

Thursday, September 14, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 37

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the September 14, 2023 meeting be adopted as amended.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the September 7, 2023 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA23-0156  
463815011-001 Tentative plan of subdivision to create 48 single detached residential lots, two (2) Environmental Reserve lots (in four parts), one (1) Municipal Reserve lot, and three (3) Public Utility lots, from Lot F, Block 1, Plan 142 2586, and Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW, and west of 141 Street SW; **HAYS RIDGE**

MOVED Blair McDowell  
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA23-0140  
472251820-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 64, Block 11, Plan 3624 HW, located south of 110 Avenue NW and east of 140 Street NW; **NORTH GLENORA**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA23-0230 479630340-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4 and the south half of Lot 5 , Block E, Plan 3837 W, located south of 127 Avenue NW and east of 73 Street NW; <b>BALWIN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA23-0240 480853923-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 14, Plan 5086 HW, located east of 40 Street NW and north of 121 Avenue NW; <b>BEACON HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA23-0241 480892563-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 28, Block 7, Plan 6005 HW, located east of 158 Street NW and south of 105 Avenue NW; <b>BRITANNIA YOUNGSTOWN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA23-0242 480902090-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 17, Plan 2332 HW, located east of 159 Street NW and south of 104 Avenue NW.; <b>BRITANNIA YOUNGSTOWN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA23-0248 481277744-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 8, Plan 5710 HW, located south of 97 Avenue NW and east of 142 Street NW; <b>CRESTWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:10 a.m.	



Subdivision Authority

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

September 14, 2023

File No. LDA23-0156

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 48 single detached residential lots, two (2) Environmental Reserve lots (in four parts), one (1) Municipal Reserve lot, and three (3) Public Utility lots, from Lot F, Block 1, Plan 142 2586, and Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW, and west of 141 Street SW; **HAYS RIDGE**

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**I The Subdivision by Plan is APPROVED on September 14, 2023, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) in the amount of 0.08 ha, pursuant to Section 664(1.1) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Non-Credit Municipal Reserve (MR) as a 0.11 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register an easement for public access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision LDA17-0129 be registered prior to or concurrent with this application, to provide logical roadway extension and utility connections;
8. that Charter Bylaw 20549 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

9. that the owner register a Public Access Easement or dedicate road right of way within Lot F, Block 1, Plan 1422586 to facilitate construction of a 3 m shared use path within the golf course area, as shown on the "Conditions of Approval" map, Enclosure I, to provide connection from the Public Utility corridor to the future golf cart path and LDA17-0129 shared use path and zebra crosswalk. The City of Edmonton will be a party to this easement, and the easement must stipulate that the owners may not discharge the easement without the express written consent of the City of Edmonton. The City's Law Branch will prepare the easement document(s). The owner must contact Matthew Bennett of the Law Branch (matthew.bennett2@edmonton.ca) to obtain a fillable form of the draft easement document;
10. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, 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 (3) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the 4 restricted lots until such time that the Temporary Public Access Easement for the Temporary Roadway and Transit Turnaround is no longer required and has been removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct the collector roadway, Hays Ridge Boulevard SW, to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
10. that the owner construct a 3 m asphalt shared use path, within Hays Ridge Boulevard SW, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path, within the public utility corridor, including "Shared Use" signage, lighting, bollards and landscaping, and with connections to the curb ramps and zebra crosswalk conditioned with LDA17-0129, as shown on the "Conditions of Approval" maps, Enclosures I and II. Details of the connection will be reviewed and finalized through the engineering drawings review and approval process;
12. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area including "Shared Use" signage and landscaping, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct 1.8 m concrete sidewalks with lighting and bollards within the walkways, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. the owner shall pay for the installation of a Rectangular Rapid Flashing Beacon (RRFB) at the intersection of 28 Avenue SW and Altalink Corridor, as shown on the "Conditions of Approval" map, Enclosure II, to provide a safe pedestrian network through the arterial roadway 20 Avenue SW. The City of Edmonton shall complete the signal design, and one of the City's electrical services contractors must install the traffic control device as per the agreement between the City of Edmonton and the electrical services contractors. The timing of the traffic control device installation will be at the direction of City Operations.
15. 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), and will also serve as a temporary emergency access roadway;
16. that the owner construct a temporary offset 17 m radius transit turnaround including temporary lighting (when required by ETS), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
17. 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
18. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lots, road right of way, and walkways to the satisfaction of City Departments and affected utility agencies.

MR for Lot A, Block 1, Plan 132 2811 was addressed by Deferred Reserve Caveat (DRC) with LDA13-0509. The Deferred Reserve Caveat (DRC) will be adjusted to account for the 0.005 ha and 0.007 ha ER dedication. The remainder of the DRC will carry forward on the title.

MR for Lot F, Block 1, Plan 142 2586 was addressed by Deferred Reserve Dedication Agreement (132 197 377) with LDA12-0143. The 0.055 ha and 0.011 ha ER lots are lands contemplated in the agreement.

