

Thursday, September 21, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 38

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the September 21, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the September 14, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA23-0157 451627685-001	Tentative plan of subdivision to create 49 single detached lots and 15 other lots from Lot 41, Block 15, Plan 142 5542 located south of Secord Boulevard NW and east of 223 Street NW; SECORD
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA23-0118 468892842-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot, from Lot 8B, Block 1, Plan 222 1553 located south of Bowen Wynd SW and east of James Mowatt Trail SW; CALLAGHAN
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA23-0191 473457956-001	Tentative plan to create one (1) multi-unit housing lot (MHL) and one (1) Municipal Reserve lot, from Lots 18-30, Block 49, Plan 2090 AH (containing 1 lot and 2 parcels with multiple titles), Block 1, Plan 3776 RS, and a portion of road to be closed, located north of 127 Avenue NW and east of 133 Street NW; ATHLONE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA23-0200 477458305-001	Tentative plan to subdivide Lot 19U, Block 1, Plan 4626 NY and consolidate the northeastern portion with the separately titled portion of Lot 10R, Block 1, Plan 4626 NY and the remnant of Lot 18U, Block 1, Plan 3074 NY, located east of Girard Road and north of 71 Street NW; GIRARD INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA23-0243 480917506-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 421, Block 2, Plan 7540 AH, located west of 102 Street NW and south of 114 Avenue NW; SPRUCE AVENUE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA23-0249 481270495-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 1, Plan 212 0271, located east of 50 Street NW and south of 175 Avenue NW; CY BECKER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

September 21, 2023

File No. LDA23-0157

Scheffer Andrew Ltd.
310 - 4803 87 Street NW
Edmonton, AB T6E 0V3

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create 49 single detached lots and 15 other lots from Lot 41, Block 15, Plan 142 5542 located south of Secord Boulevard NW and east of 223 Street NW;
SECORD

I The Subdivision by Plan is APPROVED on September 21, 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 LDA23-0042 to amend the Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 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 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;
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;

5. that the owner construct all roadways and alleys to an approved Complete Streets design and cross section. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles and waste management vehicles to ensure functionality of the proposed road right of way. 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;
6. that the owner pay for the installation of "no parking" signage on the local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct appropriate traffic calming measures such as but not limited to curb ramps, a two-stage crossing, a raised crossing or curb extensions, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner provide a zebra marked crosswalk with pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves (MR) for Lot 41, Block 15, Plan 142 5542 were addressed with LDA13-0184.

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.

