

Thursday, October 31, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 44

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the October 31, 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 24, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
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
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
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
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
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

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
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	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
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	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
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	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
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	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
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	
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.		



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.

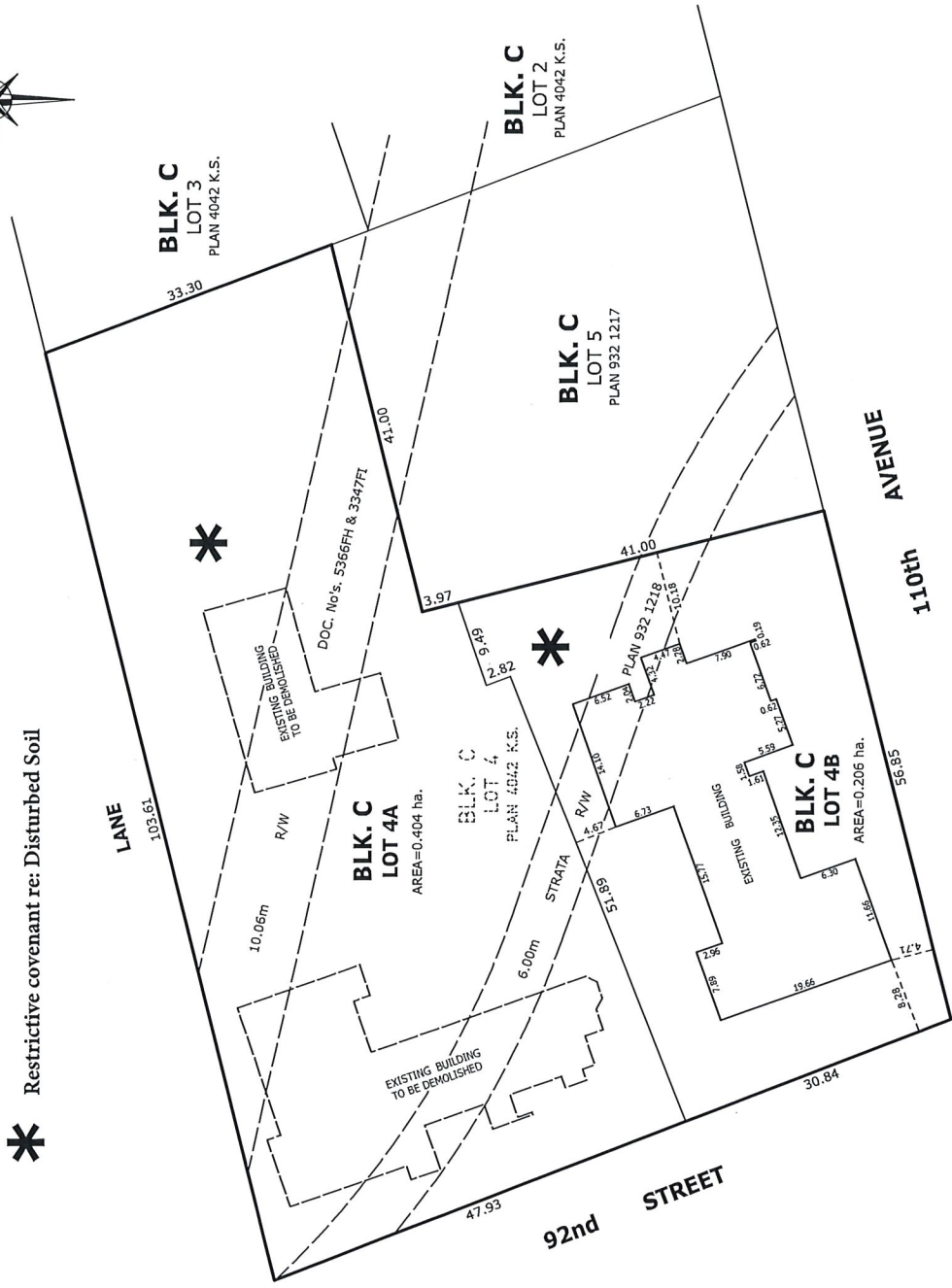
EDMONTON ALBERTA

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



LEGEND

***** Restrictive covenant re: Disturbed Soil



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

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5
 T 780 464 5506 | F 780 464 4450 | hagensurveys.ca
 Your comprehensive surveying partner.

