

Thursday, March 13, 2025

10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 10

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the March 13, 2025 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 06, 2025 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0444 508401632-001	Tentative plan of subdivision to create 98 residential lots, from Lot 201, Block A, Plan 222 0182, located east of Winterburn Road NW and north of Maskêkosihk Trail NW; THE UPLANDS
2.	LDA24-0516 517825106-013	Tentative plan of subdivision to create 121 residential lots from the SW 19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW; GRANVILLE
3.	LDA24-0520 542356071-001	Tentative plan of subdivision to create 103 residential lots from Lot 3, Block 1, Plan 0224568, located south of 92 Avenue NW and east of 231 Street NW; ROSENTHAL
4.	LDA24-0490 546438581-001	Tentative plan of subdivision to create 127 bare land condominium units and 10 bare land parking stalls from Lot 70, Block 24, Plan 222 2309, located south of Anthony Henday Drive and east of 46 Street; CY BECKER
5.	LDA25-0068 564795540-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 2, Block 4, Plan 142 1874, located north of Eby Road SW and east of 101 Street NW; ELLERSLIE INDUSTRIAL
6.	LDA25-0030 557965497-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 51, Block 13, Plan 4116 HW, located east of 120 Street NW and north of 83 Avenue NW; WINDSOR PARK
7.	LDA25-0055 562778193-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 16, Block 2, Plan 5972 KS, located north of 66 Avenue NW and west of 128 Street NW; GRANDVIEW HEIGHTS

8.	LDA25-0058 562417287-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 22 & Lot 23, Block 24, Plan 823 AI, located east of 59 Street NW and north of 119 Avenue NW; MONTROSE
9.	LDA25-0059 560378255-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 21, Block 3, Plan 2831 HW, located south of 79 Avenue NW and east of 119 Street NW; BELGRAVIA
10.	LDA25-0064 563024438-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 37, Block 8, Plan 6773 MC, located south of 39A Avenue NW and east of Aspen Drive West NW; ASPEN GARDENS
5.	OTHER BUSINESS	



March 13, 2025

File No. LDA24-0444

Qualico Communities
280, 3203 - 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 98 residential lots, from Lot 201, Block A, Plan 222 0182, located east of Winterburn Road NW and north of Maskêkosihk Trail NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on March 13, 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 approved subdivision LDA22-0491 be registered prior to or concurrent with this application to provide the logical roadway and servicing extensions;
4. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Maskêkosihk Trail NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc., against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and,
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner 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 submit 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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a temporary 12 m gravel surface alley turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the first two (2) lanes of Maskêkosihk Trail NW to an arterial roadway standard, from west of Uplands Boulevard NW to Winterburn Road NW (215 Street NW), including channelization, accesses, intersections at 212 Street NW and 215 Street NW, 3 m shared use path on both sides, bus stops, lighting, landscaping, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct 212 Street NW to an urban collector roadway standard, to tie into the first two (2) lanes of Maskêkosihk Trail NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.8 m concrete walkway with lighting and bollards, within the walkway, with a connection to the adjacent shared use path and sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1 m berm centered on the property line and a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the Complete Streets Design and Construction Standards (Drawings no. 2000 and 5205, respectively), for all lots backing onto Maskêkosihk Trail NW and east of 212 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway;

13. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the Complete Streets Design and Construction Standards (Drawings no. 5205), for the lot flanking onto Maskêkosihk Trail NW and west of 212 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a barrier such as a noise fence or enhanced landscaping on the south side of alley road right-of-way abutting Maskêkosihk Trail NW, west of 212 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.
15. that the owner pay a one-time fee for maintenance and replacement of the barrier required in Clause II (14);
16. 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,
17. that the owner is responsible for the landscape design and construction within the road rights of way and walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 201, Block A, Plan 2220182 were previously addressed by providing money in lieu with LDA22-0491.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

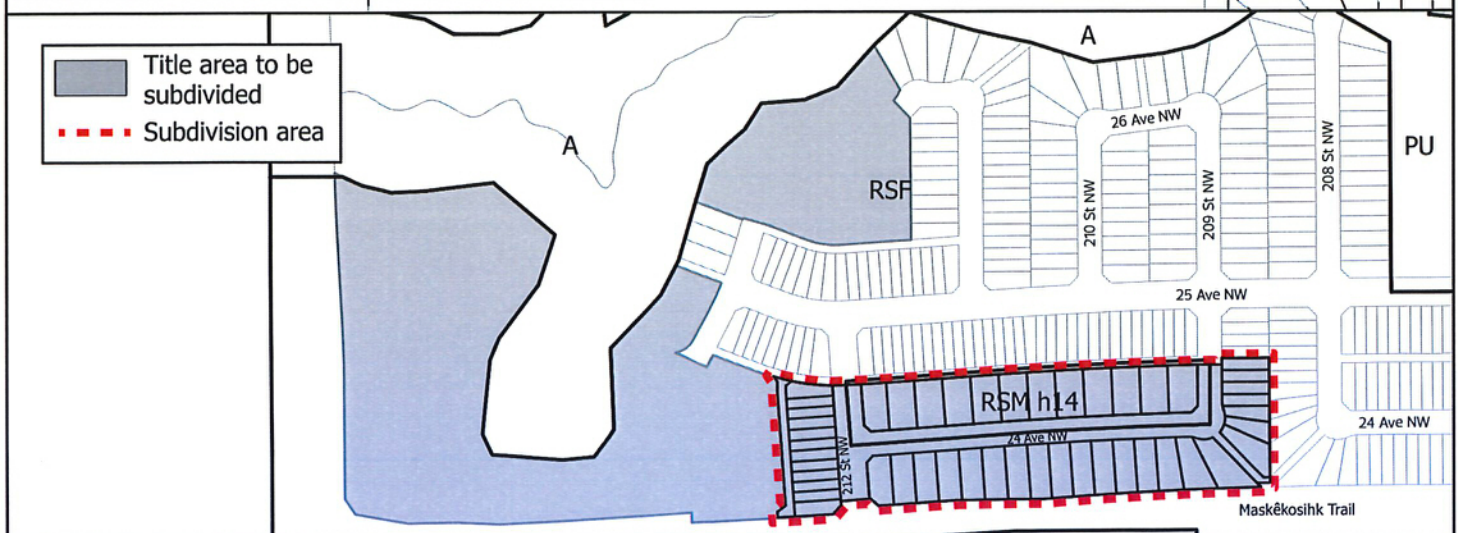
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Enclosures