Regards,

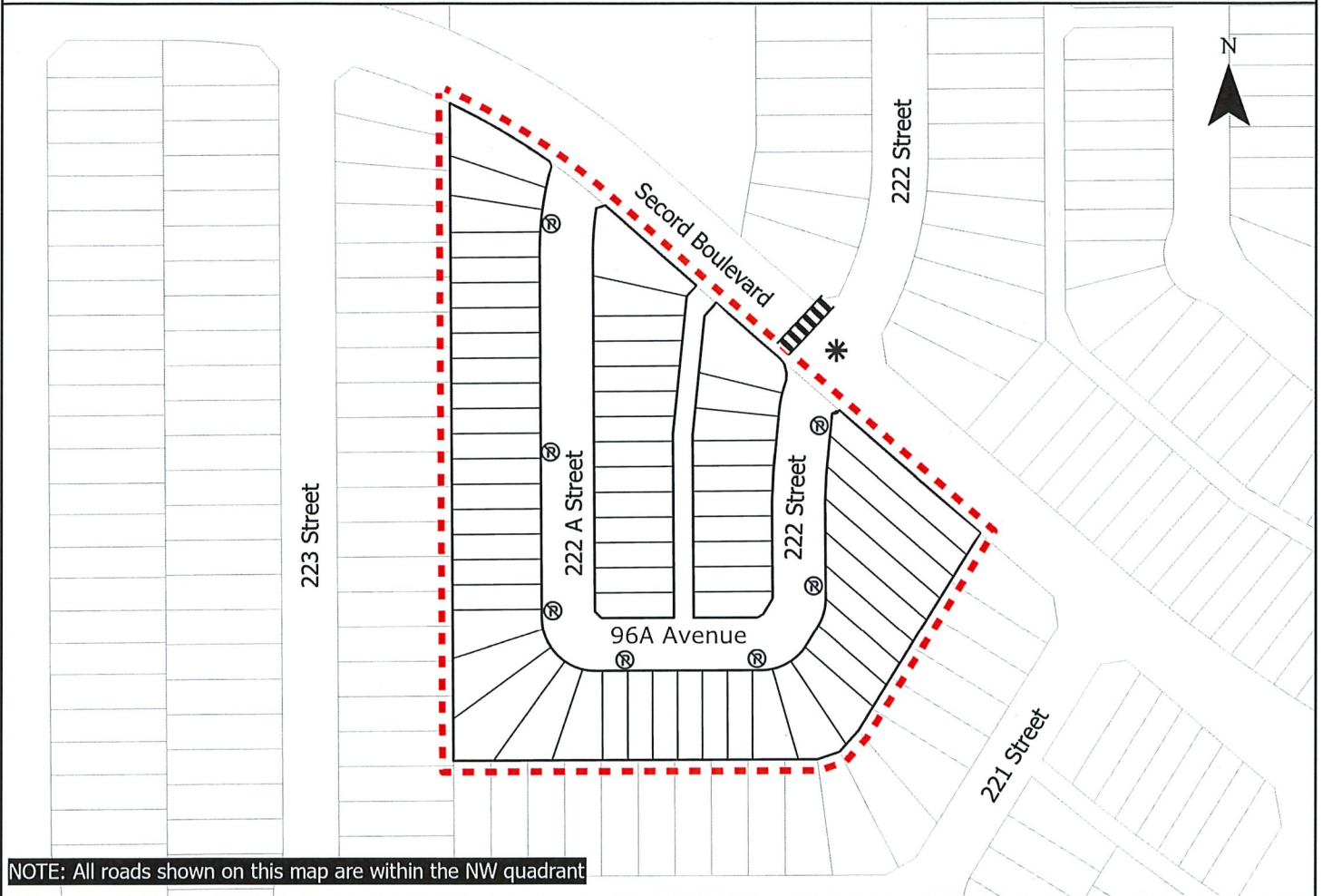


Blair McDowell
Subdivision Authority

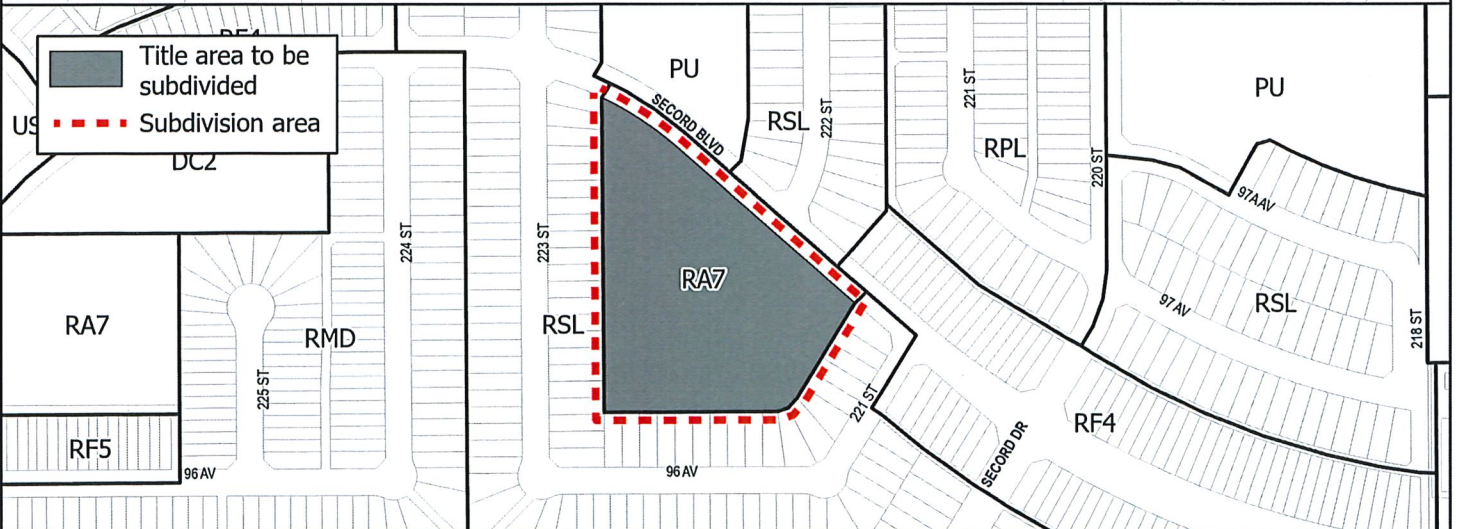
BM/jv/Posse #451627685-002

Enclosure(s)

- Limit of proposed subdivision line
- ▤ Zebra Marked Crosswalk
- Ⓜ No Parking Signage
- * Traffic calming measures



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

September 21, 2023

File No. LDA23-0118

Urban Systems Ltd.
200, 10345 - 105 Street NW
Edmonton, AB T5J 1E8

ATTENTION: Meredith Bryan

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot, from Lot 8B, Block 1, Plan 222 1553 located south of Bowen Wynd SW and east of James Mowatt Trail SW; **CALLAGHAN**

