

Thursday, October 31, 2024

10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 44

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 31, 2024 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 24, 2024 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0238 510166511-002	Tentative plan of subdivision to create two (2) Industrial lots from Lot 5B, Block 8, Plan 002 2266 located east of 149 street NW and south of 118 Avenue NW; HUFF BREMNER ESTATE INDUSTRIAL
2.	LDA24-0239 516114635-001	Tentative plan of subdivision to create two (2) urban facilities lots, from Lot 4, Block C, Plan 4042KS, located east of 92 Street NW and north of 110 Avenue NW; MCCAULEY
3.	LDA23-0343 528376411-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Strata Lot 2, Block 7, Plan 222 0764, located north east of May Gate NW and east of May Common NW; MAGRATH HEIGHTS
4.	LDA24-0339 527490115-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 23, Block 10, Plan 3511 HW, located south of 73 Avenue NW and west of 116 Street NW; BELGRAVIA
5.	LDA24-0348 528180716-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 3, Plan 2655 HW, located south of 71 Avenue NW and west of 93 Street NW; HAZELDEAN
6.	LDA24-0374 531573787-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 11A, Plan 932 3292, located west of 184 Street NW and south of 122 Avenue NW; KINOKAMAU PLAINS
7.	LDA24-0375 531671309-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 26 & 27, Block 17, Plan 2457S, located south of 64 Avenue NW and west of 106 Street NW; ALLENDALE

8.	LDA24-0376 531673553-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 1, Block 8, Plan 1621 HW, located south of 89 Avenue NW and east of 120 Street NW; WINDSOR PARK
5.	OTHER BUSINESS	



Subdivision Authority

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

October 31, 2024

File No. LDA24-0238

Ivo Nedev Surveying Ltd.
18811 96 Ave NW
Edmonton AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create two (2) Industrial lots from Lot 5B, Block 8, Plan 002 2266 located east of 149 street NW and south of 118 Avenue NW; **HUFF BREMNER ESTATE INDUSTRIAL**

The Subdivision by Plan is APPROVED on October 31, 2024, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$240,922.50 representing 0.130 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner submit site mechanical and grading plans, on-site stormwater management calculations, and the proposed site grading design, in accordance with current City of Edmonton Design and Construction Standards, to the satisfaction of EPCOR Drainage Services;
3. that the owner register an easement for mutual access, as shown on the "Conditions of Approval" map, Enclosure II. 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.

MR for Lot 5B, Block 8, Plan 002 2266 in the amount of \$240,922.50, representing 0.130 ha, is being provided by money in place with this subdivision. Money in place may change depending upon the final plan of survey.

Enclosure I is a map of the subdivision and identifies major conditions and advisements of this approval.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #510166511-002

Enclosure



Subdivision Authority

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

October 31, 2024

File No. LDA24-0239

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) urban facilities lots, from Lot 4, Block C, Plan 4042KS, located east of 92 Street NW and north of 110 Avenue NW; **MCCAULEY**

The Subdivision by Plan is APPROVED on October 31, 2024, subject to the following conditions:

1. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the proposed lot 4A and lot 4B Block C, as shown on the "Conditions of Approval" map, Enclosure I; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

The Municipal Reserve (MR) requirement for Lot 4, Block C, Plan 4042KS is not applicable as the subject Lot is less than 0.8 hectares in area. As the subject parcel has not addressed MR with this application, should the proposed lot be part of a future subdivision greater than 0.8 ha in area, MR will be owing.

Enclosure I is a map of the subdivision and identifies major conditions and advisements of this approval.

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

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

The Subdivision Authority 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.

The Municipal Reserve (MR) requirement for Lot 4, Block C, Plan 4042KS is not applicable as the subject Lot is less than 0.8 hectares in area. As the subject parcel has not addressed MR with this application, should the proposed lot be part of a future subdivision greater than 0.8 ha in area, MR will be owing.

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

Regards,

Blair McDowell
Subdivision Authority

BMjm/Posse #516114635-001

Enclosure

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF

LOT 4, BLK.C, PLAN 4042 K.S.