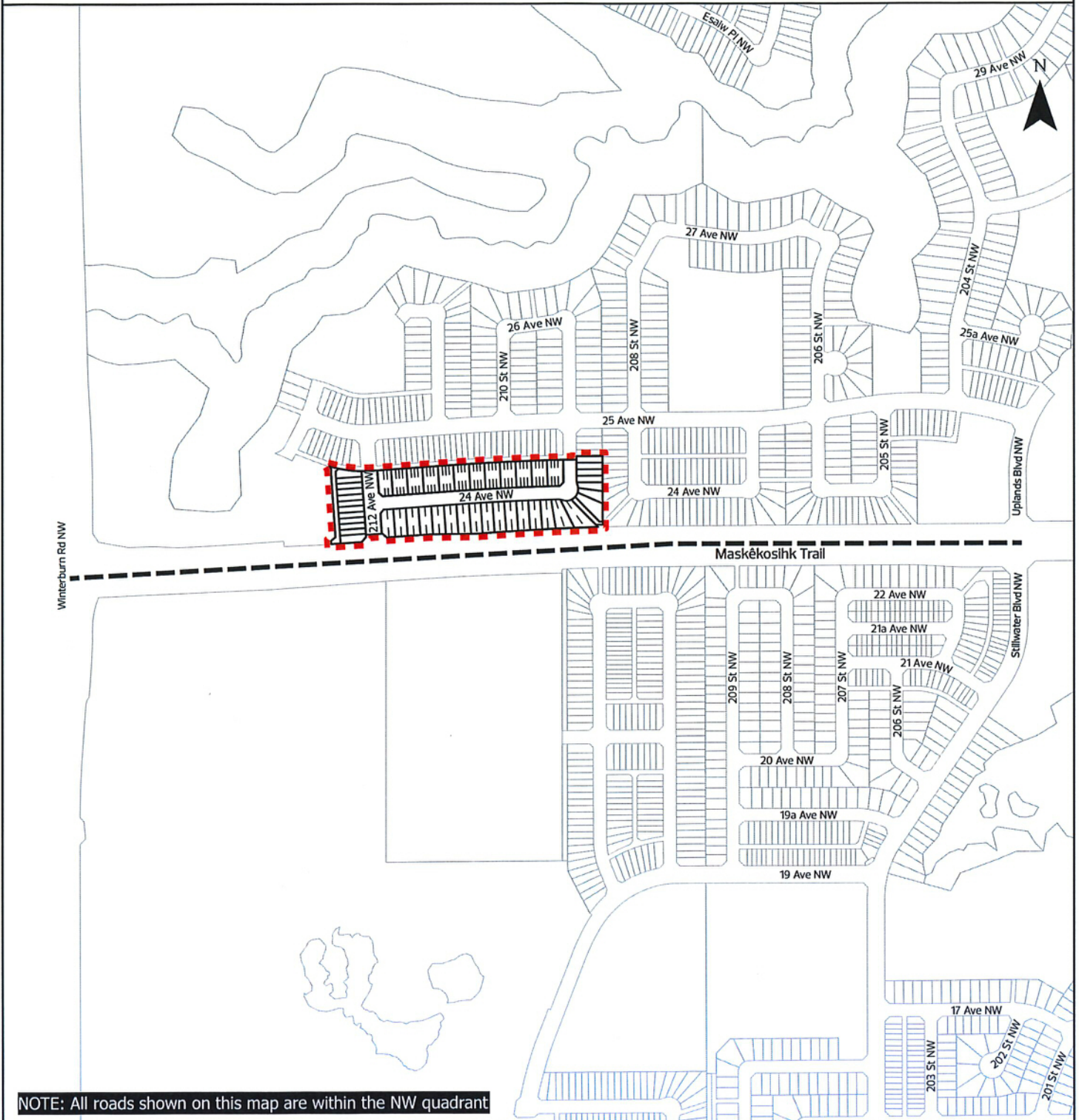
- ■ ■ ■ Limit of proposed subdivision
- - - - Construct collector roadway
- · · · · 1.8m concrete walkway
- - - 1.8m Uniform screen fence as per Zoning Bylaw
- ■ Construct barrier
- — Noise Attenuation Fence
- ◆ — Berm and Noise Attenuation Fence
- ⊕ Restrictive Covenant re: Disturbed soil
- ▲ Restrictive Covenant re: Berm and fence
- ↻ Temporary 12 m radius turnaround



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



- ■ ■ Limit of proposed subdivision line
- — — Construct first two lanes to an arterial roadway standard



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



Subdivision Authority

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

March 13, 2025

File No. LDA24-0516

Arcadis
300 - 10120 103 Ave NW
Edmonton AB T5J 3R6

ATTENTION: Connor Pope

RE: Tentative plan of subdivision to create 121 residential lots from the SW 19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW; **GRANVILLE**

I The Subdivision by Plan is APPROVED on March 13, 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 dedicate, clear and level 215 Street as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the approved subdivisions LDA24-0435 be registered prior to or concurrent with this application, to provide the logical roadway extension of Granville Drive NW; and (1-34)
5. 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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. That the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct the first two (2) lanes of 215 Street to an arterial roadway standard, from south of 62 Avenue NW to south of Hope Road NW, including a northbound right turn bay at Hope Road NW, the complete intersection of Hope Road NW and 215 Street NW, channelization, accesses, 3m shared use path from Hope Road to 62 Avenue NW, lighting, all utility relocation/modification, paint line modifications, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the alleys to a residential standard and provide a 'Swept Path Analysis' with the engineering drawings submissions to ensure functionality of the alley/alley intersection and to confirm right-of-way requirements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within road rights of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Pt. of SW ¼ 19-52-25-4 were previously addressed with LDA14-0374 by registering a Deferred Reserve Caveat (DRC) on title. The DRC will carry forward on the title.