CALCULATED BY: DA	DRAWN BY: DA
DATE: JUNE 6, 2024	REVISED:
DRAWING: 23C0054T	FILE NO. 23C0064

SURVEYOR'S STAMP



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

EMERGE EDMONTON, ALBERTA

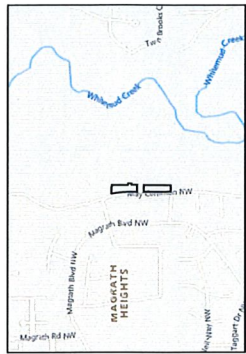
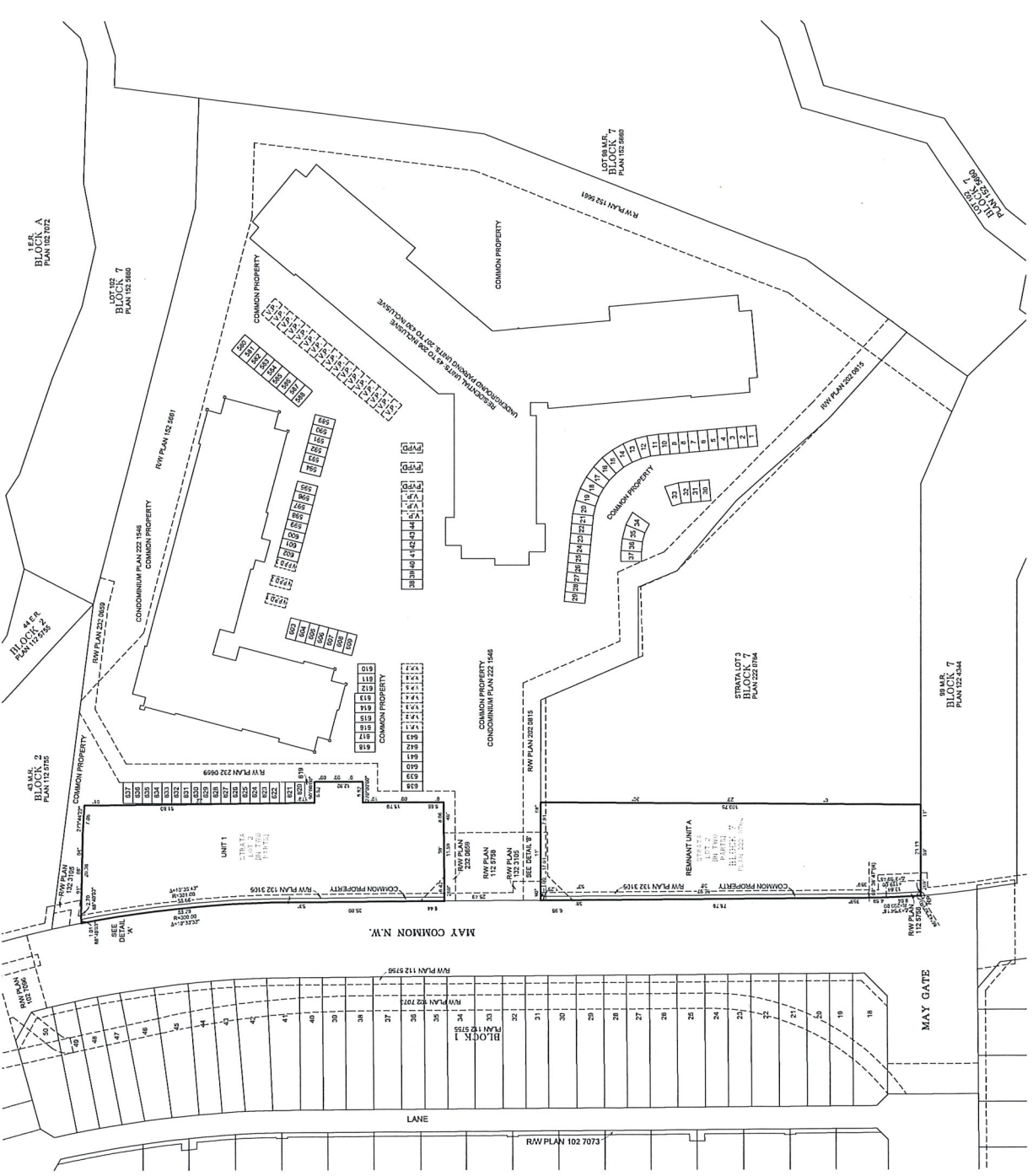
TENTATIVE PLAN SHOWING PROPOSED PHASED CONDOMINIUM OF
STRATA LOT 2, BLOCK 7, PLAN 222 D764
ALL WITHIN THE
N.E. 1/4 SEC. 36, TWP. 51, RGE. 25, W. 4 MER.