RIVER LOT 20, EDMONTON SETTLEMENT

IN THE

THEO. TWP.53, RGE.24, W.4 M.

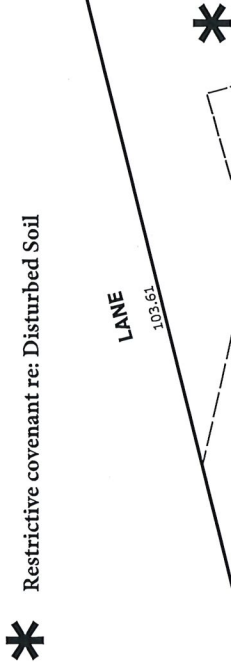
EDMONTON ALBERTA

SCALE 1:500 2024 N.R. RONSKO, A.L.S.



LEGEND

***** Restrictive covenant re: Disturbed Soil



LANE

103.61

33.30

BLK. C
LOT 3
PLAN 4042 K.S.

BLK. C
LOT 2
PLAN 4042 K.S.

BLK. C
LOT 5
PLAN 932 1217

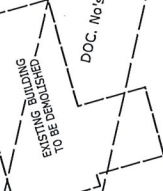
BLK. C
LOT 4A
AREA=0.404 ha.

BLK. C
LOT 4
PLAN 4042 K.S.

BLK. C
LOT 4B
AREA=0.206 ha.

110th AVENUE

92nd STREET



EXISTING BUILDING TO BE DEMOLISHED

10.06m

6.00m

10.06m

6.00m

DOC. No's. 5366FH & 3347FI

41.00

3.97

9.49

2.82

41.00

PLAN 932 1216

10.18

2.28

7.90

20.09

6.77

5.59

5.27

4.78

11.56

8.28

14.7

19.66

7.56

2.38

6.73

51.89

4.57

6.73

30.84

56.85

NOTES:

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

SURVEYOR'S STAMP		CALCULATED BY: DA		DRAWN BY: DA	
ALBERTA LAND SURVEYORS ASSOCIATION		DATE: JUNE 5, 2024		REVISED:	
P 052		DRAWING: 23C0064T		FILE NO. 23C0064	
HAGEN SURVEYS (1982) LTD.					



Subdivision Authority

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

October 31, 2024

File No. LDA23-0343

Arcadis Geomatics (Canada) Inc.
10120 - 103 Ave NW
Edmonton AB T5J 3R6

ATTENTION: Courtney Ruptash

RE: Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Strata Lot 2, Block 7, Plan 222 0764, located north east of May Gate NW and east of May Common NW; **MAGRATH HEIGHTS**

The Subdivision by Phased Condominium is APPROVED on October 31, 2024, subject to the following condition:

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

Enclosure I is a map of the subdivision and identifies major conditions and advisements of this approval.

Municipal Reserve for Lot 2, Block 7, Plan 222 0764 was previously addressed by dedication and the Deferred Reserve Caveat was transferred to other titles with LDA15-0310.

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance 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/jm/Posse #528376411-001

Enclosure



Subdivision Authority

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

October 31, 2024

File No. LDA24-0339

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 23, Block 10, Plan 3511 HW, located south of 73 Avenue NW and west of 116 Street NW; **BELGRAVIA**

The Subdivision by Plan is APPROVED on October 31, 2024, subject to the following conditions:

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

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #527490115-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.90 m west of the east property line of Lot 23 off the lane. The existing storm service enters the proposed subdivision approximately 9.60 m west of the east property line of Lot 23 off 73 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).



Scale: 1:1000

November 1, 2018

Legend

----- SUBDIVISION BOUNDARY
Total Area 743m²

BELGRAVIA
Tentative Plan of Subdivision
Lot 23, Block 10, Plan 3511HW



Note: All dimensions and areas shown herein to be confirmed by legal survey prior to registration.