The arterial roadway dedication (215 Street) may require the reduction of Municipal Reserve.

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

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

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

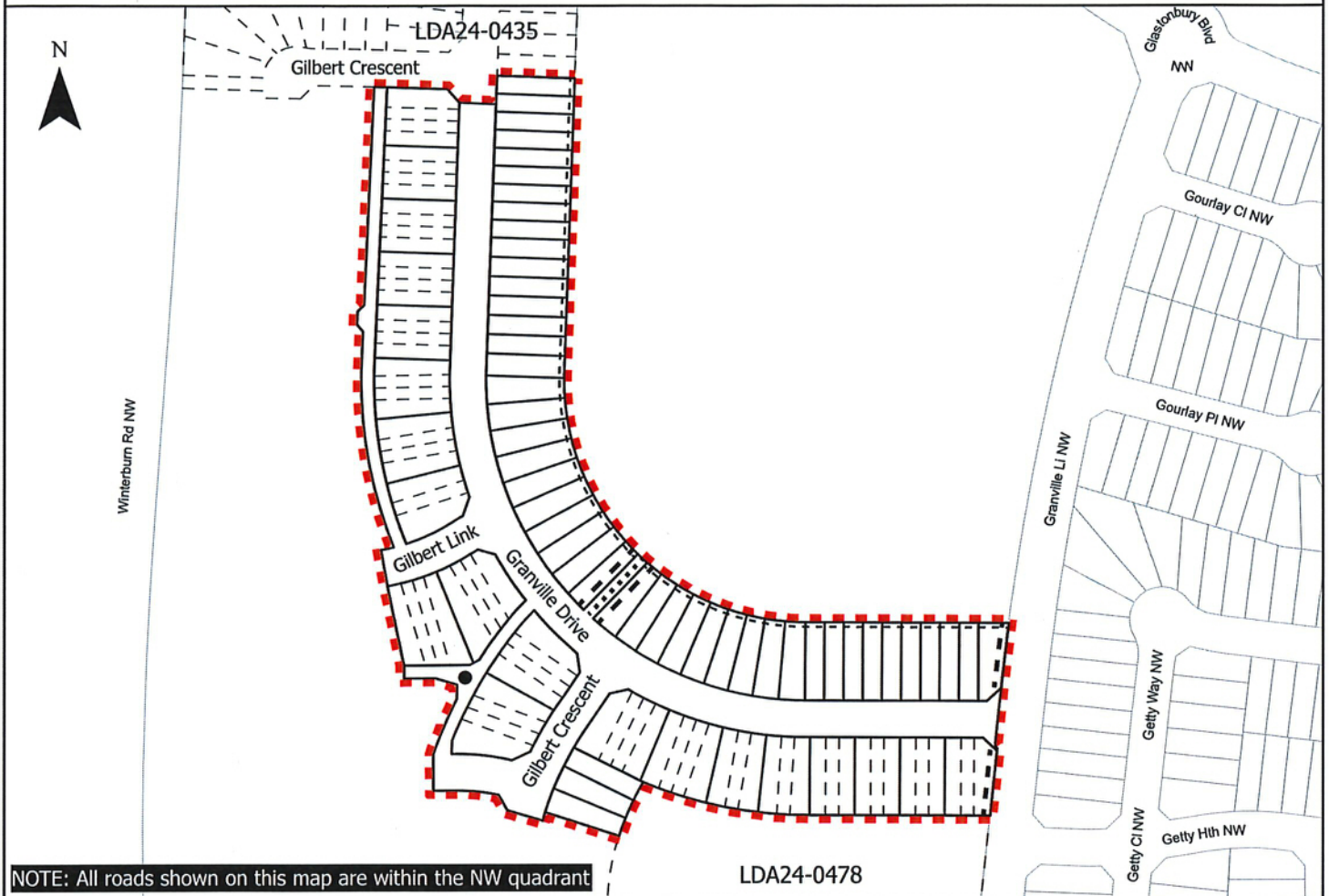
Regards,

Blair McDowell
Subdivision Authority

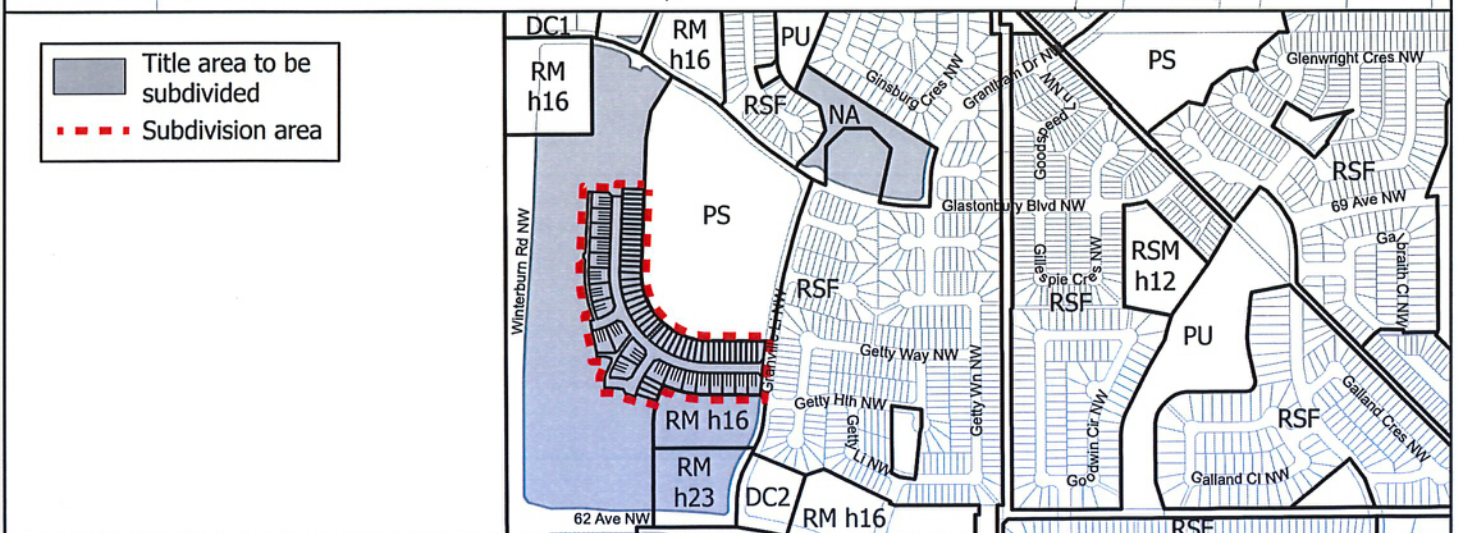
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Enclosures