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 #463815011-001

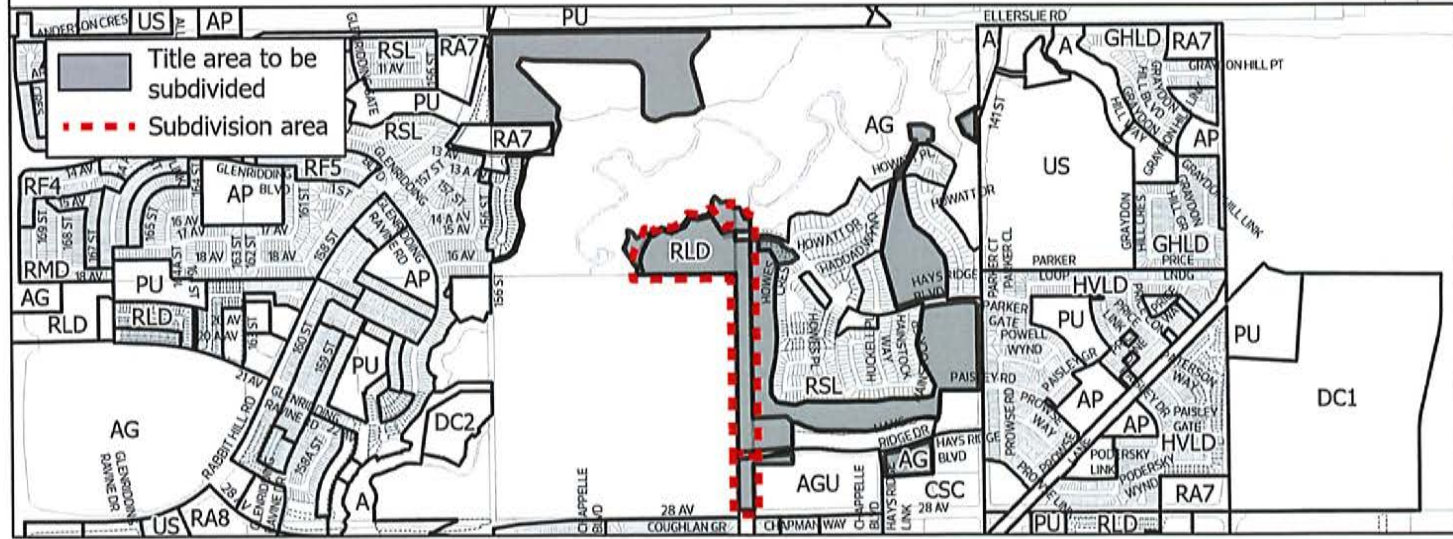
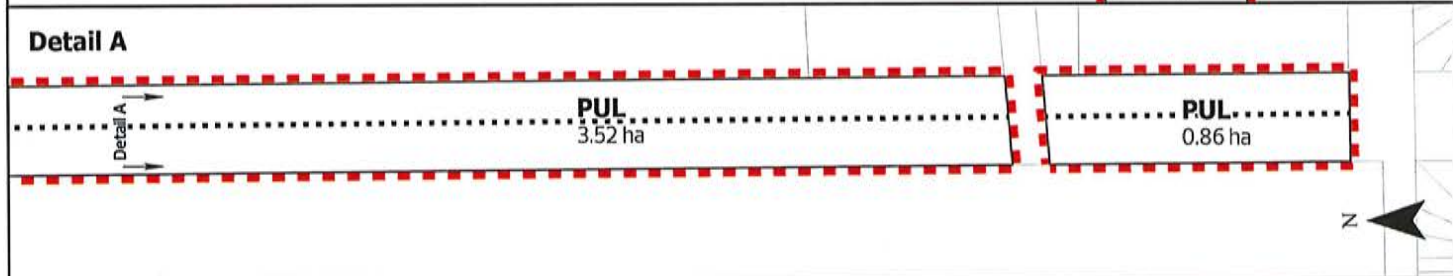
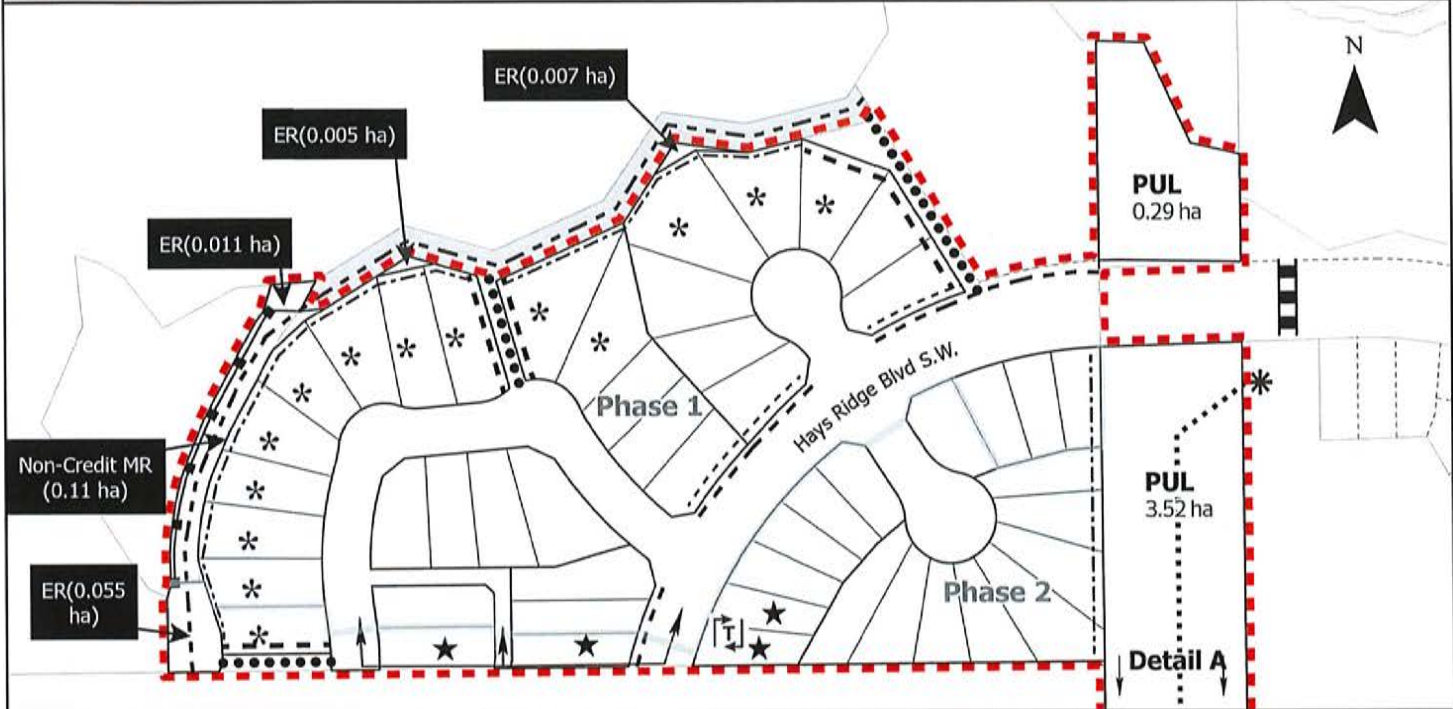
Enclosure(s)