Subdivision Authority

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

October 31, 2024

File No. LDA24-0348

Geodetic Surveys & Engineering Ltd
6111 - 101 Ave NW
Edmonton AB T6A 0G9

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 3, Plan 2655 HW, located south of 71 Avenue NW and west of 93 Street NW; **HAZELDEAN**

The Subdivision by Plan is APPROVED on October 31, 2024, 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.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #528180716-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed lots as follows:
 - Proposed Lot 9A - approximately 6.01 m east of the west property line of Lot 9 off the lane
 - Proposed Lot 9B - approximately 5.97 m west of the east property line of Lot 9 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).

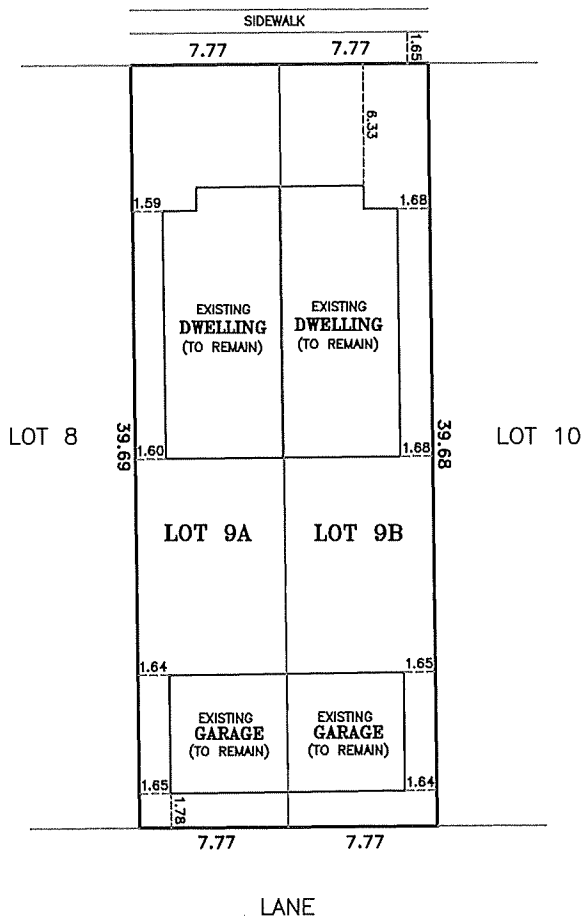
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group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

**TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 9, BLOCK 3, PLAN 2655 HW
NE1/4, SEC. 21, TWP. 52, 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 0.065 ha.



71 AVENUE



GEODETIC SURVEYS & ENGINEERING LTD.

6111 101 AVENUE, EDMONTON, ALBERTA. T6A 0G9

Ph. (780) 465-3389

Fax. (780) 465-5400

email: hello@geodeticsurveys.com

DRAWN BY: JK.

DATE : AUG. 20th, 2024.

SCALE 1 : 300

JOB No. 124390



Subdivision Authority

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

October 31, 2024

File No. LDA24-0374

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 residential lot from Lot 11A, Plan 932 3292, located west of 184 Street NW and south of 122 Avenue NW; **KINOKAMAU PLAINS**

The Subdivision by Plan is APPROVED on October 31, 2024, 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.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #531573787-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

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).
- No municipal water, sanitary, or storm sewer services currently exist to this site or the Mooncrest Park area. Temporary on-site water, sanitary, and storm servicing are permitted, subject to the owner being responsible for the installation, operation, maintenance, and/or abandonment of all facilities.
 - Due to the current non-availability of municipal water services, alternative means of providing potable water for domestic use and meeting fire protection requirements must be addressed at the Building Permit stage.
 - Sanitary servicing requires the use of onsite holding facilities that meet the requirements of the Private Sewage System Standards of Practice (contact EPCOR Infill Water and Sewer Servicing at 780-496-5444 for any additional information).
 - Storm sewer servicing is to be provided via the existing ditch system, within 122 Avenue NW.
 - In the future, should permanent municipal water, sanitary, and/or storm systems be made available to the Mooncrest Park area, the owner shall be required, at their

expense, to connect to these services in accordance with regulations contained within the applicable Bylaw.

