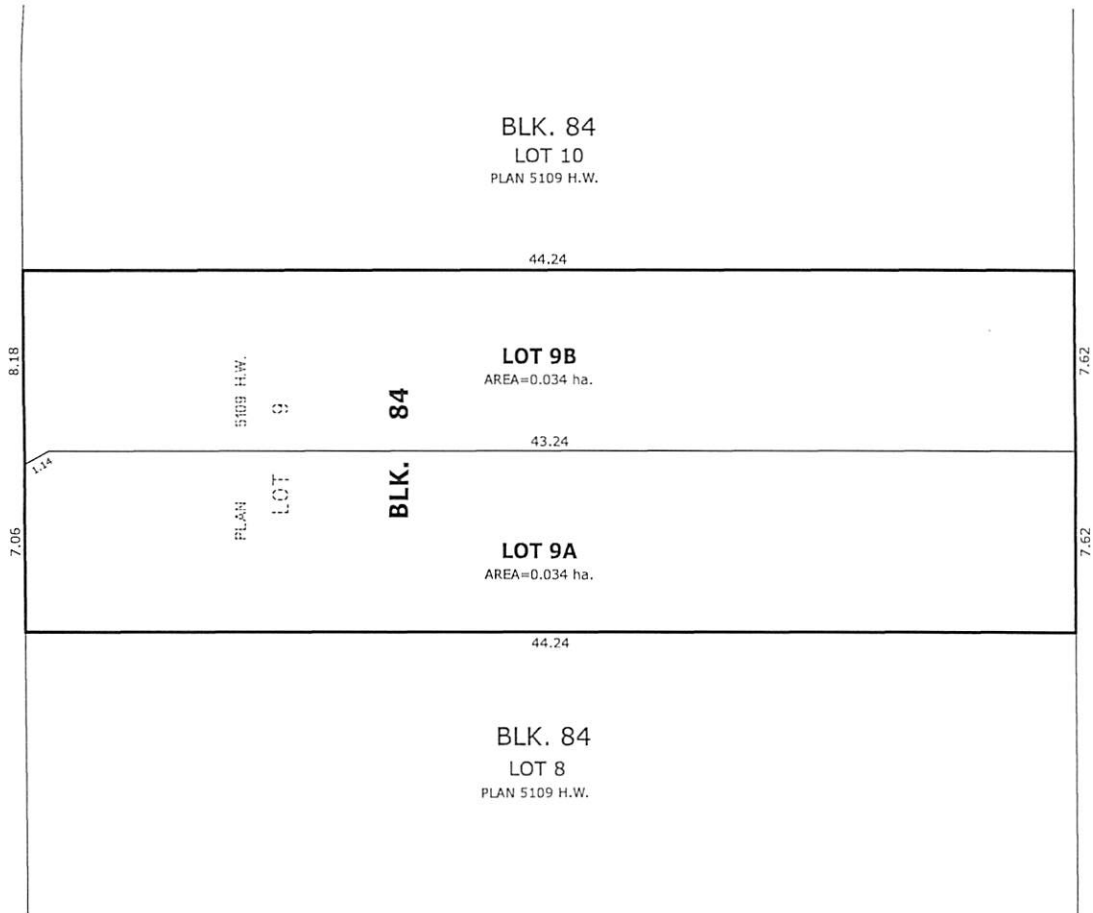
## EDMONTON ALBERTA

SCALE 1:200 2023 R.W. SIMPSON, A.L.S.  
5m 0 5 10m



148th STREET

TO 97th AVENUE



### NOTES:

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



8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	DA	DRAWN BY:	DA
DATE:	JUNE 09, 2023	REVISED:	JULY 24, 2023
DRAWING	2350316T	FILE NO.	2350316



Subdivision Authority

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

July 27, 2023

File No. LDA23-0177

Aplin & Martin Consultants Ltd.  
606 - 10117 Jasper Ave NW  
Edmonton, AB T5J 1W8

ATTENTION: Donna Ebbinghoff

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3A, Block 15, Plan 902 2297, located west of 107 Street NW and north of 60 Avenue NW;  
**PLEASANTVIEW**

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**The Subdivision by Plan is APPROVED on July 27, 2023, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/ms/Posse #475555797-001

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 (\$700.00 - 2023 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 107 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Building Great Neighbourhoods is conducting neighbourhood renewal in Pleasantview for the 2023 construction season including the reconstruction of roads, sidewalks, curbs and gutters and new streetlights. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.14 m north of the south property line of Lot 3A off 107 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 an existing power pole and guy wire that may interfere with access to the proposed Lot 30A. Subdivision Planning highly recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto:ces@epcor.com)).
- 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).



# APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

606, 10117 - Jasper Ave. Edmonton, AB. T5J 1W8 GST No. 887826923 RT  
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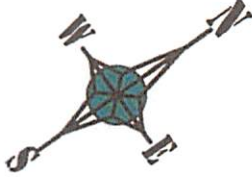
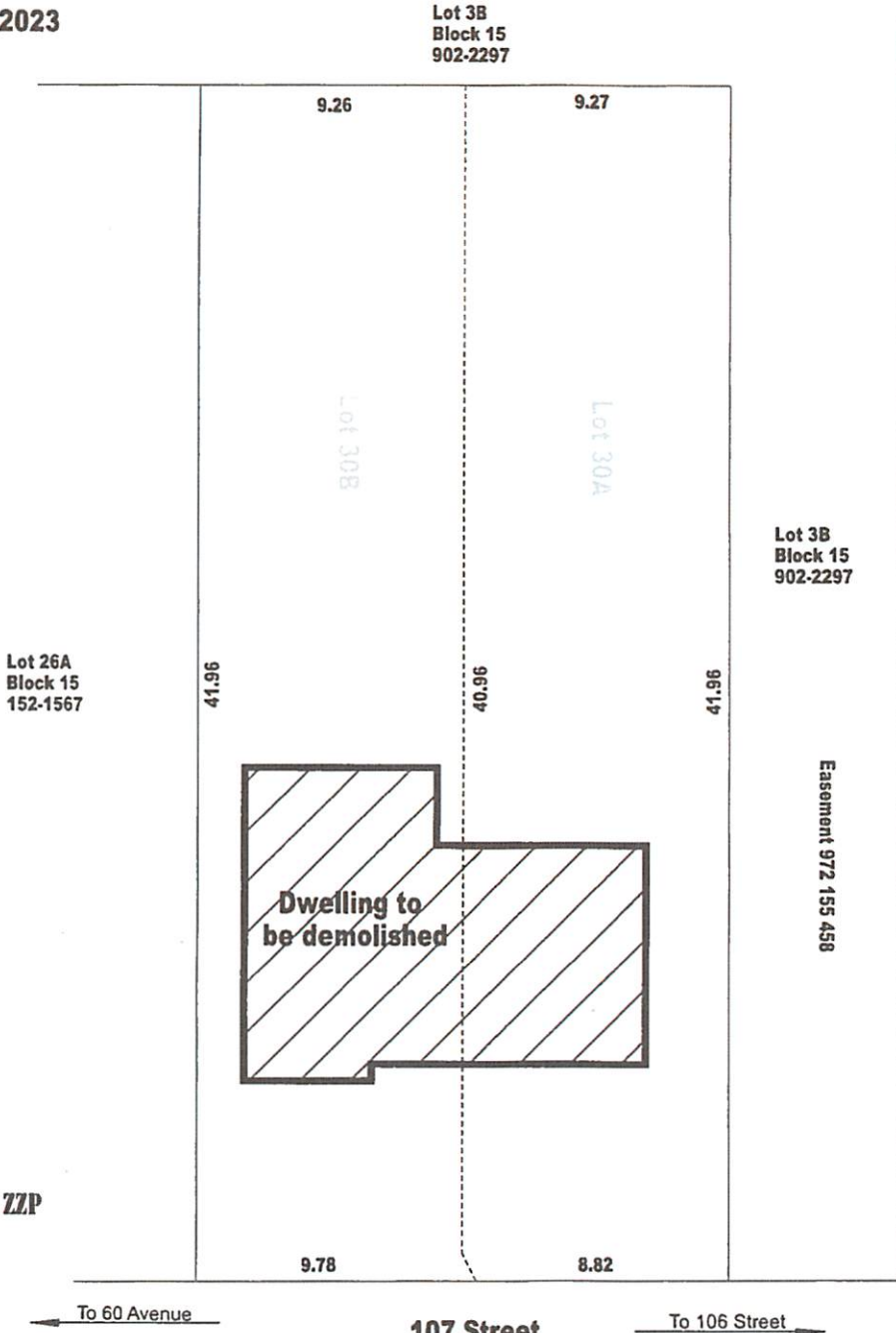
**Job #23-6031**

## Plan Showing Proposed Subdivision of Lot 3A Block 15 Plan 902-2297 6008-107 Street NW, City of Edmonton

Zoning: RF1

22 July 2023

Lot 3B  
Block 15  
902-2297



**Scale 1:250**

**DRAWN BY ZZP**

**Client:  
Robert Raffin**