

Thursday, January 30, 2025  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 04

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the January 30, 2025 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the January 23, 2025 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA24-0412 531398537-001	Tentative plan of subdivision to create 121 residential lots and one (1) commercial lot, from Lot 2, Block 2, Plan 182 2406 located north of Marquis Boulevard NE and east of Meridian Street NW; <b>MARQUIS</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA24-0454 535612932-001	Tentative plan of subdivision to create 84 residential lots and one (1) Public Utility lot, from, Lot C, Block 1, Plan 022 5811, the NE 14-51-24-W4M and the NW 14-51-24-W4M located south of 25 Avenue SW and east of 66 Street SW; <b>MATTSON</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA24-0505 548766431-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 54, Block 14, Plan 242 0597 located north of 28 Avenue SW and west of 170 Street SW; <b>KESWICK</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA24-0363 530517765-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 9, Plan 6045 HW, located north of 63 of Avenue NW and east of 97 Street NW; <b>HAZELDEAN</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA24-0513 550444619-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 26, Block 1, Plan 5070 HW, located north of 96 Avenue NW and east of 85 Street NW; <b>HOLYROOD</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:10 a.m.		



Subdivision Authority

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

January 30, 2025

File No. LDA24-0412

WSP  
Suite 1200 - 10909 Jasper Ave  
Edmonton AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 121 residential lots and one (1) commercial lot, from Lot 2, Block 2, Plan 182 2406 located north of Marquis Boulevard NE and east of Meridian Street NW; **MARQUIS**

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**I The Subdivision by Plan is APPROVED on January 30, 2025, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;

6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct underground storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that a Construction Completion Certificate (CCC) for the subdivision storm sewer will not be issued until such time that an acceptable interim storm servicing system is established and operational, to the satisfaction of Subdivision and Development Coordination;
13. that a Final Acceptance Certificate (FAC) for the storm sewers will not be issued until such time that the downstream permanent storm sewer systems, as identified the accepted Neighbourhood Design Report, are completed and operational, to the satisfaction of Subdivision and Development Coordination;
14. that the owner shall be responsible for the disposal of any stormwater flow generated from the subdivision on a temporary basis, at their own cost, until such time as the storm outfall is constructed and operational, to the satisfaction of the Subdivision and Development Coordination;
15. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.



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

Municipal Reserve for Lot 2, Block 2, Plan 182 2406 was addressed by Deferred Reserve Caveat with LDA16-0607, LDA18-0536, and amended by SDAB-S-21-003. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/mb/Posse #531398537-001

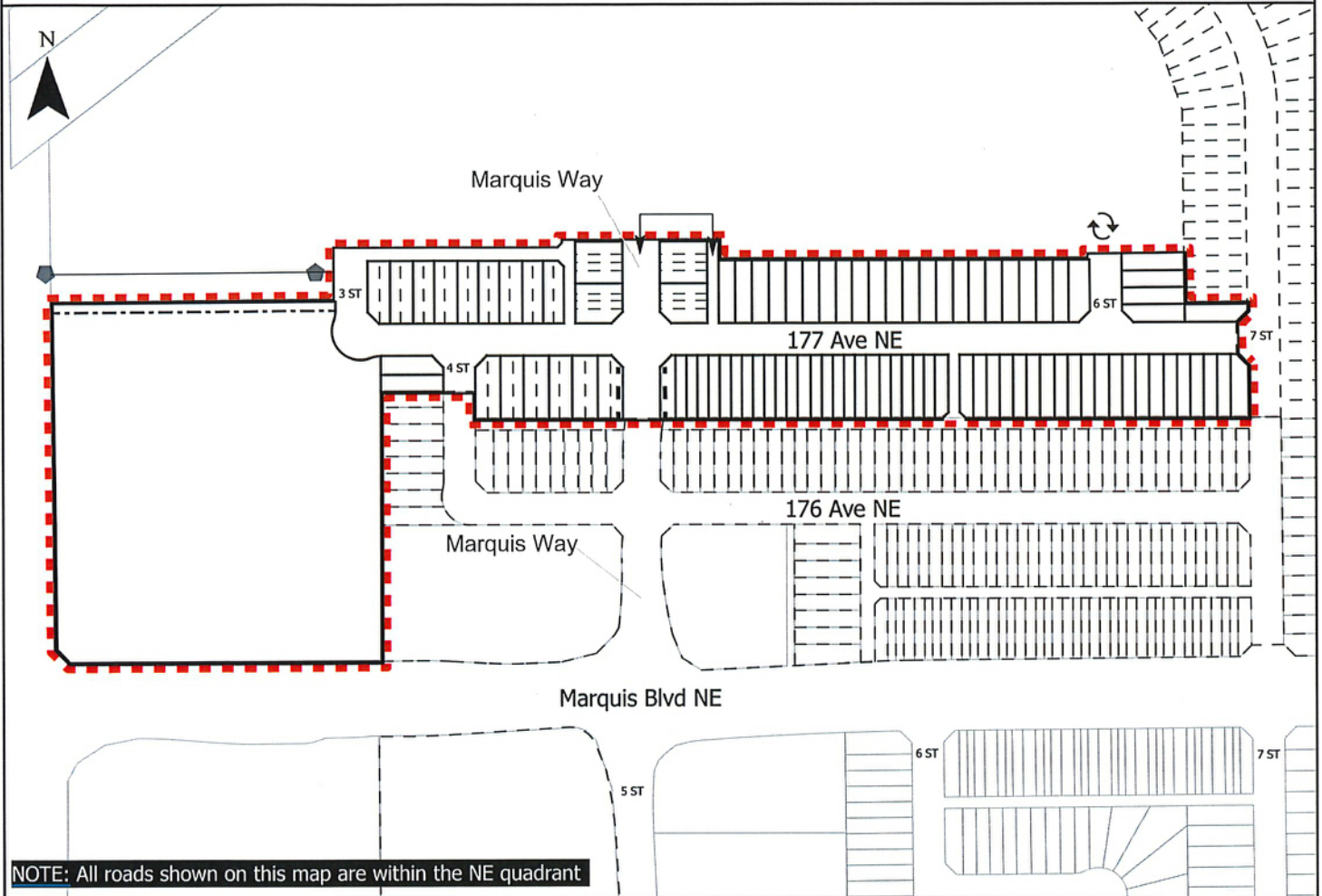
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