- There is an existing power pole that may interfere with access to proposed Lot 11C. Subdivision Planning 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 or 780-412-3128).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- 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 For LOT 11A, PLAN 932 3292

CITY OF EDMONTON

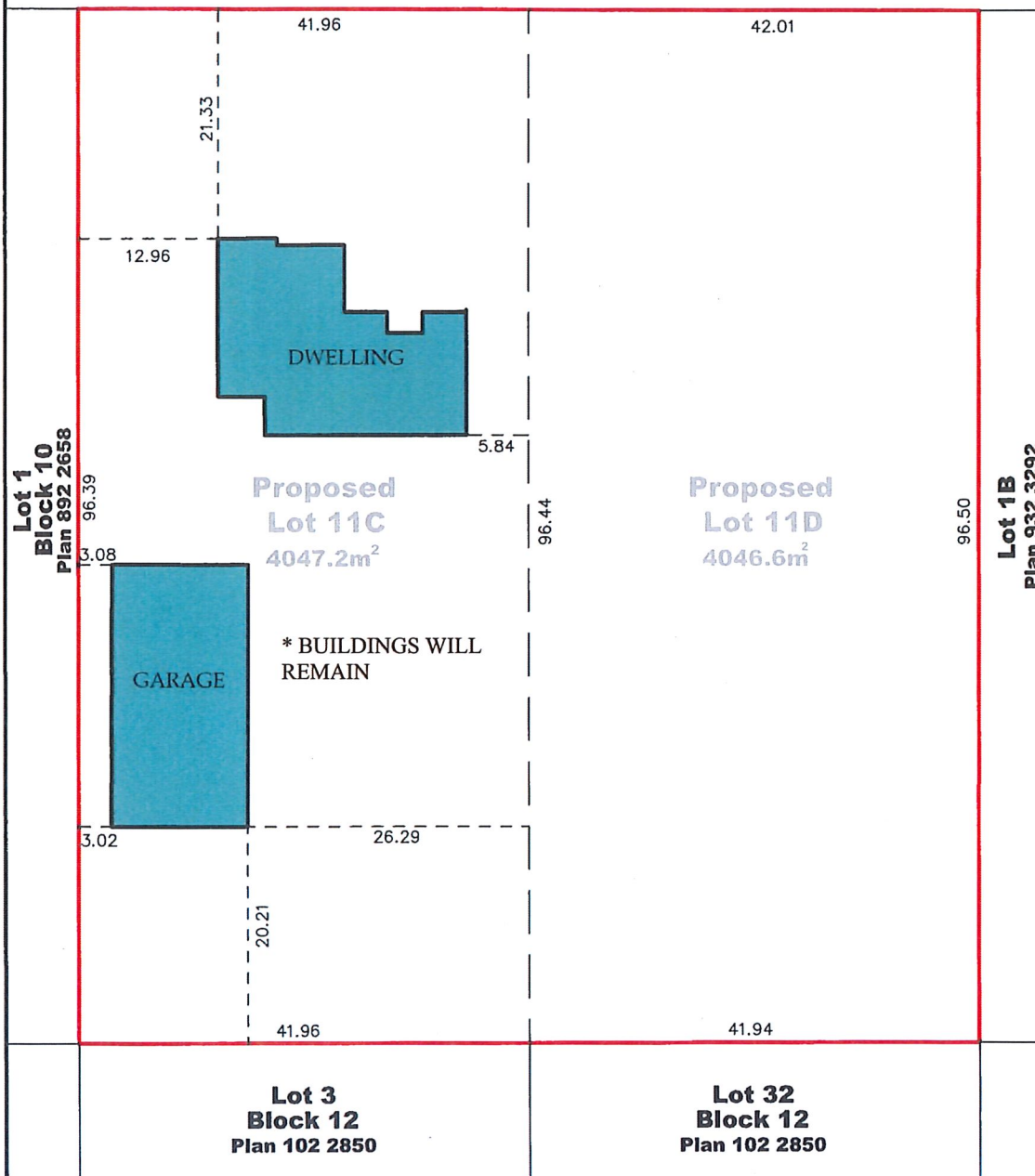
Date: SEPTEMBER 24th 2024



Scale: 1:500

122nd AVENUE

To 184th STREET →





Subdivision Authority

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

October 31, 2024

File No. LDA24-0375

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

ATTENTION: Lianqiu Gao

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 26 & 27, Block 17, Plan 2457S, located south of 64 Avenue NW and west of 106 Street NW;
ALLENDALE