I The Subdivision by Plan is APPROVED on September 21, 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 apply for a permit to demolish the existing sales centre building prior to endorsement of the final plan. Demolition permits can be obtained from Development Services;
4. that if vehicular access for maintenance and operations of the Municipal Reserve (MR) lot cannot be achieved from 111 Street SW Road Right of Way, the owner register an easement for cross lot access through the remainder of Lot 8B, Block 1, Plan 222 1553 for the purpose of providing maintenance access to the proposed MR lot, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that Charter Bylaw 20546 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner 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;
5. 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;
6. that the owner construct a 3 m hard surface shared use path with bollards, from the existing asphalt shared use path from the 111 Street SW road right of way to the MR lot, to be designed to support vehicular access for maintenance and operations of the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. If vehicular access for maintenance and operations of the MR lot cannot be achieved from 111 Street SW road right of way, an easement through future Lot 8B will be required;
7. that the owner remove the existing fence along the proposed MR lot to allow public access and integration into the open space network, to the satisfaction of City Departments, as shown on the "Conditions of Approval" map, Enclosure I. The owner is advised that the removal of the fence, including the structures supporting the fence, modification of the existing grade, and landscaping, will be finalized through the engineering drawing review and approval process;
8. 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
9. that the owner is responsible for upgrading of the existing 2 m walkway in the MR lot as per the Landscape Design and Construction Standards, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 8B, Block 1, Plan 222 1554 was addressed by money in place with LDA06-0159. The proposed MR lot will be donated to the City of Edmonton and will become a public park. This land donation is non-credit MR and is above the ten percent MR requirement. The final plan of survey will designate the parcel as 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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/jv/Posse #468892842-001

Enclosure(s)

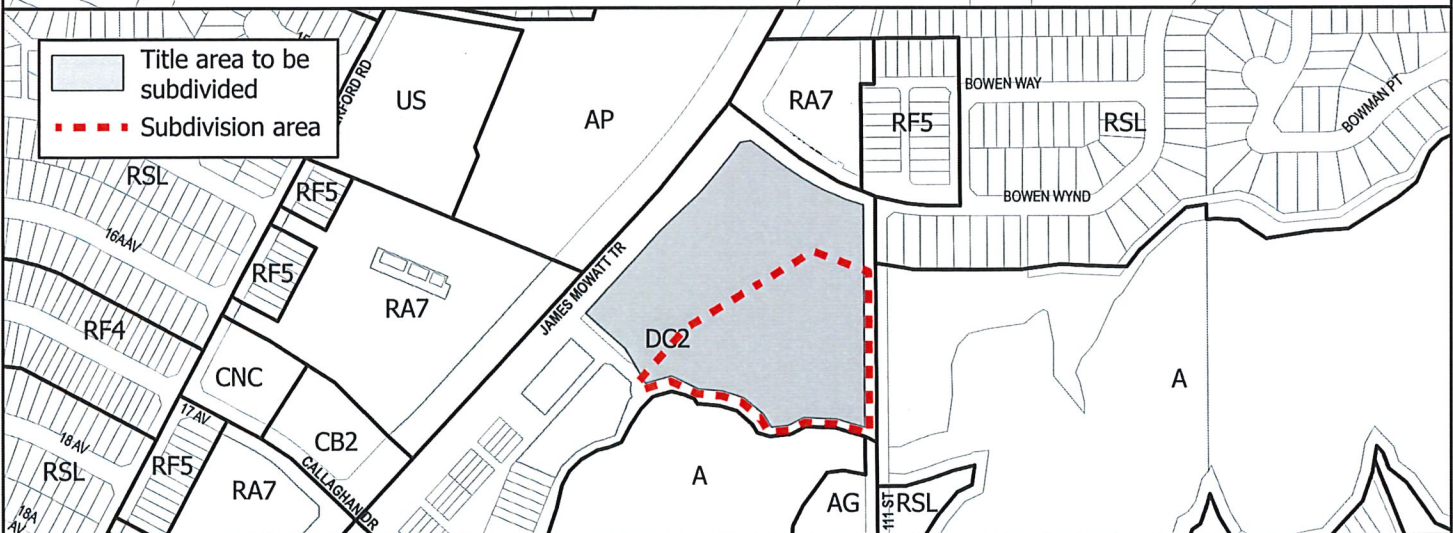
SUBDIVISION CONDITIONS OF APPROVAL MAP

September 21, 2023 LDA23-0118

- ■ ■ Limit of Proposed Subdivision
- · · · · 3m Hard surface shared use path
- ■ ■ ■ ■ Remove Fencing
- Cross Lot Access Easement
- - - 1.2 m uniform fence



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





Subdivision Authority

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

September 21, 2023

File No. LDA23-0191

City of Edmonton
Land Development Section, Real Estate Branch
10th floor, 10111 104 Avenue NW
Edmonton, AB T5J 4X1

ATTENTION: Jennifer van Popta

RE: Tentative plan to create one (1) multi-unit housing lot (MHL) and one (1) Municipal Reserve lot, from Lots 18-30, Block 49, Plan 2090 AH (containing 1 lot and 2 parcels with multiple titles), Block 1, Plan 3776 RS, and a portion of road to be closed, located north of 127 Avenue NW and east of 133 Street NW; **ATHLONE**