SCALE: 1:500
MAY 2024
MAYN DUGAND BARROS, A.L.S.
REGISTERED PROFESSIONAL ARCHITECT
15 HERBERT

NOTES:

1. All dimensions shown are in meters and rounded to the nearest millimeter.
2. All dimensions shall be confirmed in the field prior to any construction.
3. All easements shown are in accordance with the 1985 Act and are not to be construed as a grant of an easement.
4. Areas registered shown on this plan.

0.0077%



LEGEND

311	3 Days Transient Motel	MU22	North American Dairy 1923
312	4 Days Transient Motel	MU23	Public Utility Lot
313	5 Days Transient Motel	MU24	Public Utility Lot
314	6 Days Transient Motel	MU25	Public Utility Lot
315	7 Days Transient Motel	MU26	Public Utility Lot
316	8 Days Transient Motel	MU27	Public Utility Lot
317	9 Days Transient Motel	MU28	Public Utility Lot
318	10 Days Transient Motel	MU29	Public Utility Lot
319	11 Days Transient Motel	MU30	Public Utility Lot
320	12 Days Transient Motel	MU31	Public Utility Lot
321	13 Days Transient Motel	MU32	Public Utility Lot
322	14 Days Transient Motel	MU33	Public Utility Lot
323	15 Days Transient Motel	MU34	Public Utility Lot
324	16 Days Transient Motel	MU35	Public Utility Lot
325	17 Days Transient Motel	MU36	Public Utility Lot
326	18 Days Transient Motel	MU37	Public Utility Lot
327	19 Days Transient Motel	MU38	Public Utility Lot
328	20 Days Transient Motel	MU39	Public Utility Lot
329	21 Days Transient Motel	MU40	Public Utility Lot
330	22 Days Transient Motel	MU41	Public Utility Lot
331	23 Days Transient Motel	MU42	Public Utility Lot
332	24 Days Transient Motel	MU43	Public Utility Lot
333	25 Days Transient Motel	MU44	Public Utility Lot
334	26 Days Transient Motel	MU45	Public Utility Lot
335	27 Days Transient Motel	MU46	Public Utility Lot
336	28 Days Transient Motel	MU47	Public Utility Lot
337	29 Days Transient Motel	MU48	Public Utility Lot
338	30 Days Transient Motel	MU49	Public Utility Lot
339	31 Days Transient Motel	MU50	Public Utility Lot
340	32 Days Transient Motel	MU51	Public Utility Lot
341	33 Days Transient Motel	MU52	Public Utility Lot
342	34 Days Transient Motel	MU53	Public Utility Lot
343	35 Days Transient Motel	MU54	Public Utility Lot
344	36 Days Transient Motel	MU55	Public Utility Lot
345	37 Days Transient Motel	MU56	Public Utility Lot
346	38 Days Transient Motel	MU57	Public Utility Lot
347	39 Days Transient Motel	MU58	Public Utility Lot
348	40 Days Transient Motel	MU59	Public Utility Lot
349	41 Days Transient Motel	MU60	Public Utility Lot
350	42 Days Transient Motel	MU61	Public Utility Lot
351	43 Days Transient Motel	MU62	Public Utility Lot
352	44 Days Transient Motel	MU63	Public Utility Lot
353	45 Days Transient Motel	MU64	Public Utility Lot
354	46 Days Transient Motel	MU65	Public Utility Lot
355	47 Days Transient Motel	MU66	Public Utility Lot
356	48 Days Transient Motel	MU67	Public Utility Lot
357	49 Days Transient Motel	MU68	Public Utility Lot
358	50 Days Transient Motel	MU69	Public Utility Lot
359	51 Days Transient Motel	MU70	Public Utility Lot
360	52 Days Transient Motel	MU71	Public Utility Lot
361	53 Days Transient Motel	MU72	Public Utility Lot
362	54 Days Transient Motel	MU73	Public Utility Lot
363	55 Days Transient Motel	MU74	Public Utility Lot
364	56 Days Transient Motel	MU75	Public Utility Lot
365	57 Days Transient Motel	MU76	Public Utility Lot
366	58 Days Transient Motel	MU77	Public Utility Lot
367	59 Days Transient Motel	MU78	Public Utility Lot
368	60 Days Transient Motel	MU79	Public Utility Lot
369	61 Days Transient Motel	MU80	Public Utility Lot
370	62 Days Transient Motel	MU81	Public Utility Lot
371	63 Days Transient Motel	MU82	Public Utility Lot
372	64 Days Transient Motel	MU83	Public Utility Lot
373	65 Days Transient Motel	MU84	Public Utility Lot
374	66 Days Transient Motel	MU85	Public Utility Lot
375	67 Days Transient Motel	MU86	Public Utility Lot
376	68 Days Transient Motel	MU87	Public Utility Lot
377	69 Days Transient Motel	MU88	Public Utility Lot
378	70 Days Transient Motel	MU89	Public Utility Lot
379	71 Days Transient Motel	MU90	Public Utility Lot
380	72 Days Transient Motel	MU91	Public Utility Lot
381	73 Days Transient Motel	MU92	Public Utility Lot
382	74 Days Transient Motel	MU93	Public Utility Lot
383	75 Days Transient Motel	MU94	Public Utility Lot
384	76 Days Transient Motel	MU95	Public Utility Lot
385	77 Days Transient Motel	MU96	Public Utility Lot
386	78 Days Transient Motel	MU97	Public Utility Lot
387	79 Days Transient Motel	MU98	Public Utility Lot
388	80 Days Transient Motel	MU99	Public Utility Lot
389	81 Days Transient Motel	MU100	Public Utility Lot