The Subdivision by Plan is APPROVED on October 31, 2024, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed west lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #531671309-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

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

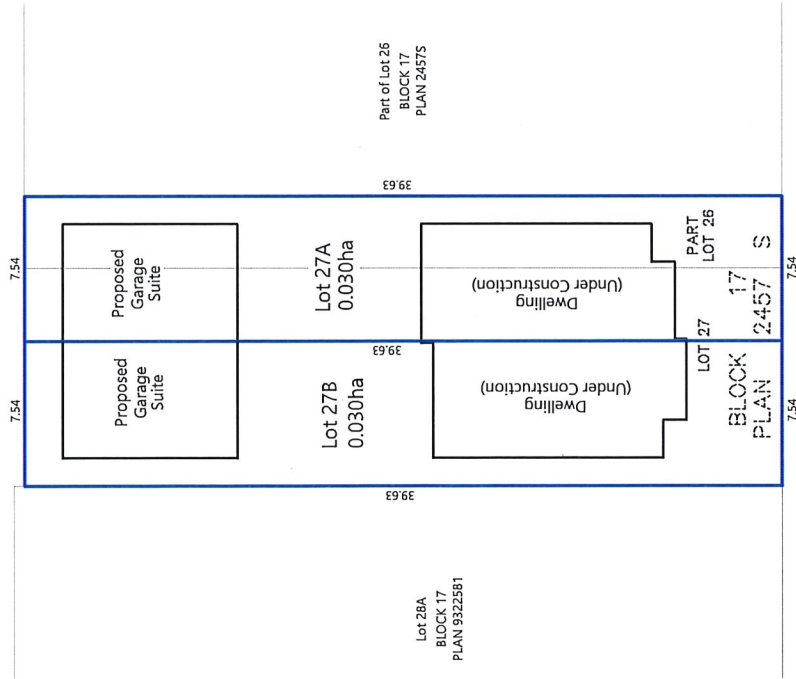
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 6.37m west of the east property line of Lot 27. 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 water network capacity adjacent to the site. The applicant/owner is advised to review on site fire protection to ensure capacity (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

Showing Proposed
SUBDIVISION
of

LOT 27 & PART OF LOT 26, BLOCK 17, PLAN 2457S
Within the

S.W. 1/4 SEC.20 - TWP.52 - RGE.24 - W.4M.
Edmonton - Alberta
Allendale
2024



Scale 1 : 300

Lot 28A
BLOCK 17
PLAN 9322581

Part of Lot 26
BLOCK 17
PLAN 2457S

39.63

Lot 27B
0.030ha

39.63

7.54

7.54

Proposed
Garage
Suite

Lot 27A
0.030ha

Dwelling
(Under Construction)

Dwelling
(Under Construction)

LOT 27
BLOCK
PLAN
2457 S

PART
LOT 26

7.54

7.54

64 Avenue

Notes:

CURRENT ZONE: RS

- Area dealt with by the registration of this plan bounded thus :
- Area to be registered contains 0.060 Hectares.
- All distances and elevations shown are in metres and decimals thereof.
- All dimensions are to be verified by the plan of survey.

Property Municipal Address: 10645 64 Avenue NW
Edmonton, AB



Tel: 780-851-2289
Fax: 987-401-6867
info@actionsurveys.ca
#200, 9413 - 45 Avenue NW
Edmonton, AB, T6E 6B9

Client File:

File: 241467Tentative

Rev.0 Issued Plan - September 25, 2024





Subdivision Authority

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

October 31, 2024

File No. LDA24-0376

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

ATTENTION: Lianqiu Gao

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 1, Block 8, Plan 1621 HW, located south of 89 Avenue NW and east of 120 Street NW; **WINDSOR PARK**

The Subdivision by Plan is APPROVED on October 31, 2024, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #531673553-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 89 Avenue NW. Upon redevelopment of proposed Lot 1A, the existing residential access to 89 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.