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

September 14, 2023

LDA23-0156

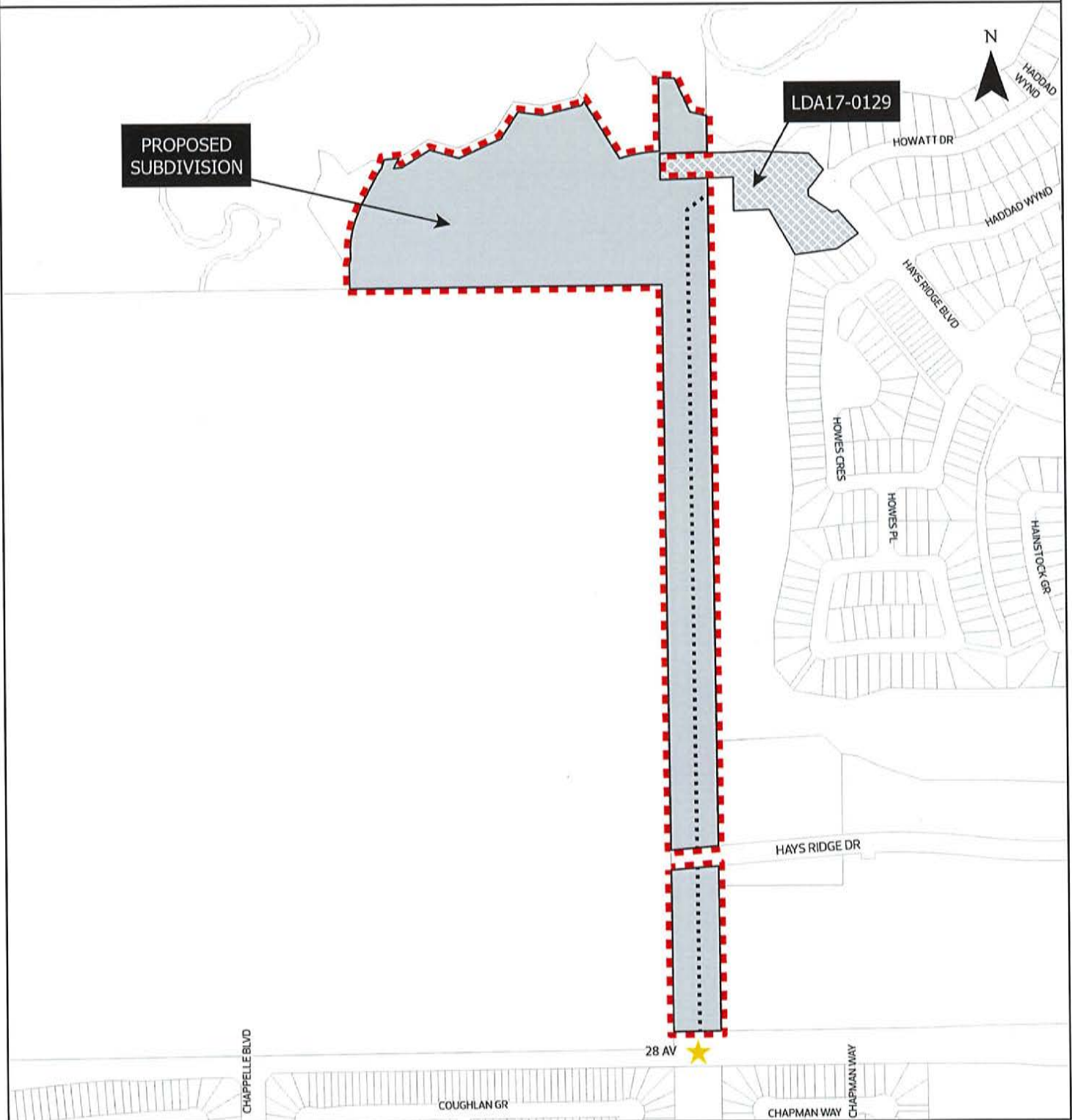
- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>--- Limit of proposed subdivision</li> <li>●●● 1.8m Concrete Sidewalk</li> <li>..... 3m hard surface shared use path</li> <li>----- 3m asphalt shared use path</li> <li>➔ Temporary 6m roadway</li> <li>▬ Zebra Marked Crosswalk</li> </ul> | <ul style="list-style-type: none"> <li>—■— Post and rail fence</li> <li>----- 1.2 m Uniform fence</li> <li>----- 1.8m Uniform fence</li> <li>- - - 1.8m Uniform screen fence as per Zoning Bylaw</li> <li>⤵ 17 m radius transit turnaround</li> </ul> | <ul style="list-style-type: none"> <li>* Restrictive Covenant re:Top of Bank</li> <li>★ Restricted lot</li> <li>3m Shared use path connection; Register easement or dedicate as road right of way</li> <li>* Register easement</li> </ul> |
|--|---|---|



SUBDIVISION CONDITIONS OF APPROVAL MAP

September 14, 2023 LDA23-0156

- Limit of proposed subdivision
- ..... 3m hard surface shared use path
- ★ Rapid flashing Beacon







Subdivision Authority

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

September 14, 2023

File No. LDA23-0140

CG Land Surveying Inc.  
11644 136 Street NW  
Edmonton, AB T5M 1M8

ATTENTION: Cori Gagne

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 64, Block 11, Plan 3624 HW, located south of 110 Avenue NW and east of 140 Street NW;  
**NORTH GLENORA**

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**The Subdivision by Plan is APPROVED on September 14, 2023, subject to the following conditions:**

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

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

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 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 #472251820-001

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 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.
- There are existing accesses to 140 Street NW and 110 Avenue NW. Upon redevelopment of proposed Lots 64A and 64B, the existing residential accesses to 140 Street NW and 110 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