- ■ ■ ■ Limit of proposed subdivision
- ⋯⋯⋯ 3 m hard surface shared use path
- ⋯⋯⋯ 1.8 m uniform fence
- — — — 1.8 m uniform screen fence as per Zoning Bylaw
- Swept path analysis required



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

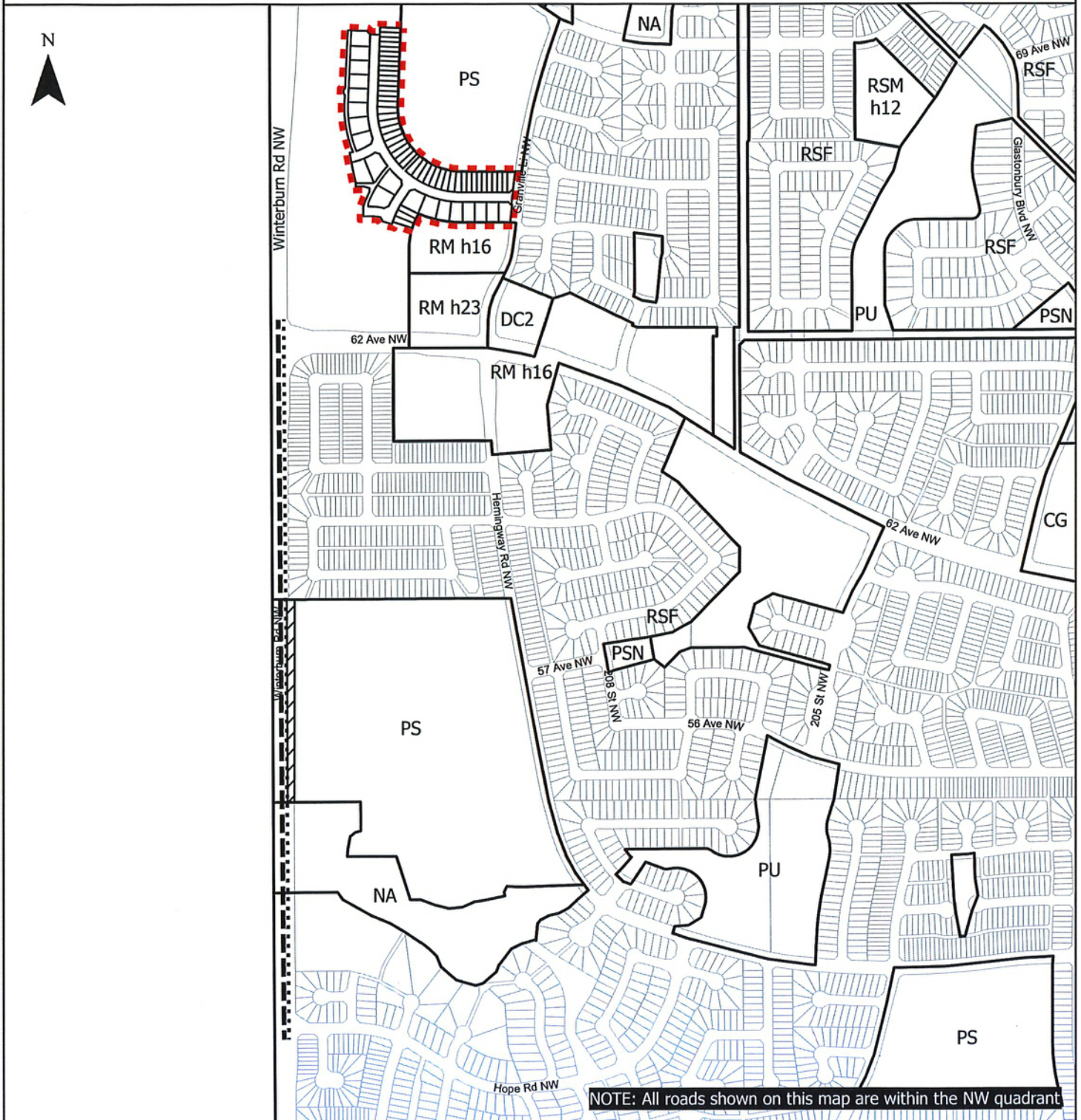


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 13, 2025

LDA24-0516

- Limit of proposed subdivision
- 3 m hard surface shared use path
- — — Construct first two lanes to an arterial roadway standard
- ▨▨▨▨ Dedicate as road right of way





March 13, 2025

File No. LDA24-0520

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

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create 103 residential lots from Lot 3, Block 1, Plan 0224568, located south of 92 Avenue NW and east of 231 Street NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on March 13, 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 dedicate, clear and level 231 Street NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the approved subdivision LDA24-0463 be registered prior to or concurrent with this application; to provide the logical internal roadway and water infrastructure extensions; and
5. 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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. That the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct the temporary 12 m radius gravel surface turnarounds with Phase 1, with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 6 m gravel surface roadway connection with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
11. that the owner construct offsite underground utilities including storm sewer main extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
12. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 3, Block 1, Plan 022 4568 were previously addressed with LDA18-0022 by registering 1.605 ha Deferred Reserve Caveat (DRC) on title. The DRC will be adjusted for the arterial roadway dedication and will carry forward on 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.