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

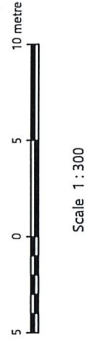
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 11.28m south of the south property line of 89 Avenue off the lane. The existing storm service enters the proposed subdivision approximately 24.4m east of EPCOR Manhole #242459 (assumed straight in) off 89 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site

plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

- 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 1, BLOCK 8, PLAN 1621 HW
 Within the
 RIVER LOT 3, EDMONTON SETTLEMENT
 THEO. TWP.52 - RGE.24 - W.4M.
 Edmonton - Alberta
 Windsor Park
 2024



Notes:

CURRENT ZONE: RS

- Area dealt with by the registration of this plan bounded thus :
- Area to be registered contains 0.098Hectares.
- All distances and elevations shown are in metres and decimals thereof.
- All dimensions are to be verified by the plan of survey.

Property Municipal Address: 8731 120 Street NW
 Edmonton, AB



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

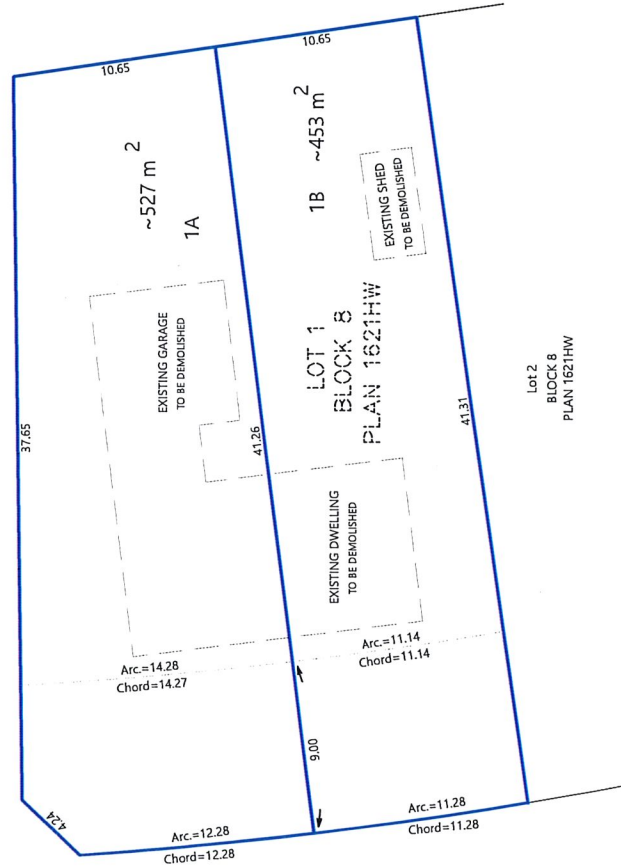
Client File: File: 241423 Tentative
 Rev: 0 Issued Plan - September 24, 2024



89 Avenue

Lane

120 Street



Lot 2
 BLOCK 8
 PLAN 1621HW

Thursday, October 24, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 43

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the October 24, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the October 17, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0257 503041015-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) commercial lot from Lot 5, Block 1, Plan 102 6141, and Lot 4 Plan 707RS located north of Ellerslie Road SW and east of 34 Street SW; ALCES
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA24-0264 519236627-001	Tentative plan of subdivision to create two (2) bare land condominium units Lot 6, Block 5, Plan 1568 HW, located north of 116 Avenue NW and east of St Albert Trail NW; INGLEWOOD
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA24-0297 521351257-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 5, Plan 1324 HW, located north of 74 Avenue NW and east of 115 Street NW; BELGRAVIA

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA24-0298 521352390-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 47, Block 10, Plan 3624 HW, located north of 109b Avenue NW and east of 142 Street NW; NORTH GLENORA	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA24-0349 528942578-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 12, Block 5, Plan 239 HW, located north of 54 Avenue NW and east of 109 Street NW; PLEASANTVIEW	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:10 a.m.		