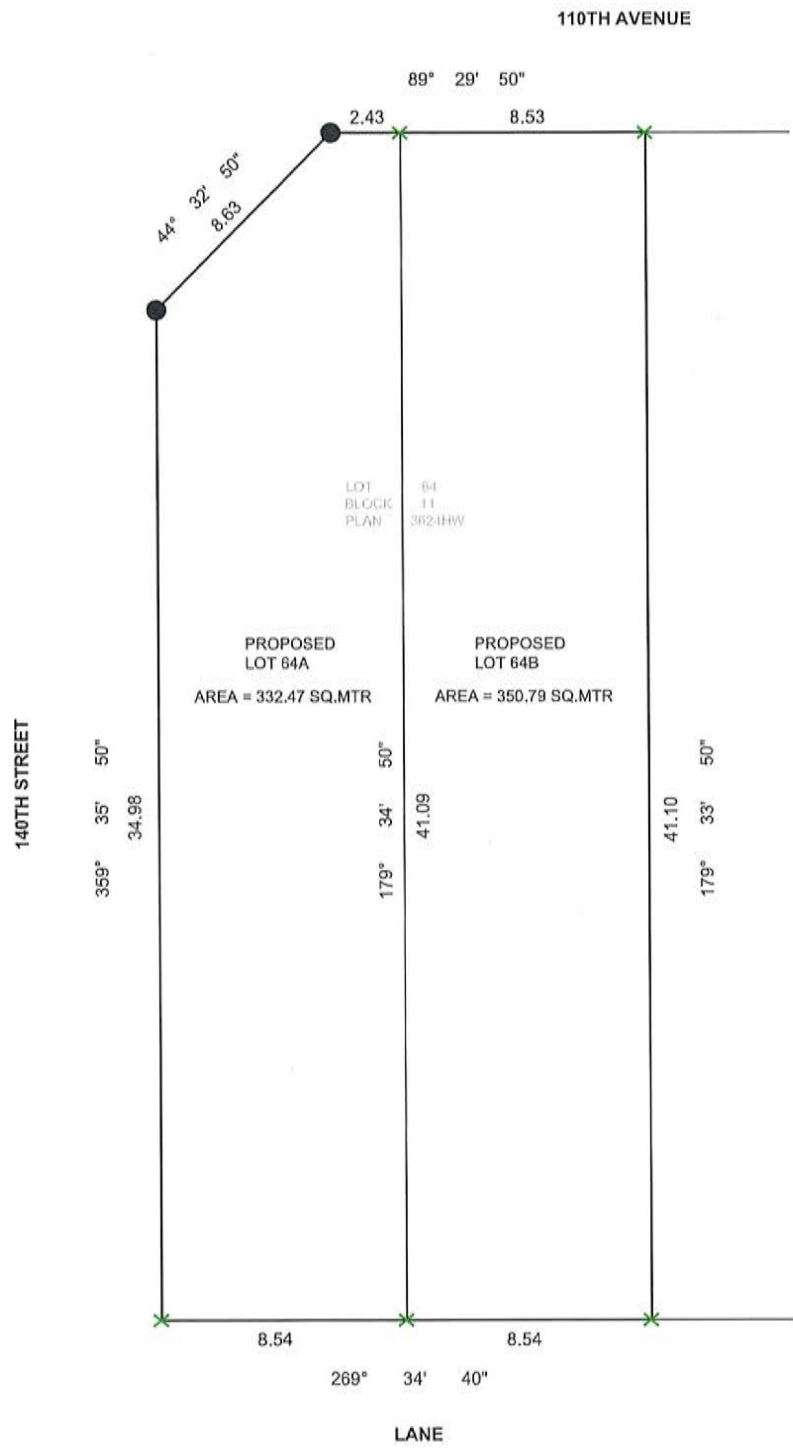
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary, and storm) enter the proposed subdivision approximately 20.41 m south of the north property line of Lot 64 off 140 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN OF SUBDIVISION



- All distance shown are in meters and decimals thereof.
- Total lot area = 683.26 sq. mtr
- Zoning = RF1

Legal Description: Lot: 64 Block: 11 Plan: 3624HW	Scale: 1:200	Drawing No.: MULT-RES-2023-003	Rev No.: R1	Drawn by: SG	Date: MAY 9, 2023
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Municipal Address: 10957 140 ST NW, Edmonton, AB

Builder / Client: New Way Homes

Title: Tentative Plan of Subdivision

MR Geomatics & Engineering  
 #112, 1803-91STREET SW,  
 Edmonton, AB T6X 0W8, Canada.  
 Ph: (780)-807-0016, (587)-709-9181  
 E-mail: info@mrengineering.ca  
 Web: www.mrengineering.ca





Subdivision Authority

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

September 14, 2023

File No. LDA23-0230

Milestone Surveys  
1135 Goodwin Circle NW  
Edmonton, AB T5T 6W6

ATTENTION: Moe Mouallem

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4 and the south half of Lot 5, Block E, Plan 3837 W, located south of 127 Avenue NW and east of 73 Street NW; **BALWIN**

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**The Subdivision by Plan is APPROVED on September 14, 2023, subject to the following conditions:**