REGISTERED OWNER:
EMERGE TOWNHOMES GENERAL PARTNER LTD.
REG. NO. 123456789
CORPORATE NUMBER 123456789



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

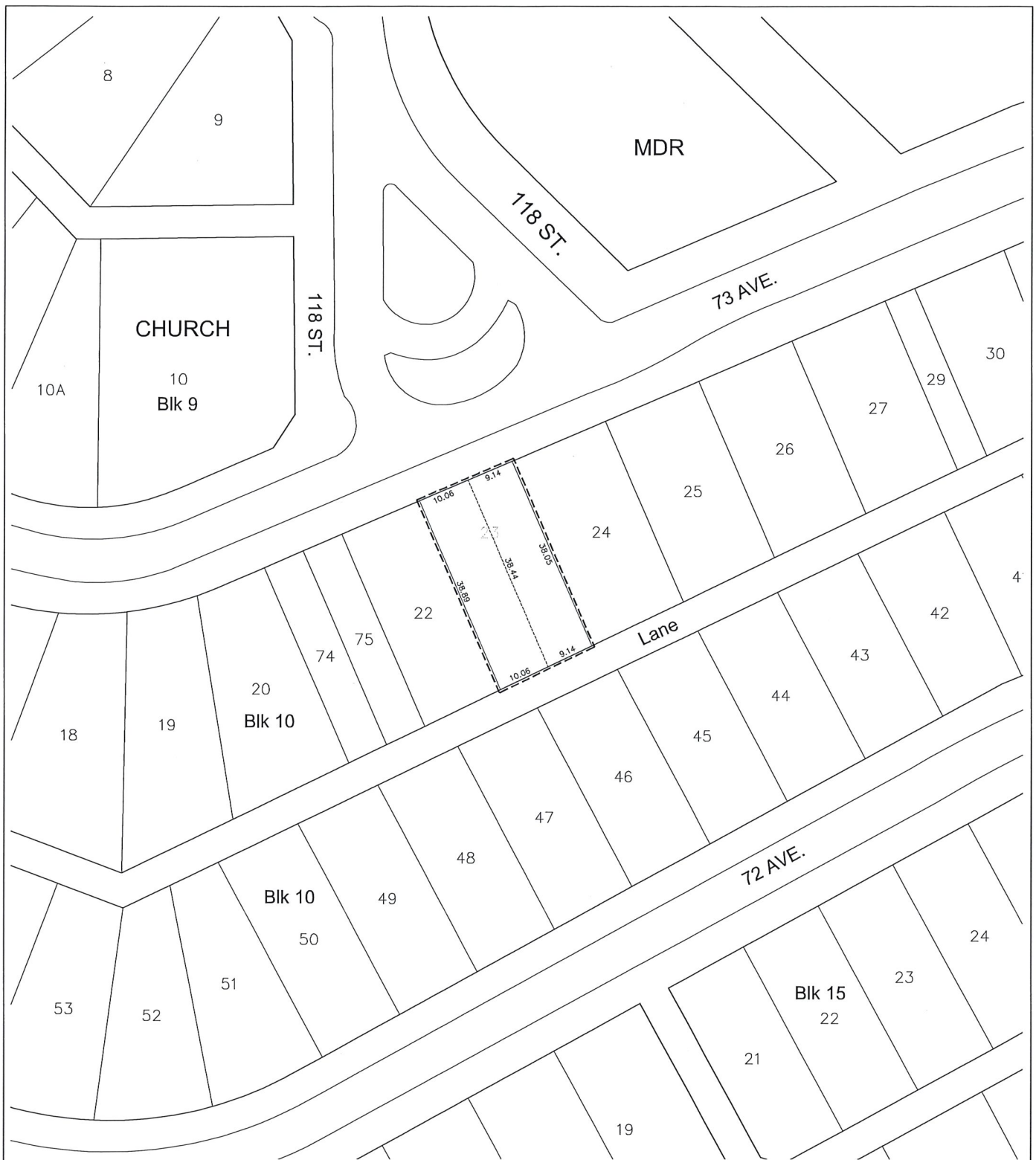
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other)