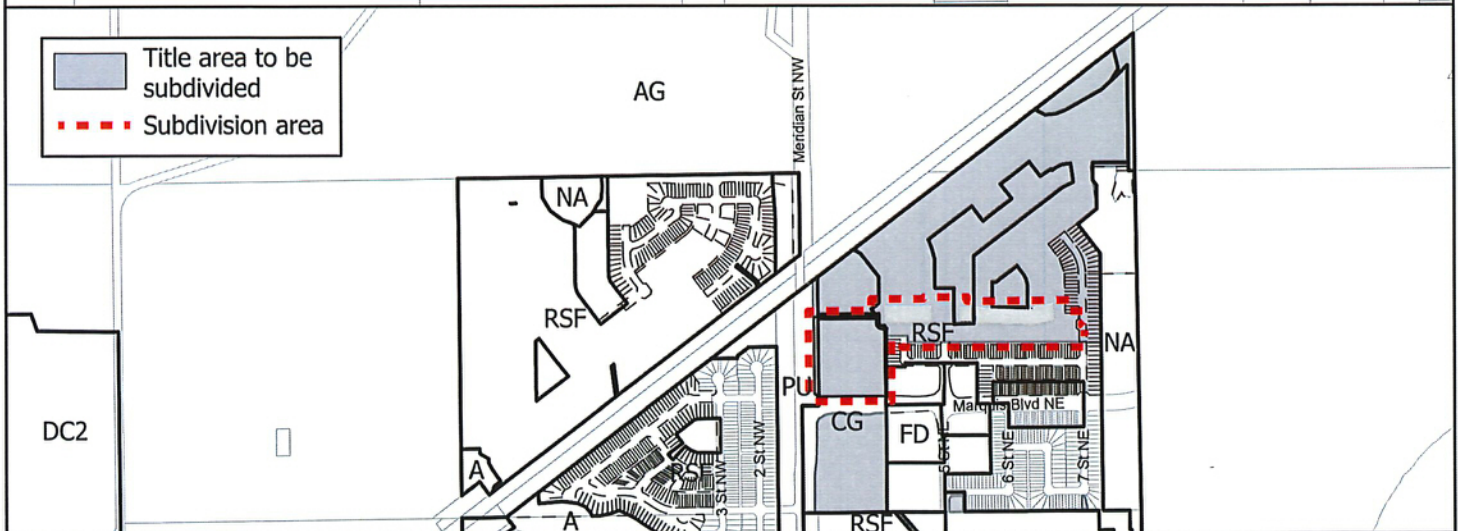
January 30, 2025

LDA24-0412

- Limit of proposed subdivision
- ←→ Temporary 6 m roadway
- 1.2 m uniform fence
- - - - 1.8 m uniform screen fence as per Zoning Bylaw
- ◆—◆ Storm sewer extension
- ↻ Temporary 12 m radius turnaround



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





Subdivision Authority

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

January 30, 2025

File No. LDA24-0454

Select Engineering Consultants Ltd.  
17413 107 Ave NW  
Edmonton AB T5S 1E5

ATTENTION: Justin Jurincic

RE: Tentative plan of subdivision to create 84 residential lots and one (1) Public Utility lot, from, Lot C, Block 1, Plan 022 5811, the NE 14-51-24-W4M and the NW 14-51-24-W4M located south of 25 Avenue SW and east of 66 Street SW; **MATTSON**

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**I The Subdivision by Plan is APPROVED on January 30, 2025, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA25-0027 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of Phase 2 of the plan of survey;
5. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.