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

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

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

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

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,

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

Blair McDowell  
Subdivision Authority

BM/ms/Posse #479630340-001

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

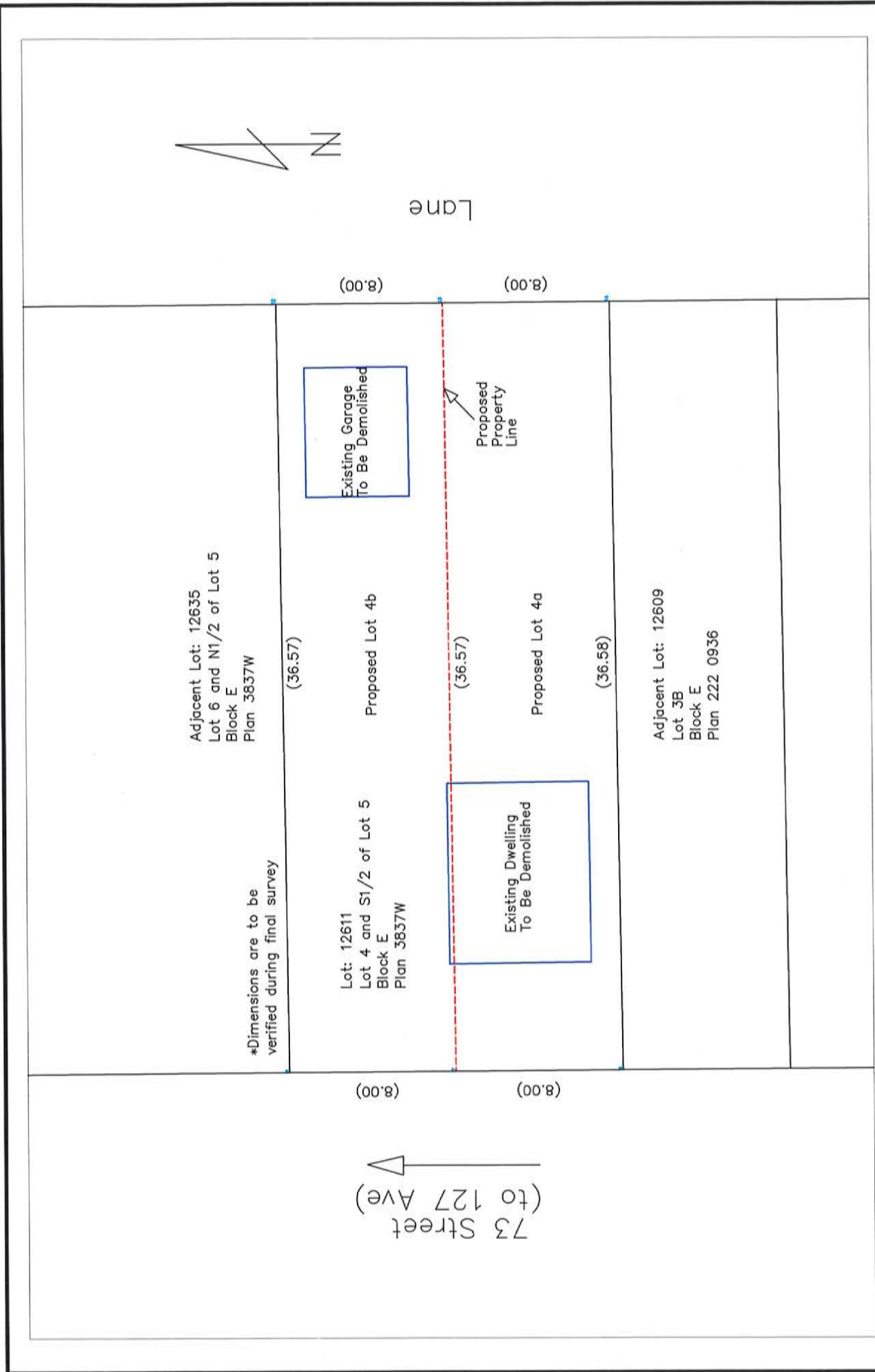
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) 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 in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.3 m north of the south property line of Lot 4 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 of Subdivision of  
 Lot 4/5, Block E, Plan 3837W  
 12611 73 St. NW





Subdivision Authority

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

September 14, 2023

File No. LDA23-0240

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 14, Plan 5086 HW, located east of 40 Street NW and north of 121 Avenue NW; **BEACON HEIGHTS**

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**The Subdivision by Plan is APPROVED on September 14, 2023, subject to the following conditions:**

1. that the owner remove and replace the existing lead water service to proposed Lot 15B (contact EPCOR Water Services at 780-412-6858);
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 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/tv/Posse #480853923-001

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

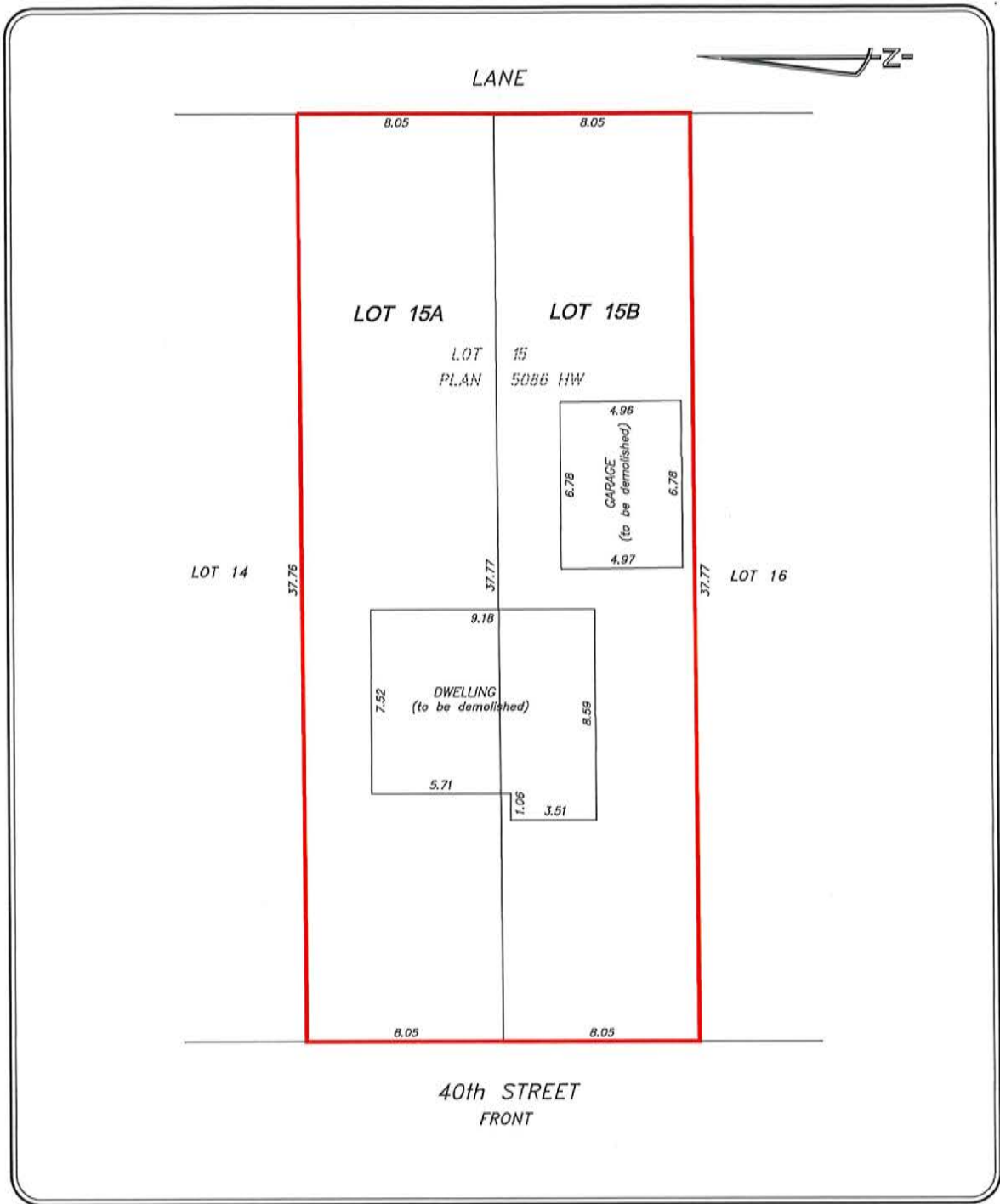
- There are existing boulevard trees adjacent to the site on 40 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, 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. 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 8.4 m south of the north property line of existing Lot 15 off 40 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