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

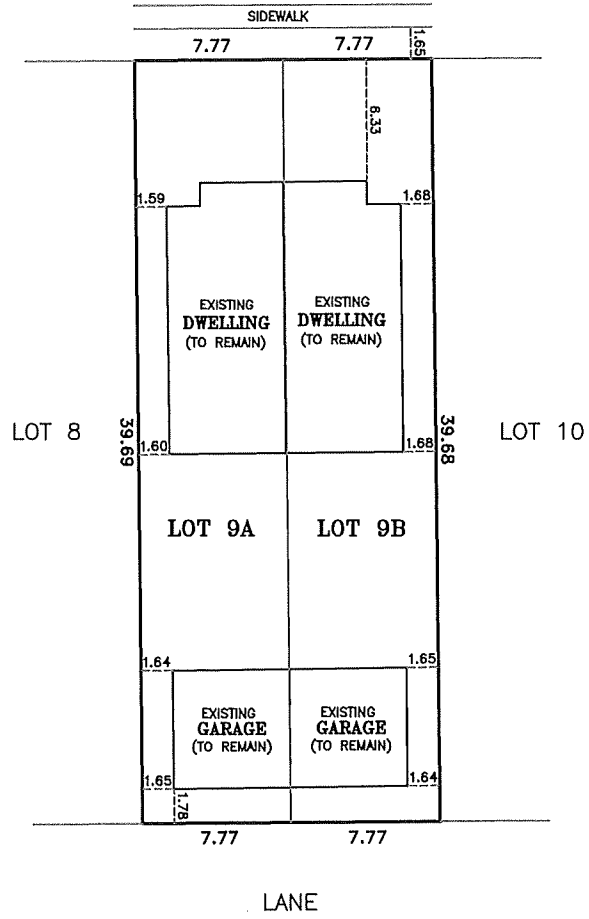
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group 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.	SCALE 1 : 300	JOB No. 124390
DATE : AUG. 20th, 2024.		