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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct a 3 m hard surface shared use path with, within 66 street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the greenway (road right of way), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner upgrades the ultimate Storm Water Management facility (SWMF) control structure and constructs underground utilities including storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;



14. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lot (SWMF), road right of way and walkway to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

MR for the NE and NW 14-51-24-W4M was addressed by a DRC (242 285 335) with LDA23-0376. The DRC will be exhausted by the dedication of the Walker District Park site through LDA24-0231.

Municipal Reserve for Lot C, Block 1, Plan 0225811 in the amount of 1.08 ha was provided by a DRC with LDA23-0376. The DRC from Lot C, Block 1, Plan 0225811 will be transferred to the NE and NW 14-51-24-W4M and will be exhausted to account for the Walker District Park site through LDA24-0231.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/mb/Posse #535612932-001

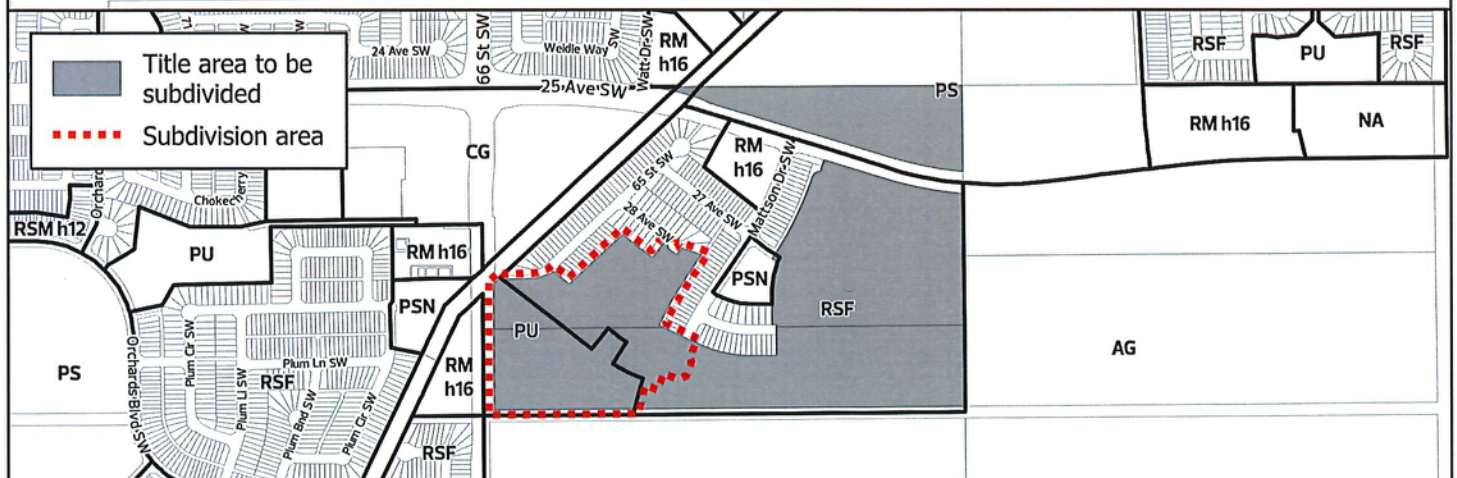
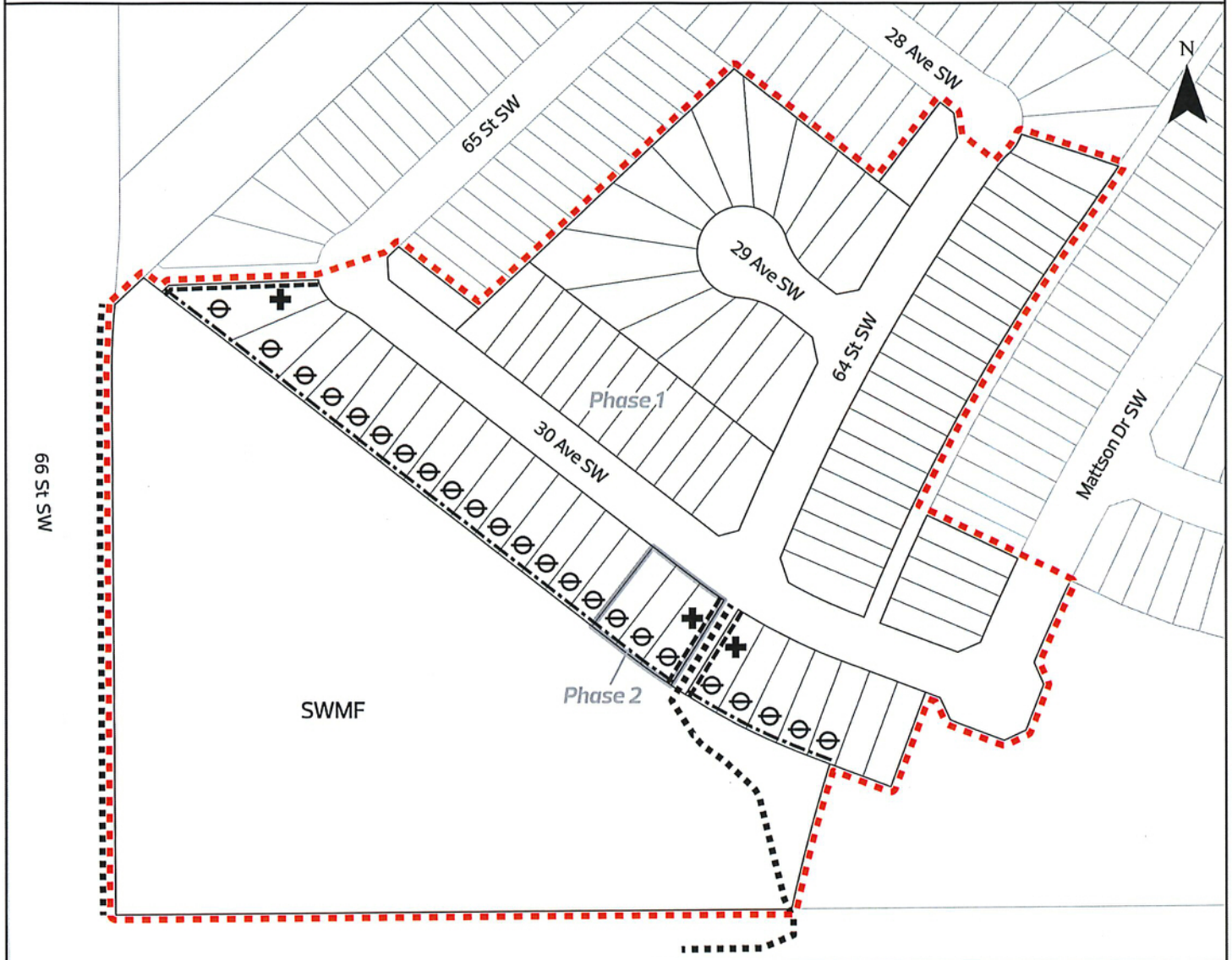
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 30, 2025