**TENTATIVE PLAN**

LOT: 15      BLOCK: 14      PLAN: 5086 HW

BUILDER/OWNER: PHILLIP SPRINGER      SUB: BEACON HEIGHTS

ADDRESS: 12121-40 STREET NW      ZONING: RF1

CONTACT: info@albertageo.com      EDMONTON

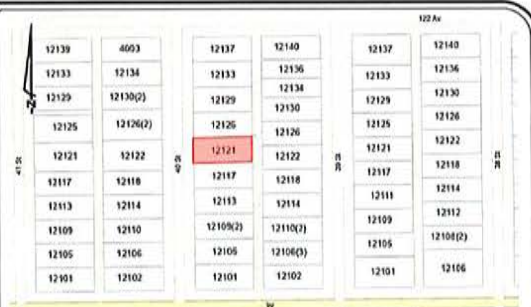
CERTIFICATE OF TITLE AREA      0.061 ha

AREA IN PARCEL(S) BEING CREATED      0.061 ha

NUMBER OF PARCEL CREATED      2

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

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



**Alberta Geomatics Inc.**

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



Subdivision Authority

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

September 14, 2023

File No. LDA23-0241

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 28, Block 7, Plan 6005 HW, located east of 158 Street NW and south of 105 Avenue NW; **BRITANNIA YOUNGSTOWN**

---

**The Subdivision by Plan is APPROVED on September 14, 2023, 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 southern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Blair McDowell  
Subdivision Authority

BM/tv/Posse #480892563-001

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

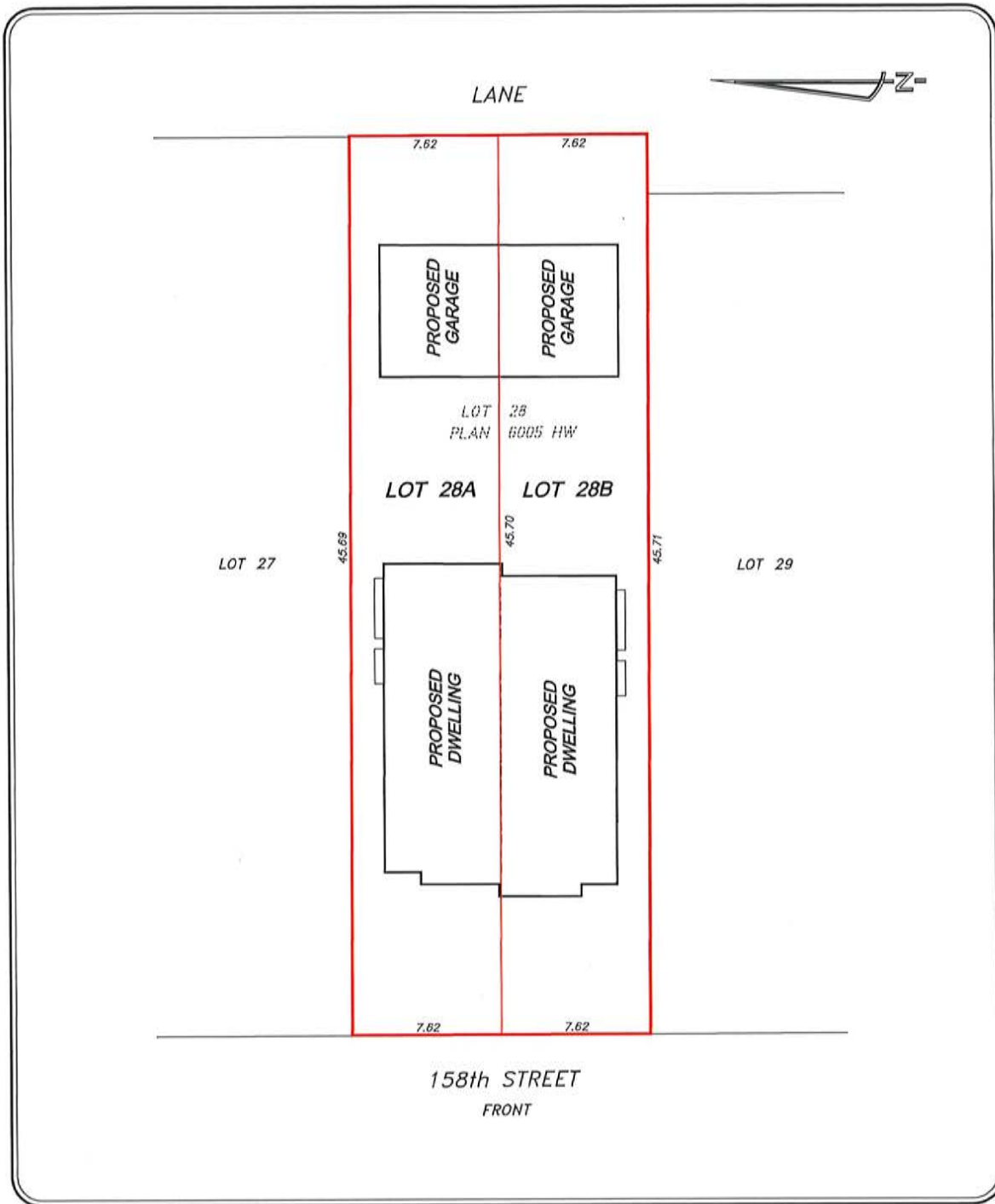
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 158 Street NW. Upon redevelopment of proposed Lot 28B, the existing residential access to 158 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).
- A Development Permit (Posse # 473656367-006 ) to construct a mutual rear detached garage was issued on July 4, 2022, with an access to the adjacent rear alley.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.52 m south of the north property line of existing Lot 28 off 158 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