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

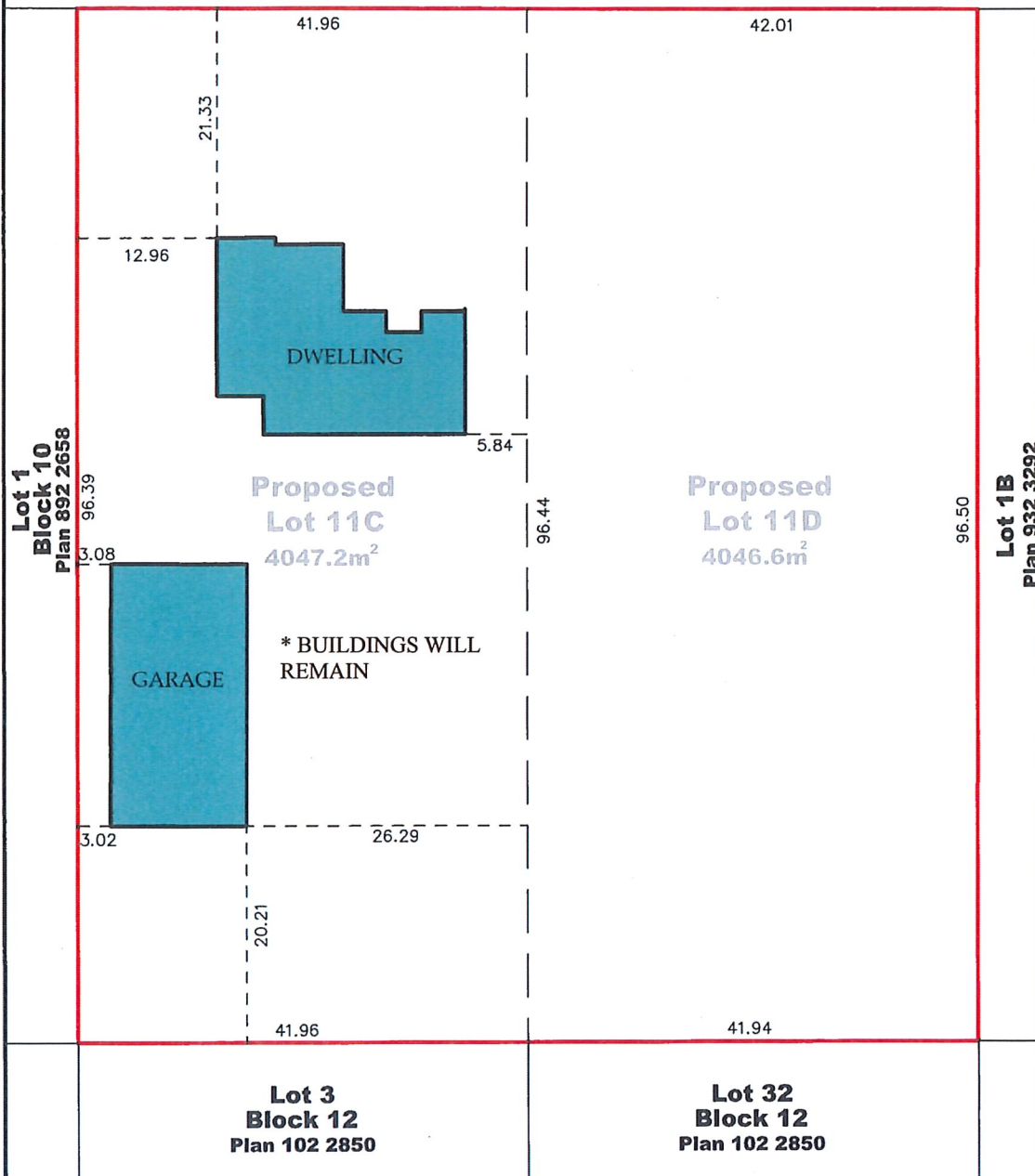
Date: SEPTEMBER 24th 2024



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.