LDA24-0454

- Limit of proposed subdivision
- Phasing Line
- - - 1.2 m uniform screen fence
- - - 1.8 m uniform fence as per Zoning Bylaw
- ..... 3 m hard surface shared use path
- + Restrictive covenant re: Disturbed soil
- ⊖ Restrictive covenant re: Freeboard

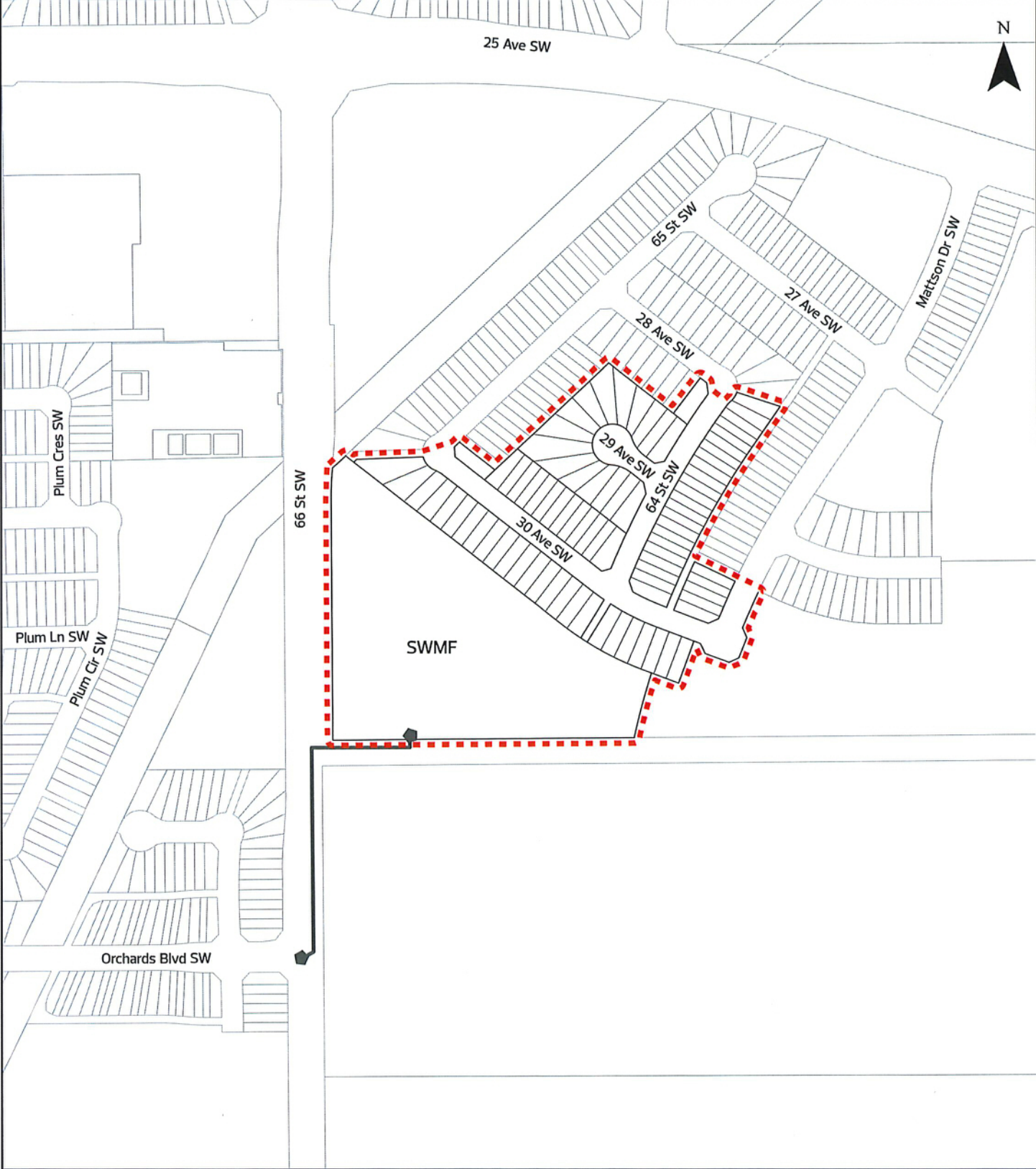




SUBDIVISION CONDITIONS OF APPROVAL MAP

January 30, 2025 LDA24-0454

- Limit of proposed subdivision
- Storm sewer extension





Subdivision Authority

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

January 30, 2025

File No. LDA24-0505

Pals Geomatics Corp.  
10704 176 St NW  
Edmonton AB T5S 1G7

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 54, Block 14, Plan 242 0597 located north of 28 Avenue SW and west of 170 Street SW;  
**KESWICK**

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**The Subdivision by Phased Condominium is APPROVED on January 30, 2025, subject to the following conditions:**

1. that the owner register an easement for emergency access as shown on the “Conditions of Approval” map, Enclosure II. The City shall be a party to the easement; 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.



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

Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #548766431-001

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 (\$5120.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision be submitted to the Subdivision Authority for approval.

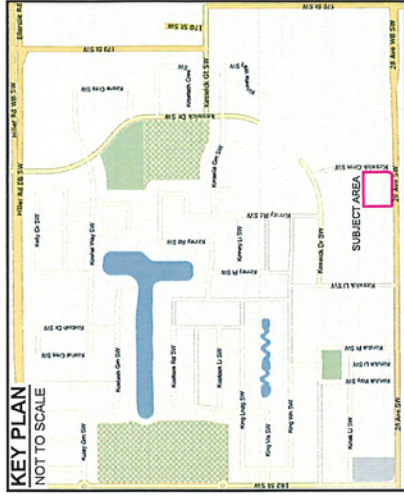
Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