## TENTATIVE PLAN

LOT: 28		BLOCK: 7	PLAN: 6005 HW
BUILDER/OWNER: TECH VIEW HOMES LTD.		SUB.: BRITANNIA YOUNGSTOWN	
ADDRESS: 10461-158 STREET NW		ZONING: RF1	
CONTACT: <a href="mailto:info@albertageo.com">info@albertageo.com</a>		EDMONTON	
CERTIFICATE OF TITLE AREA	0.070 ha		
AREA IN PARCEL(S) BEING CREATED	0.070 ha		
NUMBER OF PARCEL CREATED	2		
<b>NOTES:</b> ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.			
<b>LEGEND:</b> LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ..... ●			
FILE: E24293		SCALE 1: 250	DRAWN BY: D.S.
		CHECKED BY: P.S.	DATE: 2023-08-09

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





Subdivision Authority

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

September 14, 2023

File No. LDA23-0242

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 17, Plan 2332 HW, located east of 159 Street NW and south of 104 Avenue NW.;  
**BRITANNIA YOUNGSTOWN**

---

**The Subdivision by Plan is APPROVED on September 14, 2023, 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 southern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

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

Blair McDowell  
Subdivision Authority

BM/jm/Posse #480902090-001

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 (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

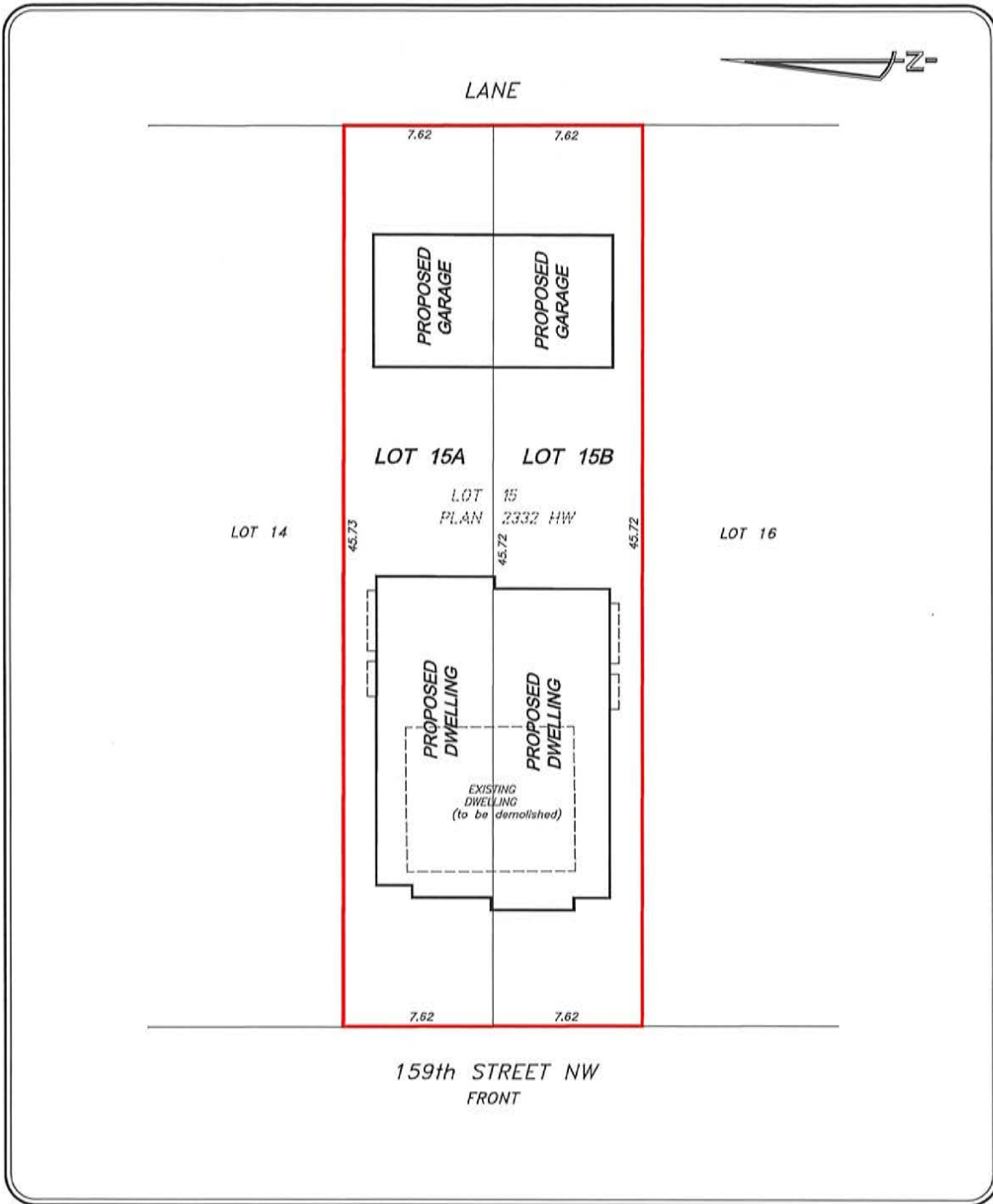
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- That the existing concrete stairs that encroach into 159 Street NW road right-of-way must be removed, or that the owner enter into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.

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 5.74m south of the north property line of Lot 15 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

LOT: 15		BLOCK: 17	PLAN: 2332 HW
BUILDER/OWNER: TECH VIEW HOMES LTD.		SUB.: BRITANNIA YOUNGSTOWN	
ADDRESS: 10325-159 STREET NW		ZONING: RF4	
CONTACT: Info@albertageo.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.070 ha		
AREA IN PARCEL(S) BEING CREATED	0.070 ha		
NUMBER OF PARCEL CREATED	2		
<b>NOTES:</b> ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.			
<b>Alberta Geomatics Inc.</b>		6908 ROPER ROAD NW EDMONTON ALBERTA T6B 3H9 email: abgeo@telus.net or: info@albertageo.com website: www.albertageo.com PH: (780) 437-8033 FAX: (780) 437-8024	
FILE: E24450	SCALE 1:250	DRAWN BY: D.S.	CHECKED BY: P.S.
DATE: 2023-08-10			



Subdivision Authority

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

September 14, 2023

File No. LDA23-0248

Cameron Haldane  
10713 122 Street NW  
Edmonton, AB T5M 0A4

ATTENTION: Cameron Haldane

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 8, Plan 5710 HW, located south of 97 Avenue NW and east of 142 Street NW;  
**CRESTWOOD**

---

**The Subdivision by Plan is APPROVED on September 14, 2023, subject to the following conditions:**

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

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

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 light blue circular stamp.