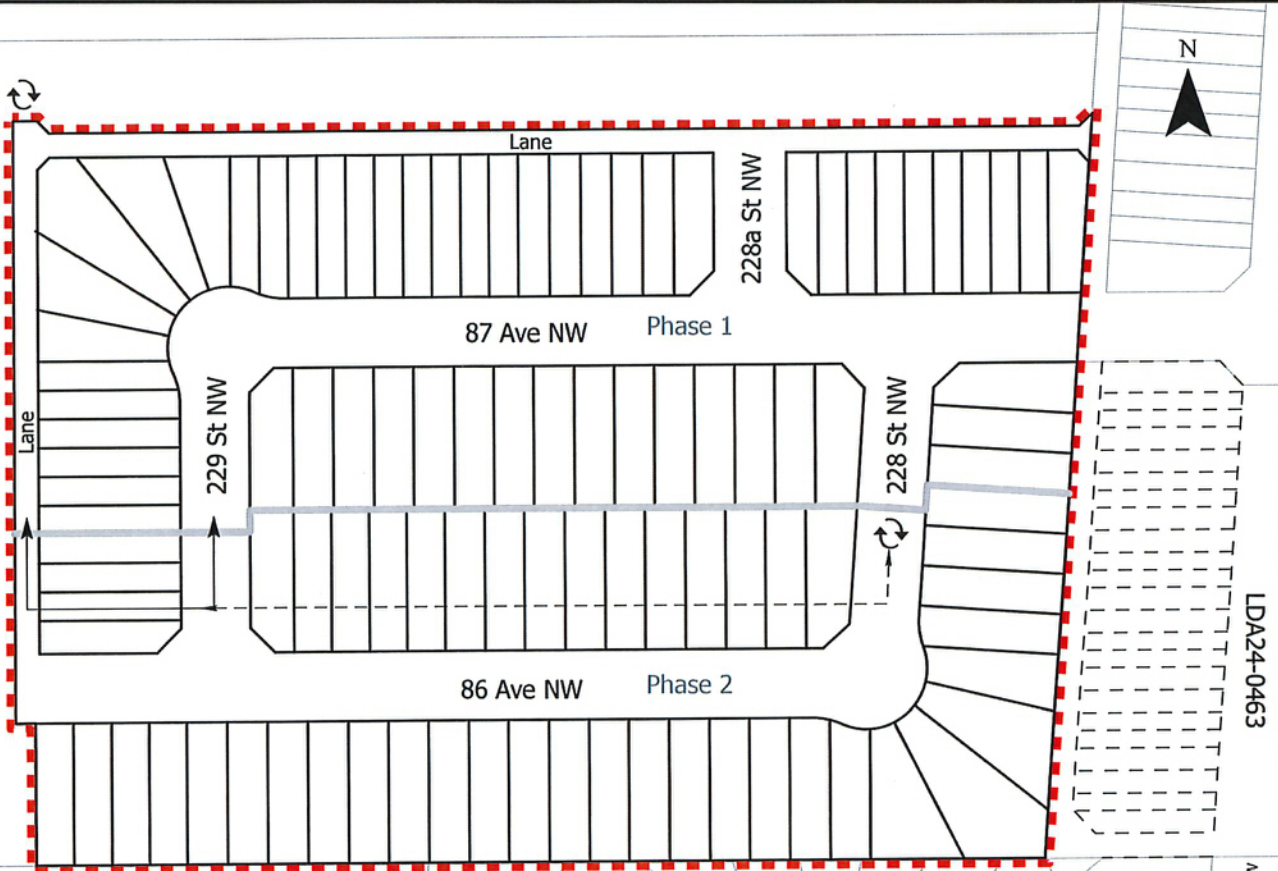
Regards,

Blair McDowell
Subdivision Authority

BM/nz/Posse #542356071-001

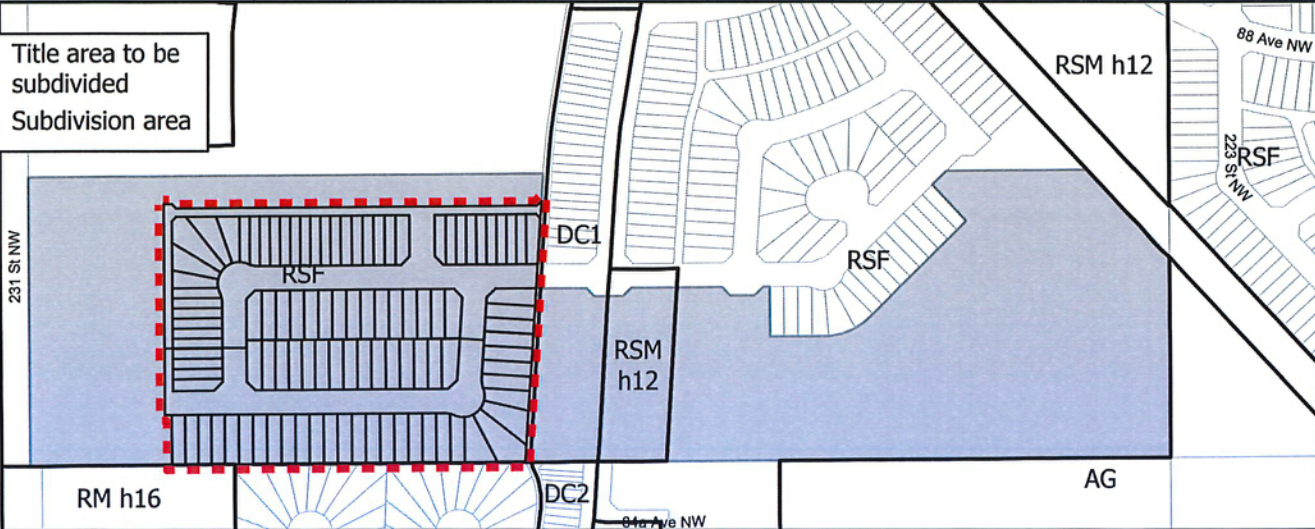
Enclosures

- Limit of proposed subdivision
- Phasing line
- Temporary 6 m roadway
- Temporary 4 m emergency access
- Temporary 12 m radius turnaround