AKASH HOMES

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.9847 ha



REVISIONS	
REV. NO.	DATE
0	NOV. 2024
	ORIGINAL PLAN COMPLETED
	BY
	ME

**KESWICK GATES**  
TENTATIVE PLAN SHOWING  
PHASED CONDOMINIUM DEVELOPMENT

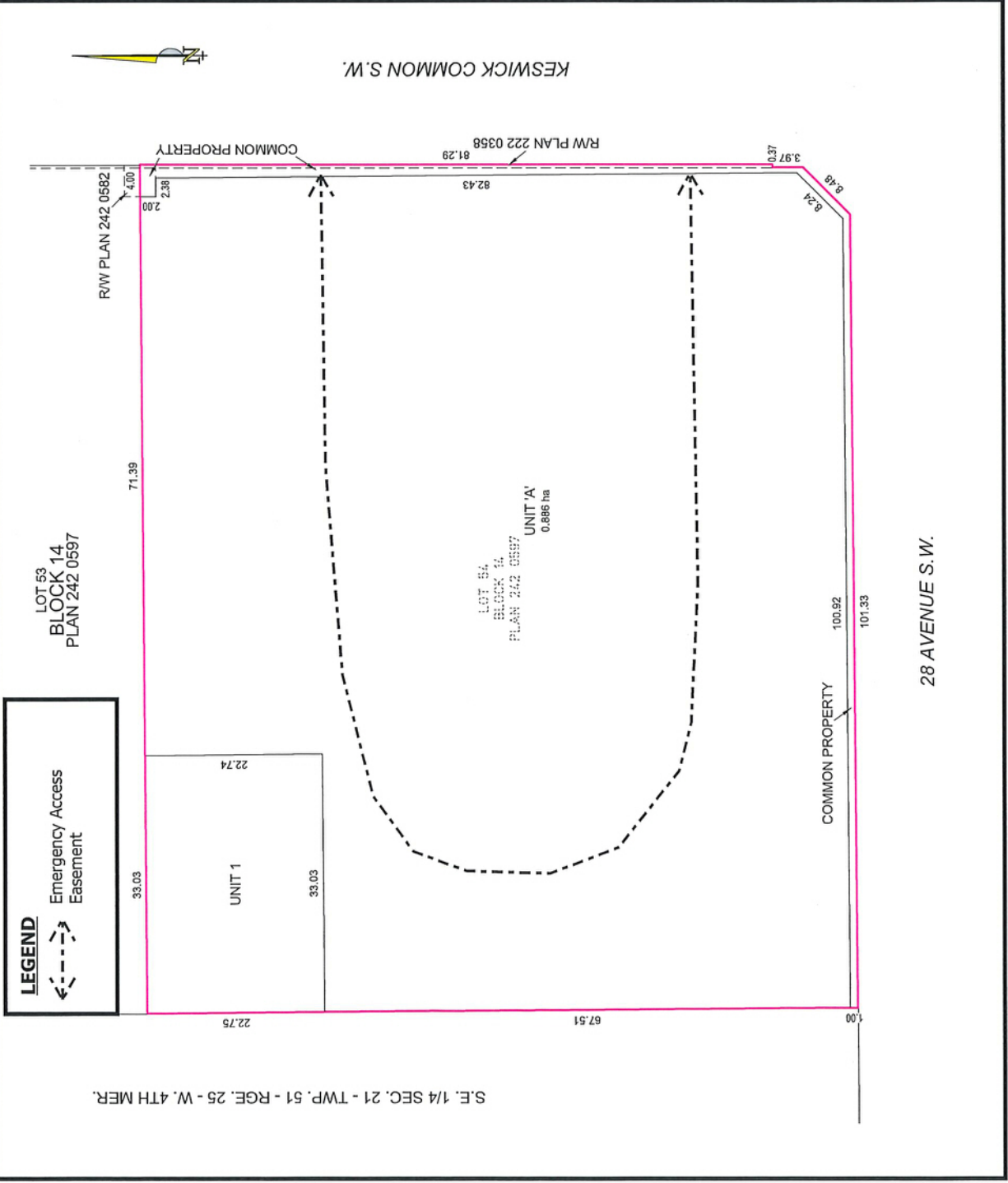
OF  
LOT 54, BLOCK 14, PLAN 242 0597  
WITHIN THE  
S.E. 1/4 SEC. 21 - TWP. 51 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**

SCALE: 1:500  
0 5 10 15 20 30 METRES

**Pals Geomatics**  
Phone: (780) 453 - 3177 Fax: (780) 451 - 2047  
Email: edmonton@palsgeomatics.com  
11014-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 123024900T DRAFTED BY: ME CHECKED BY: RE



**LEGEND**  
Emergency Access Easement

LOT 54  
BLOCK 14  
PLAN 242 0597

LOT 54  
BLOCK 14  
PLAN 242 0597  
UNIT 'A'  
0.886 ha

UNIT 1

KESWICK COMMON S.W.

28 AVENUE S.W.

S.E. 1/4 SEC. 21 - TWP. 51 - RGE. 25 - W. 4TH MER.