I The Subdivision by Plan is APPROVED on September 21, 2023, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 2.019 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the future multi-unit housing lot, a claim of interest by caveat of the Deferred Servicing Agreement 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 LDA23-0160 to amend the Edmonton Zoning Bylaw and to close 131 Street NW, shall be approved prior to the endorsement of the plan of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (2) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, 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 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;
3. that the owner upgrade the north/south residential standard alley to a 6 m commercial standard in accordance with the Complete Streets Design and Construction Standards, paved from property line to property line, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details of this requirement will be reviewed and finalized through the engineering drawing review and approval process;
4. that the owner provide pavement marking for shared bike lanes, on 128 Avenue NW from 130 Street NW to 133 Street NW, including bike lane signage, to accommodate safe and convenient bikeway facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I, to conform Complete Street Design and Construction Standards. Design details for the pavement marking will be reviewed and finalized through the engineering drawing review and approval process;
5. that the owner construct a 1.8 m concrete sidewalk on the south side of 128 Avenue NW from the east property line of the proposed RA7 parcel to 133 Street NW, to tie into the existing sidewalks, as shown on the "Conditions of Approval" map, Enclosure I. The proposed 1.8 m sidewalk may include some modifications as the existing fire hydrant, on the north side of MR land. As such, the alignment and width of the sidewalk will be reviewed with the development permit of the site and the details will be reviewed and finalized through the engineering drawing review and approval process; and
6. 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.

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

MR for Lots 18-30, Block 49, Plan 2090 AH, and Block 1, Plan 377 6RS in the amount of 2.019 ha is being provided by dedication with this subdivision.

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.

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.






Regards,

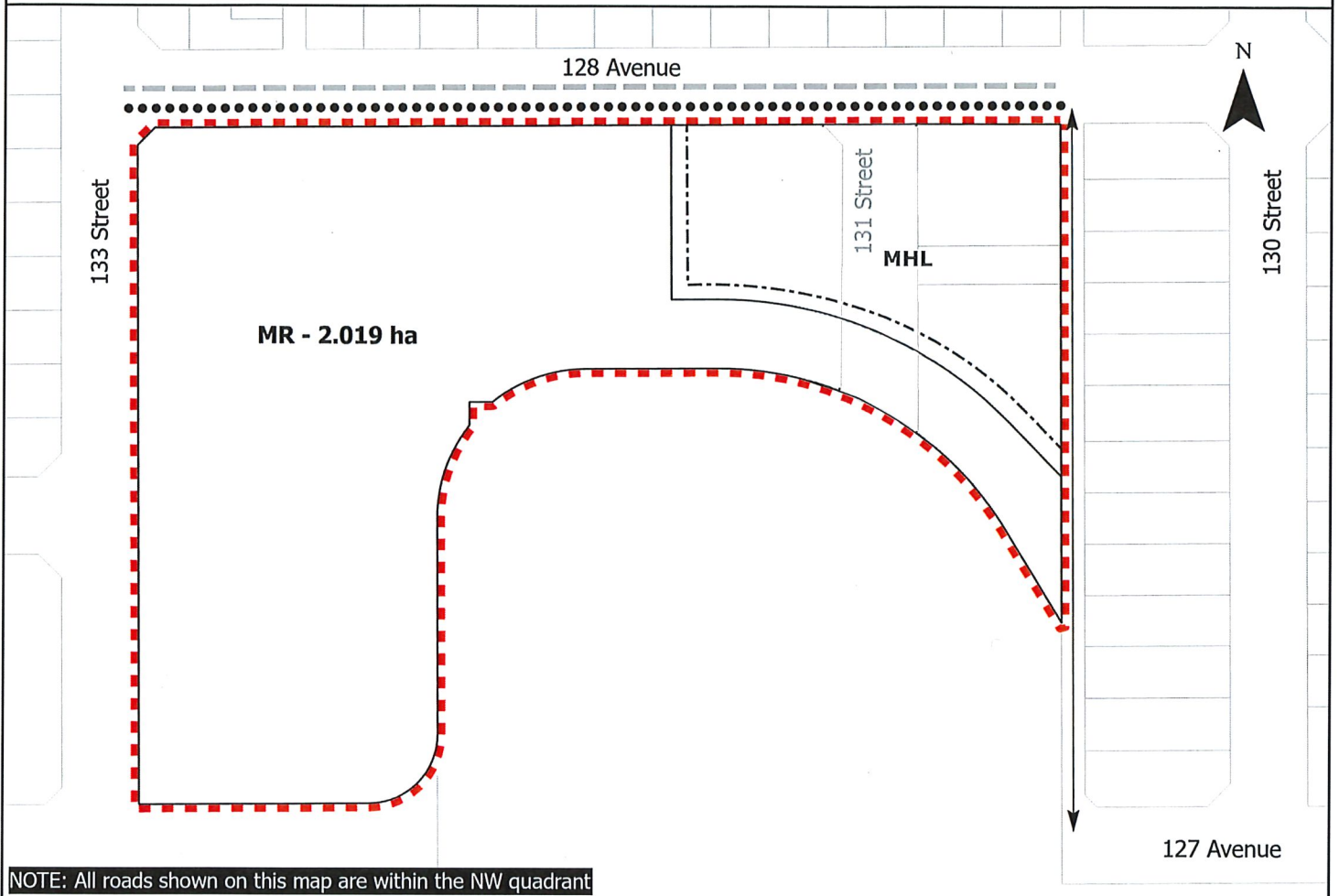
A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