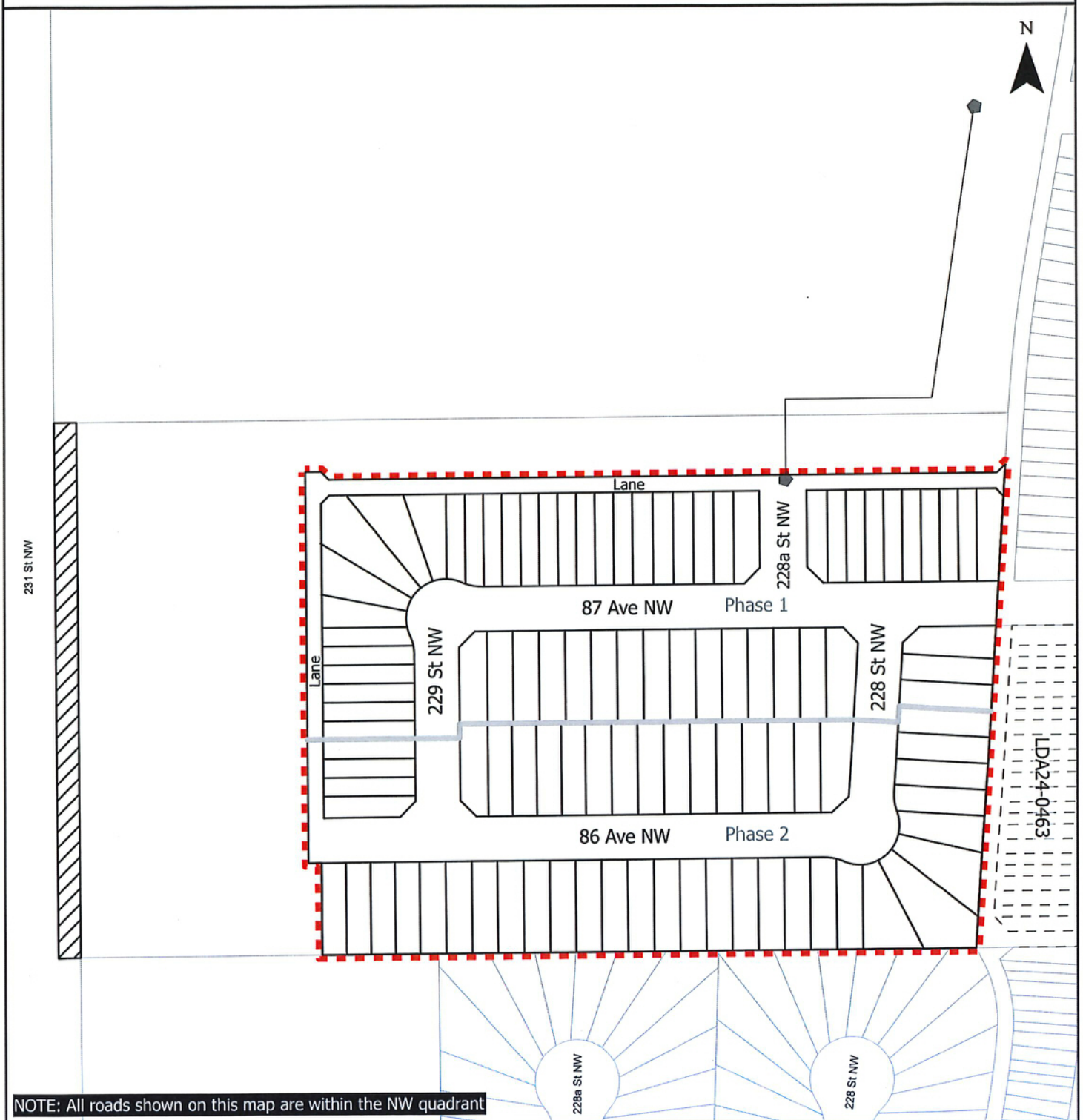


NOTE: All roads shown on this map are within the NW quadrant

- Title area to be subdivided
- Subdivision area



- Limit of proposed subdivision
- Phasing line
- Storm sewer extension
- ▨ Dedicate as road right of way



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



Subdivision Authority

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

March 13, 2025

File No. LDA24-0490

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create 127 bare land condominium units and 10 bare land parking stalls from Lot 70, Block 24, Plan 222 2309, located south of Anthony Henday Drive and east of 46 Street; **CY BECKER**

The Subdivision by Bare Land Condominium is APPROVED on March 13, 2025, 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 an attachment of the major advisements throughout the subdivision process.

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 #546438581-001

Enclosure

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 (i.e. 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 (\$92 710.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land 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.

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.

LAND TITLE OFFICE
 PLAN NO. _____
 ENTERED AND REGISTERED
 ON _____
 INSTRUMENT NO. _____

FOR ANY ENCUMBRANCE, REGISTRATION
 OR OTHER ENTRY IN THE LAND TITLE
 THAT IS TO BE MADE ON THIS PLAN PLEASE SEE
 THE CONDOMINIUM ADDITIONAL SHEET (S)
 WHICH IS ASSOCIATED WITH THIS PLAN PURSUANT TO
 THE CONDOMINIUM PROPERTY REGULATION.

SUBJECT:
 NAME: JASON C. WROKMAN, A.L.S.
 DATES OF SURVEY: MARCH 18, 2023
 TO: 1, 2024

IN ACCORDANCE WITH THE
 PROVISIONS OF THE SURVEY ACT

REGISTERED OWNER:
 CE DEVELOPMENTS LTD.

REGISTERED REGISTRAR:
 N.A.L.R.D.