Subdivision Authority

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

January 30, 2025

File No. LDA24-0363

SATT Engineering  
206 - 3132 Parsons Rd NW  
Edmonton AB T6N 1L6

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 9, Plan 6045 HW, located north of 63 of Avenue NW and east of 97 Street NW; **HAZELDEAN**

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**The Subdivision by Plan is APPROVED on January 30, 2025, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. 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](mailto:development.coordination@edmonton.ca));
3. 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 east lot; and
4. 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #530517765-001

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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

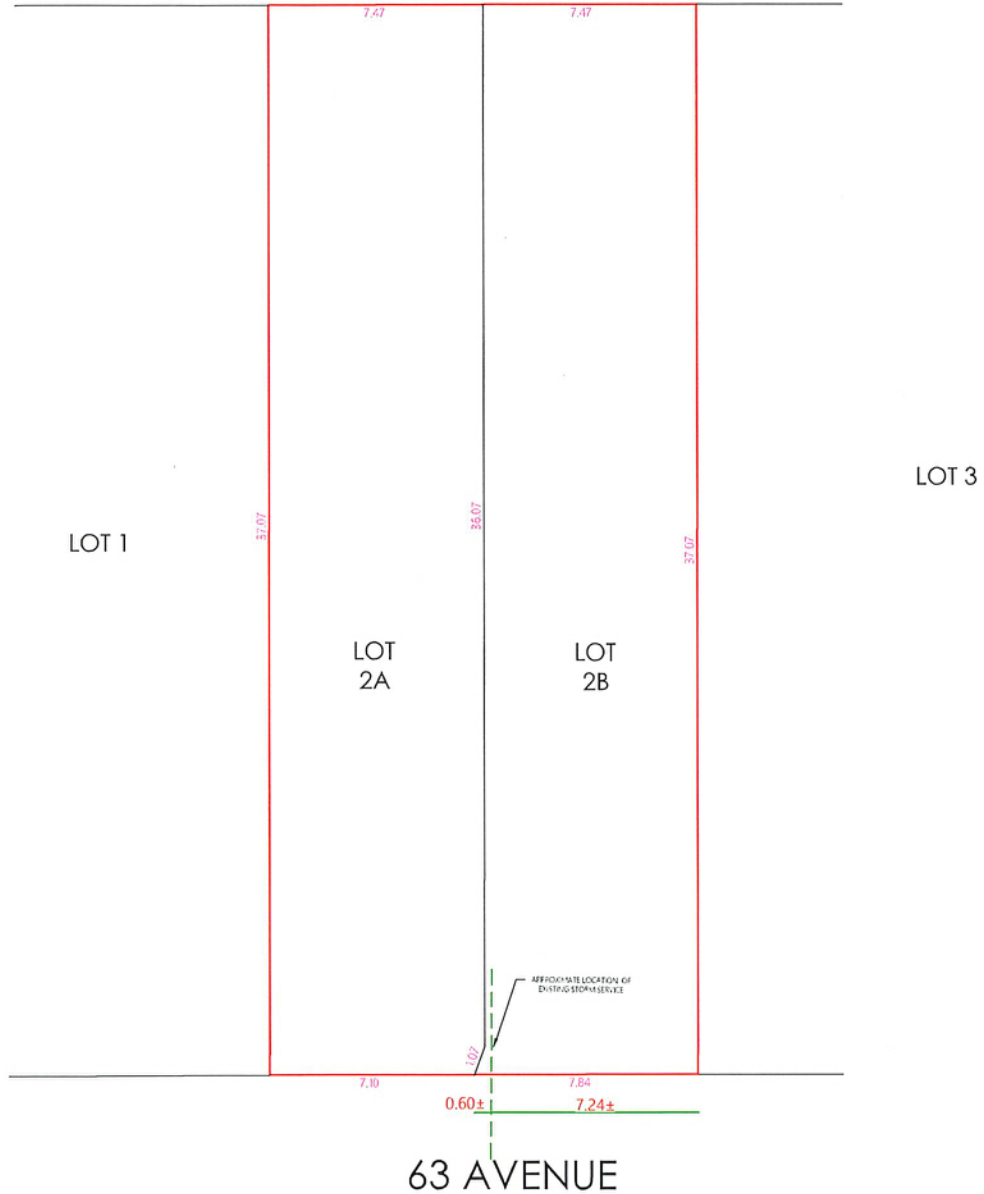
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 3.16m east of the west property line of current Lot 2 off the lane. The existing storm service enters the proposed subdivision approximately 7.24m west of the east property line of current Lot 2 off 63 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.
- 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](http://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).