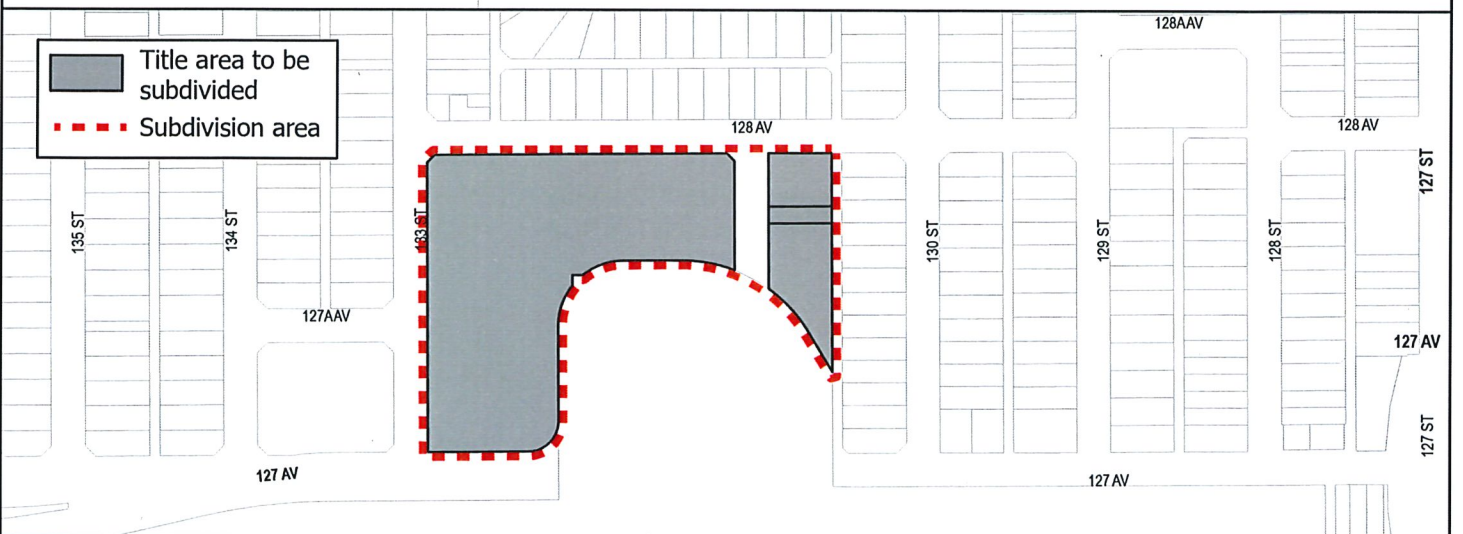
BM/jv/Posse #473457956-001

Enclosure(s)

-  Limit of proposed subdivision
-  Pavement marking
-  1.8m Concrete sidewalk
-  6m Commercial lane
-  1.2 m Uniform screen fence



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

September 21, 2023

File No. LDA23-0200

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

ATTENTION: Jordan Widmer

RE: Tentative plan to subdivide Lot 19U, Block 1, Plan 4626 NY and consolidate the northeastern portion with the separately titled portion of Lot 10R, Block 1, Plan 4626 NY and the remnant of Lot 18U, Block 1, Plan 3074 NY, located east of Girard Road and north of 71 Street NW; **GIRARD INDUSTRIAL**

The Subdivision by Plan is APPROVED on September 21, 2023, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Municipal Reserve (MR) for Lot 18U, Block 1, Plan 3074 NY was addressed with subdivision 65-X-13-R. MR for Lots 10R and 19U, Block 1, Plan 4626 NY were addressed with subdivision 66-X-146-R.

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.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #477458305-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION AND CONSOLIDATION OF
PARTS OF

**LOT 10R & LOT 19U,
BLOCK 1, PLAN 4626 N.Y.**

WITH THE REMAINDER OF

LOT 18U, BLOCK 1, PLAN 3074 N.Y.