Blair McDowell  
Subdivision Authority

BM/ms/Posse #481277744-001

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

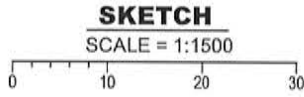
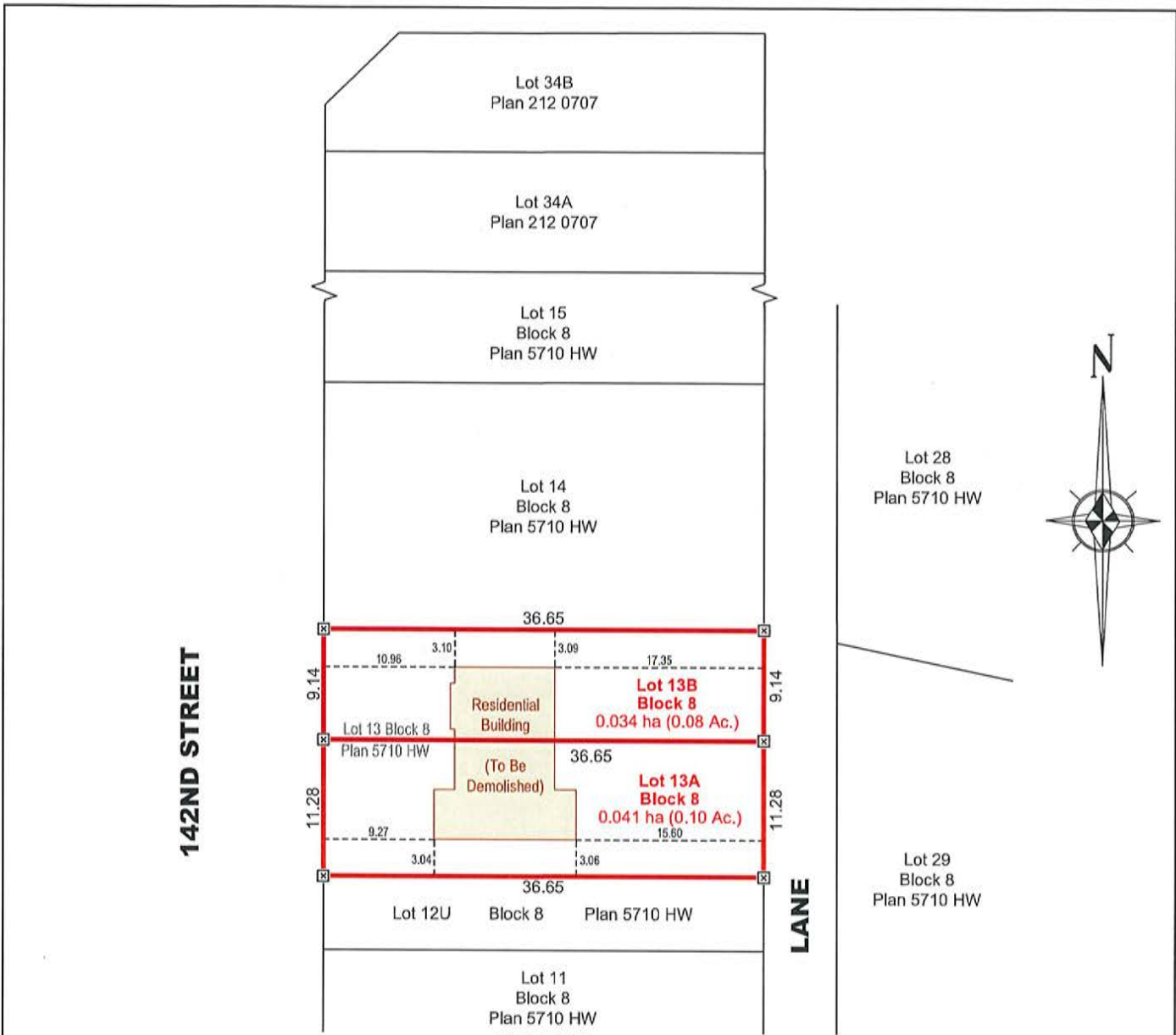
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to the service road on 142 Street NW. Upon redevelopment of proposed Lot 13A, the existing residential access to 142 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.07 m north of the south property line of Lot 13 off of the lane. The existing storm service enters the proposed subdivision approximately 10.39 m south of the north property line of Lot 13 off 142 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 all of  
**LOT 13 BLOCK 8 PLAN 5710 HW**  
( ADDRESS: 9603 142 Street NW )  
within the  
**S.W. 1/4 SEC. 36**  
**TWP. 52 RGE. 25 W.4M.**  
**CITY OF EDMONTON**

**PREPARED FOR:**  
Jennifer Riske & Julius Kettler

- LEGEND:**
- Area to be subdivided shown thus :-
  - Calculated positions shown thus:-
  - Total area to be subdivided = 0.075 Hectares (0.18 Acres).
  - All measurements are in meters or decimals thereof.

2	Subdivision Revised	Aug.10, 2023	AM / MAS
1	Legend Revised	Aug. 2, 2022	JHP / MAS
0	Plan Issued	Jul. 29, 2022	JHP / MAS
REV.	REVISION	DATE	INITIALS
<b>VELOCITY GROUP</b> Grande Prairie Peace River Beaumont Surveying & Engineering Lloydminster Unit 104, 11302 - 98th Avenue, Grande Prairie, AB, T8V 8H4   Ph.: 587-259-8888		Job No. : 220352	
		CAD File: 220352_TE	
PAGE 1 of 1			