LANE



**Legal Description:** LOT: 2 BLOCK: 9 PLAN: 6045HW  
HAZELDEAN

**Municipal Address:** 9650 63 AVENUE NW, EDMONTON, AB

**Owner (s) / Builder:** SUNLIGHT CONSTRUCTION

TENTATIVE PLAN

Zone: RS      Scale 1:200      Job # SA24-1802  
Rev 2



#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
(587) 315-6887 | landsurvey@sattengg.com | www.sattengg.com



Subdivision Authority

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

January 30, 2025

File No. LDA24-0513

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 26, Block 1, Plan 5070 HW, located north of 96 Avenue NW and east of 85 Street NW; **HOLYROOD**

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**The Subdivision by Plan is APPROVED on January 30, 2025, subject to the following conditions:**

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

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

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

Please be advised that 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](mailto:subdivisions@edmonton.ca).

Regards,

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

Blair McDowell  
Subdivision Authority

BM/jm/Posse #550444619-001

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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley 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 85 Street NW. Upon redevelopment of proposed Lot 26A, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).
- There is a portion of the existing retaining wall that encroaches onto the 85 Street NW road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.

#### Building / Site

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

#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.36 m north of the south property line of Lot 26 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).
- 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](http://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 SUBDIVISION OF

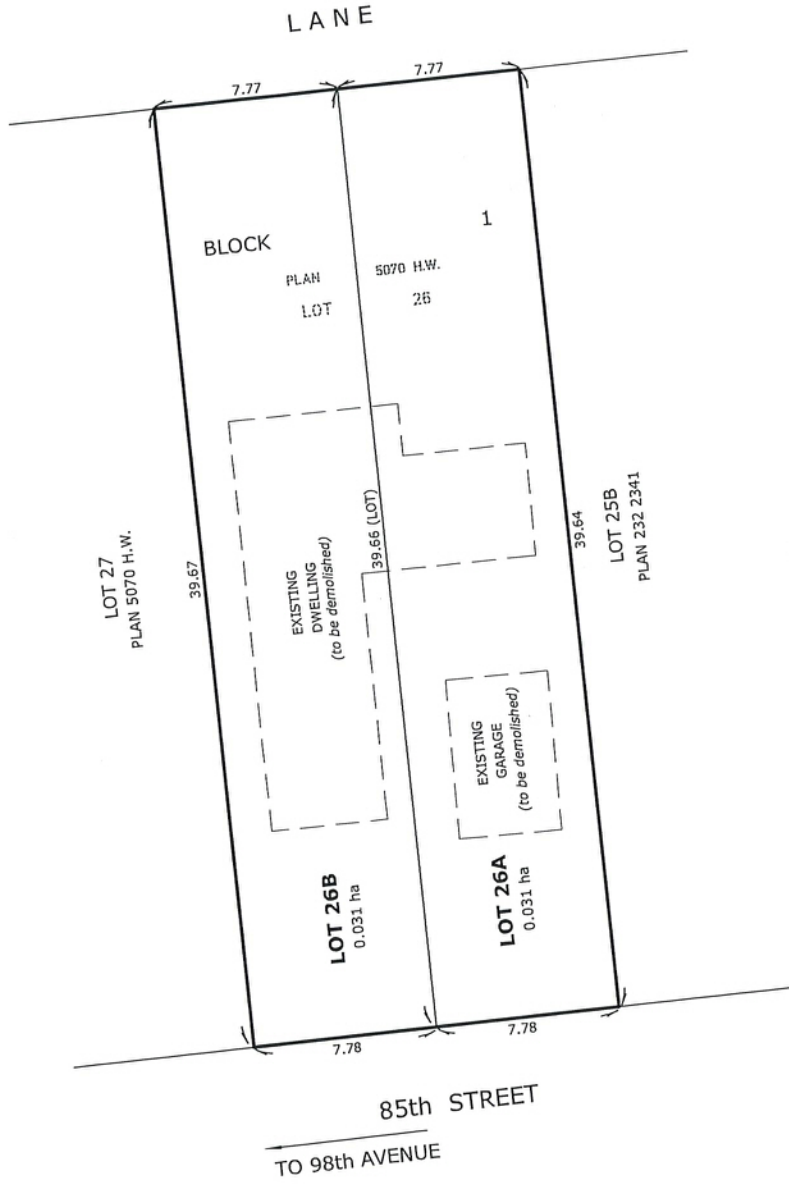
**LOT 26, BLK.1, PLAN 5070 H.W.**

IN THE

**W.1/2 SEC.34, TWP.52, RGE.24, W. 4M.**

**EDMONTON, ALBERTA**

SCALE 1:200 2024 R.W. SIMPSON, A.L.S.



### NOTES:

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

**HAGEN SURVEYS**  
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SURVEYOR'S STAMP		
	CALCULATED BY: E.S.D. DATE: DECEMBER 04, 2024	DRAWN BY: E.S.D. REVISED: -- DRAWING: 241.402T FILE NO.: 241402