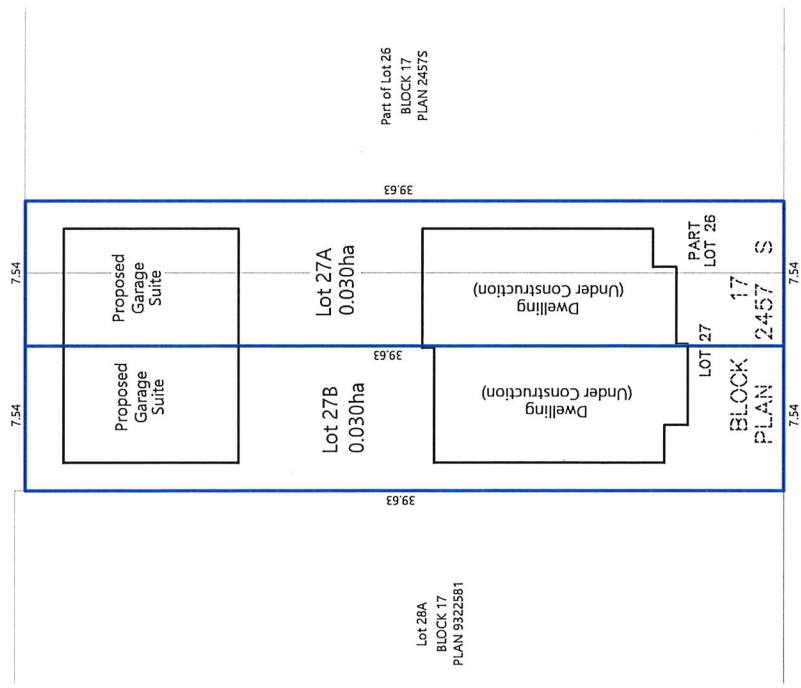
Servicing

- 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

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: 587-401-6667
info@actionsurveys.ca
#200, 9413 - 45 Avenue NW
Edmonton, AB, T6E 6B9

Client File:	File: 241467Tombish
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

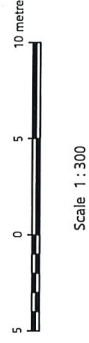
plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical 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 0.098 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: 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

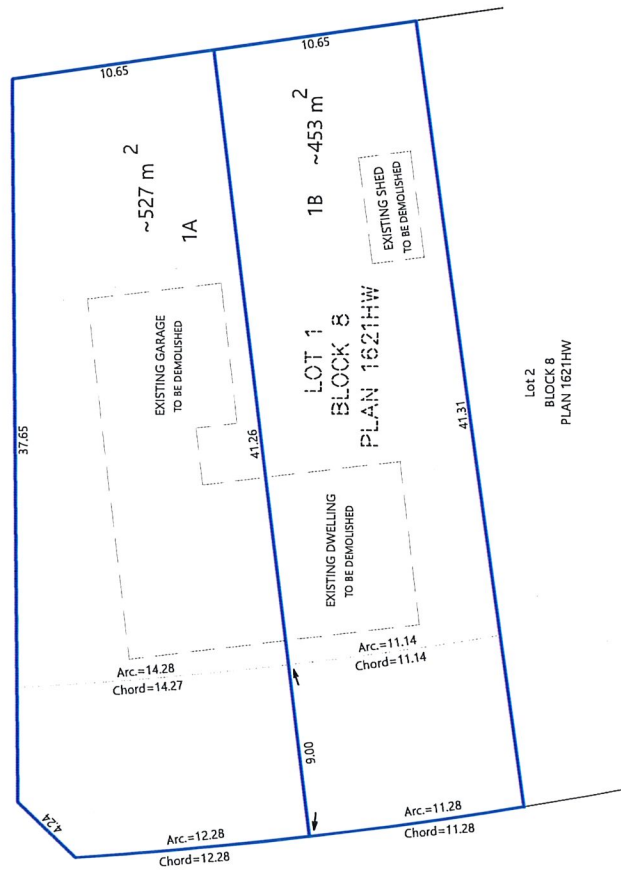
Client File: File: 241423Tentative

Rev'D Issued Plan - September 24, 2024



89 Avenue

Lane



120 Street