IN THE

**N.W.1/4 SEC.23, TWP.52, RGE.24, W. 4M.
EDMONTON, ALBERTA**



SCALE 1:800 2023 N.R. RONSKO, A.L.S.
20m 0 20 40m

NOTES:

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

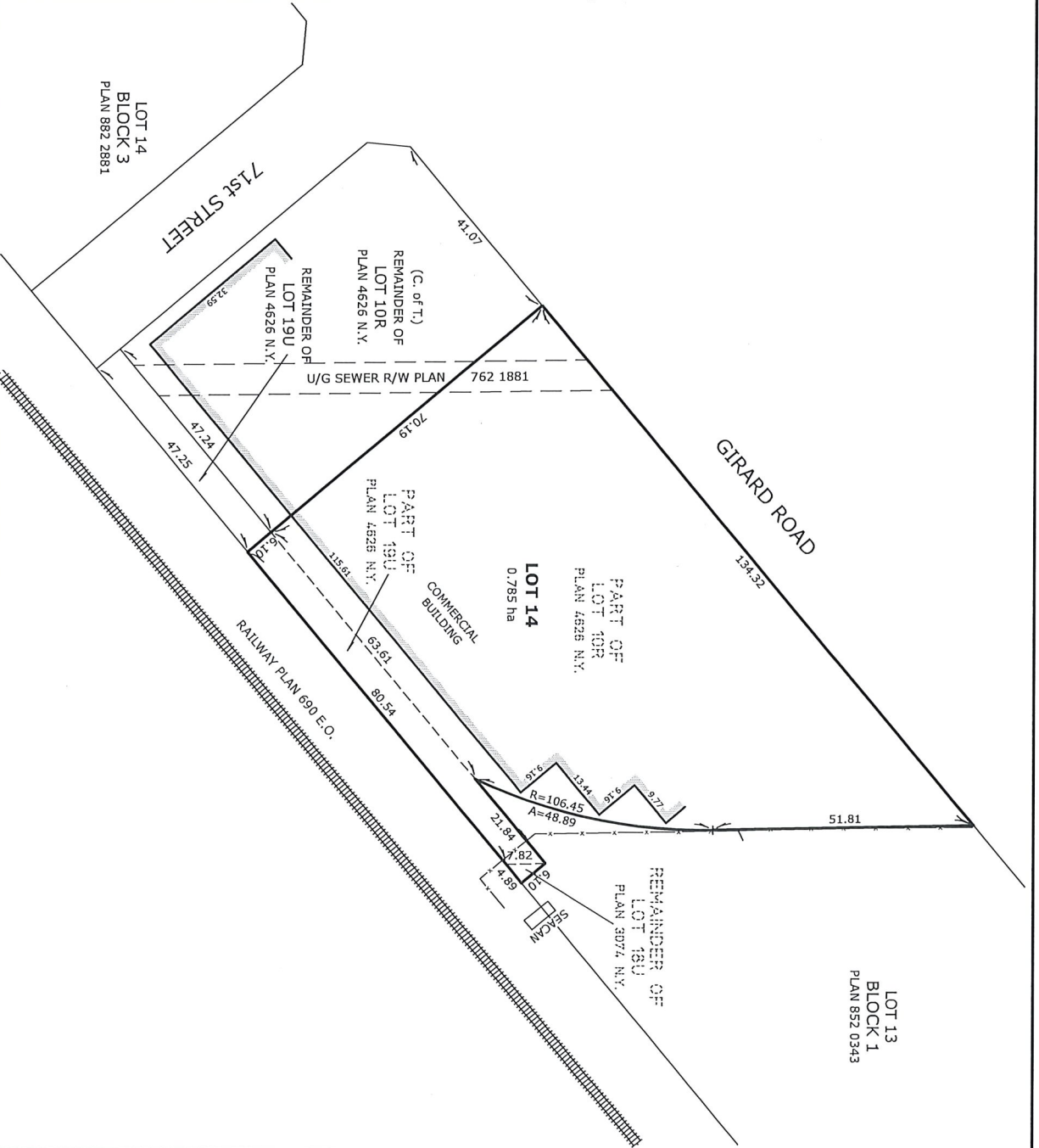


8929 - 20th Street N.W. | Edmonton, AB, T6P 1X8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	V.O.T.	DRAWN BY:	V.O.T.
DATE:	JUNE 27, 2023	REVISED:	--
DRAWING:	23S0333T	FILE NO.:	23S0333





Subdivision Authority

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

September 21, 2023

File No. LDA23-0243

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 421, Block 2, Plan 7540 AH, located west of 102 Street NW and south of 114 Avenue NW; **SPRUCE AVENUE**

The Subdivision by Plan is APPROVED on September 21, 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.