SHEET NUMBER	UNIT FACTORY	UNIT NO.	AREA (SQ. FT.)
1	101	101	1100
2	102	102	1100
3	103	103	1100
4	104	104	1100
5	105	105	1100
6	106	106	1100
7	107	107	1100
8	108	108	1100
9	109	109	1100
10	110	110	1100
11	111	111	1100
12	112	112	1100
13	113	113	1100
14	114	114	1100
15	115	115	1100
16	116	116	1100
17	117	117	1100
18	118	118	1100
19	119	119	1100
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21	121	121	1100
22	122	122	1100
23	123	123	1100
24	124	124	1100
25	125	125	1100
26	126	126	1100
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90	190	190	1100
91	191	191	1100
92	192	192	1100
93	193	193	1100
94	194	194	1100
95	195	195	1100
96	196	196	1100
97	197	197	1100
98	198	198	1100
99	199	199	1100
100	200	200	1100

REGISTERED ON _____ AS NUMBERS _____ AND ARE POSITIONED IN ACCORDANCE WITH THE COORDINATES SHOWN ATTACHED TO THE PLAN INSTRUMENT EXCEPT FOR THE FOLLOWING:

REGISTRAR: _____

NOTES:
 1. STATUTORY INSTRUMENTS SHOWING THROUGH THIS PLAN.
 2. ALL STATUTORY MONUMENTS PLACED IN THE GROUND BETWEEN THE DATES OF _____ AND _____ AND ARE POSITIONED IN ACCORDANCE WITH THE COORDINATES SHOWN ATTACHED TO THE PLAN INSTRUMENT EXCEPT FOR THE FOLLOWING:
 3. THE PLAN INSTRUMENT EXCEPT FOR THE FOLLOWING:
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CY BECKER
 PLAN SHOWING SURVEY OF
 BARE LAND CONDOMINIUM
 OF
 LOT 70, BLOCK 24, PLAN Z22 2309
 WITHIN THE
 W. 1/2 SEC. 1 - TWP. 54 - RGE. 24 - W. 4TH MER.
 EDMONTON - ALBERTA
 JASON C. WROKMAN, A.L.S., 2023

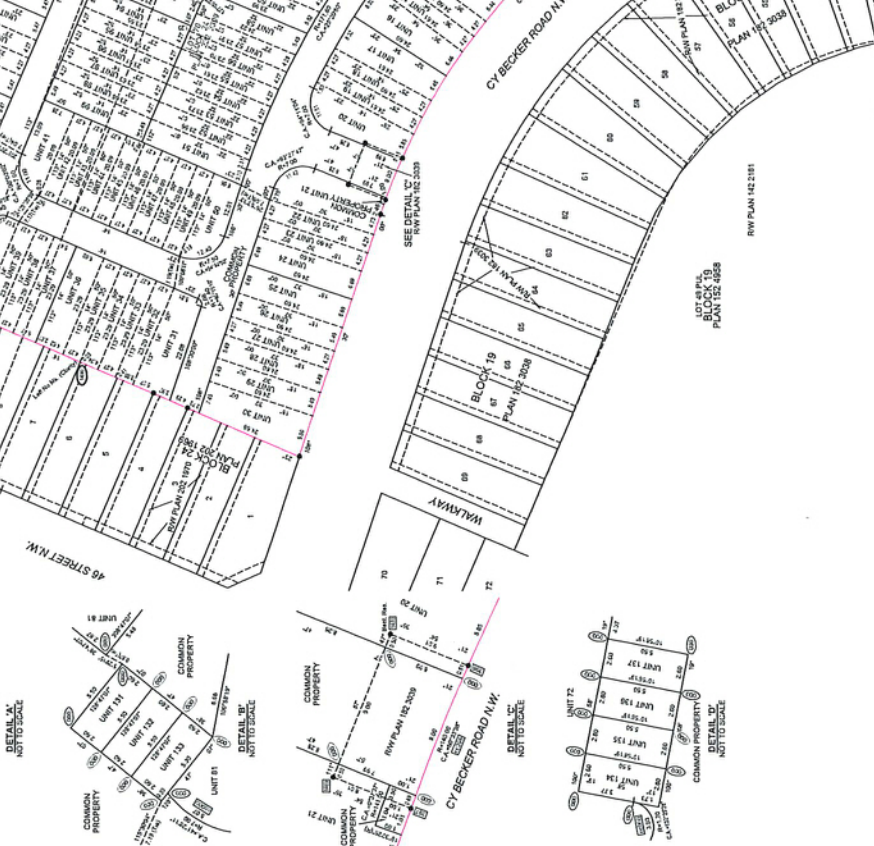
SCALE: 1:500

THE DEVELOPER'S ADDRESS:
 CE DEVELOPMENTS LTD.
 EDMONTON, AB T6N 0Z2

THE REGISTRAR'S ADDRESS:
 EDMONTON, AB T6N 0Z2

THE CORPORATION'S ADDRESS:
 EDMONTON, AB T6N 0Z2

Pals Geomatics
 Head Office: 1137 Ave. Condo #1207
 Edmonton, AB T6N 0Z2
 Email: info@palsgeomatics.com
 Phone: 780-453-4666
 100% Satisfaction Guarantee - Money Back Guarantee



FOR ANY ENCUMBRANCE, REGISTRATION OR OTHER ENTRY IN THE LAND TITLE THAT IS TO BE MADE ON THIS PLAN PLEASE SEE THE CONDOMINIUM ADDITIONAL SHEET (S) WHICH IS ASSOCIATED WITH THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION.