Regards,

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

Blair McDowell
Subdivision Authority

BM/jm/Posse #480917506-001

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

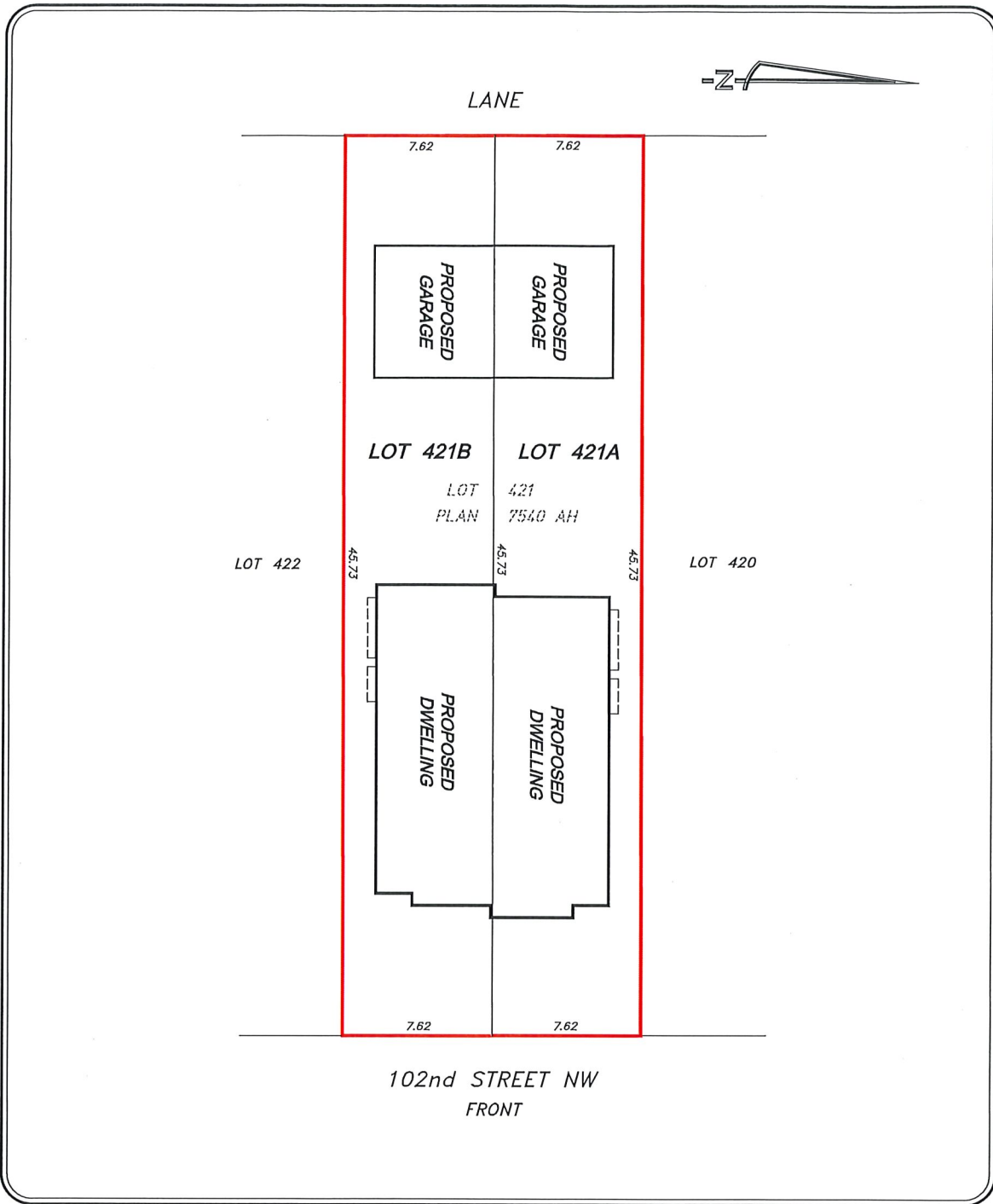
- There are existing boulevard trees adjacent to the site on 102 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, 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.

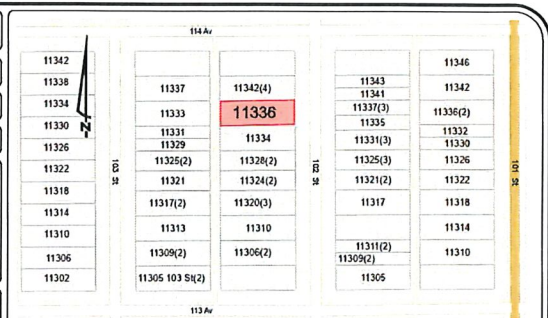
Servicing

- 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 4.3m south of the north property line of Lot 421 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: 421		BLOCK: 2	PLAN: 7540 AH
BUILDER/OWNER: TECH VIEW HOMES LTD.		SUB.: SPRUCE AVENUE	
ADDRESS: 11336-102 STREET		ZONING: RF3	
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		
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.			



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 21, 2023

File No. LDA23-0249

Invistec Consulting Ltd.
1700, 10130 - 103 Street NW
Edmonton, AB T5J 3N9

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 1, Plan 212 0271, located east of 50 Street NW and south of 175 Avenue NW; **CY BECKER**

The Subdivision by Plan is APPROVED on September 21, 2023, subject to the following conditions:

1. that the owner redline the Approved Engineering Drawings for Cy Becker Stage 12 to reflect the new property line within the subject 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 with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell
Subdivision Authority

BM/tv/Posse #481270495-001

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

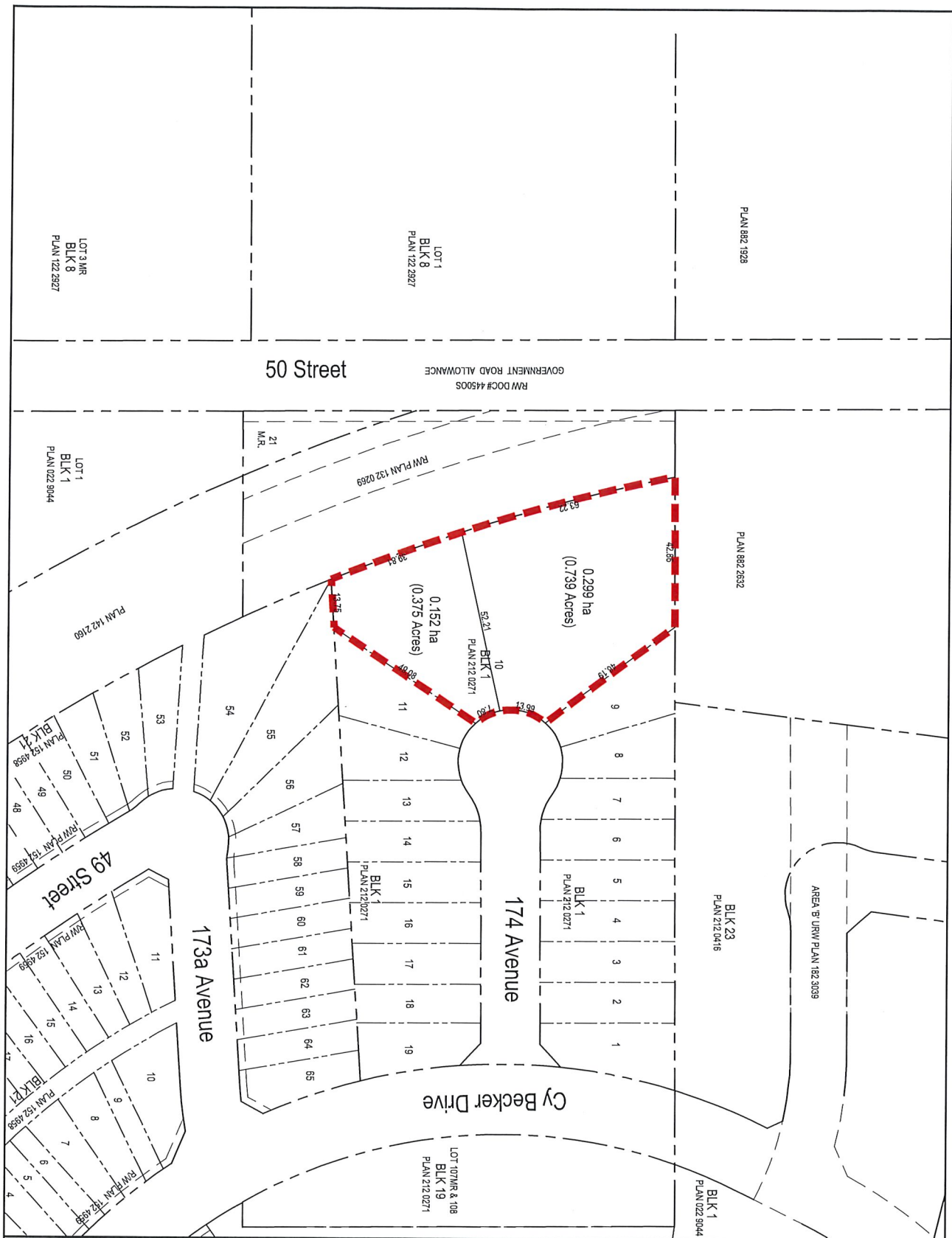
- Arterial Roadway Assessments were previously paid for this site, and therefore are not owed with this subdivision application.
- The dedication of arterial road right of way for 50 Street NW was conditioned with the previous subdivision (LDA18-0656). The Deferred Dedication Agreement that is listed on title (Instrument 202 043 041) should be discharged, as it is no longer relevant.
- Access for the proposed lots has been approved to 174 Avenue NW, as per the approved engineering drawings for Cy Becker Stage 12. As 50th Street is classified as an arterial roadway, an additional access to 50 Street NW from the proposed Lots, will not be supported.

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 3.38 m south of the north property line of existing Lot 10 off 174 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



Legend
 - - - - Subdivision Boundary
 - - - - Existing Subdivision Lines
 - - - - Proposed Lot Line

NOTES:
 ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF. DISTANCES ON THE CURVED BOUNDARIES ARE BOUNDED THIS WAY AND CONTAINS 0.45 ha. 2 RESIDENTIAL LOTS.
 THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.
 DATE: AUGUST 10, 2023

PROJECT MANAGER: Rob Dollevoet
CLIENT: 2129759 Alberta Ltd.
PROJECT: Cy Becker Lot Split
Lot 10, Block 1, Plan 212 0271
DRAWING TITLE: TENTATIVE PLAN OF SUBDIVISION

PROJECT /DRAWING NO.: 2018013-001
SCALE: 0 10 20 30 40 50
 1:1000

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