REGISTERED ON _____ AS NUMBERS _____ AND ARE POSITIONED IN ACCORDANCE WITH THE COORDINATES SHOWN ATTACHED TO THE PLAN INSTRUMENT EXCEPT FOR THE FOLLOWING:

REGISTRAR: _____

NOTES:
 1. STATUTORY INSTRUMENTS SHOWING THROUGH THIS PLAN.
 2. ALL STATUTORY MONUMENTS PLACED IN THE GROUND BETWEEN THE DATES OF _____ AND _____ AND ARE POSITIONED IN ACCORDANCE WITH THE COORDINATES SHOWN ATTACHED TO THE PLAN INSTRUMENT EXCEPT FOR THE FOLLOWING:
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Subdivision Authority

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

March 13, 2025

File No. LDA25-0068

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 2, Block 4, Plan 142 1874, located north of Eby Road SW and east of 101 Street NW; **ELLERSLIE INDUSTRIAL**

The Subdivision by Bare Land Condominium is APPROVED on March 13, 2025, subject to the following conditions:

1. that the owner register an easement for cross lot 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. 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 #564795540-001

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 (\$3120 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land 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.
- The spatial separation (resistance to fire spread between buildings or properties) for the southeast building will be affected by the new lot lines. When the southeast building was built the designer may have used distances greater than those now proposed, so a review of the exterior walls [construction, fire resistance ratings, claddings, unprotected openings (windows and doors) etc], will be required to determine if the building is compliant. If the building is not compliant a Building Permit will be required to make the necessary upgrades to gain compliance.

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.

TENTATIVE PLAN

SHOWING BARELAND CONDOMINIUM

OF
LOT 2, BLK.4, PLAN 142 1874

IN THE
S.W.1/4 SEC.16-51-24-4

EDMONTON ALBERTA

SCALE 1:750 2025 N.R. RONSKO, A.L.S.



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

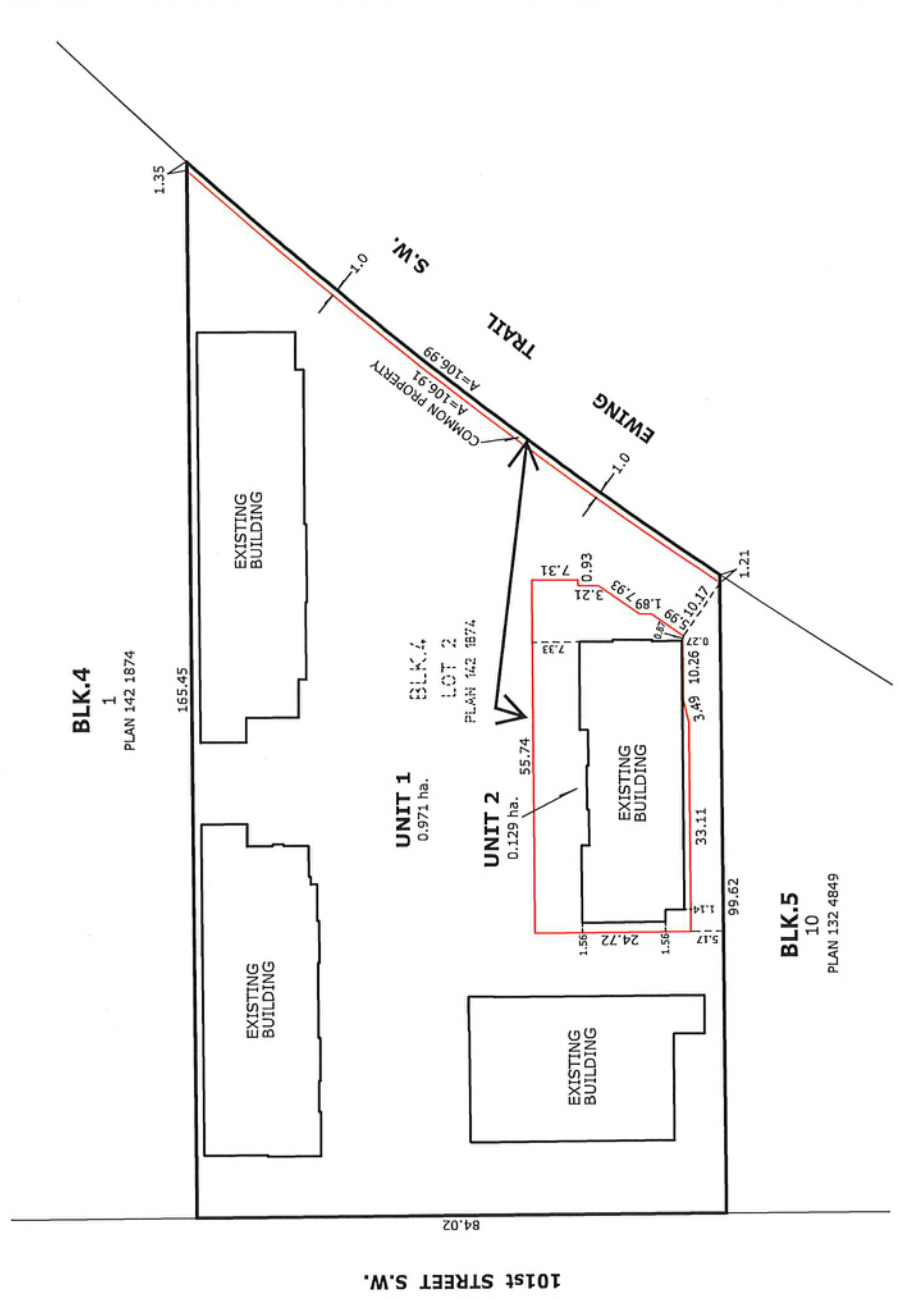
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2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca

SURVEYOR'S STAMP	
SHEET 1 OF 1 SHEET	
CALCULATED BY: DA	DRAWN BY: DA
DATE: Dec. 20, 2024	REVISED: Jan. 13, 2025
DRAWING 2250908T	FILE NO. 2250909

LEGEND



Cross Lot Access Easement





Subdivision Authority

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

March 13, 2025

File No. LDA25-0030

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 51, Block 13, Plan 4116 HW, located east of 120 Street NW and north of 83 Avenue NW; **WINDSOR PARK**

The Subdivision by Plan is APPROVED on March 13, 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; 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/mm/Posse #557965497-001

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. 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 120 Street NW. Upon redevelopment of proposed Lot 51A, 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.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.96 m south of the north property line of existing Lot 51 off of the lane. The existing storm service enters the proposed subdivision approximately 12.84 m north of the south property line of existing Lot 51 off 120 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- There is a deficiency in on-street hydrant spacing and fire flows 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 (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

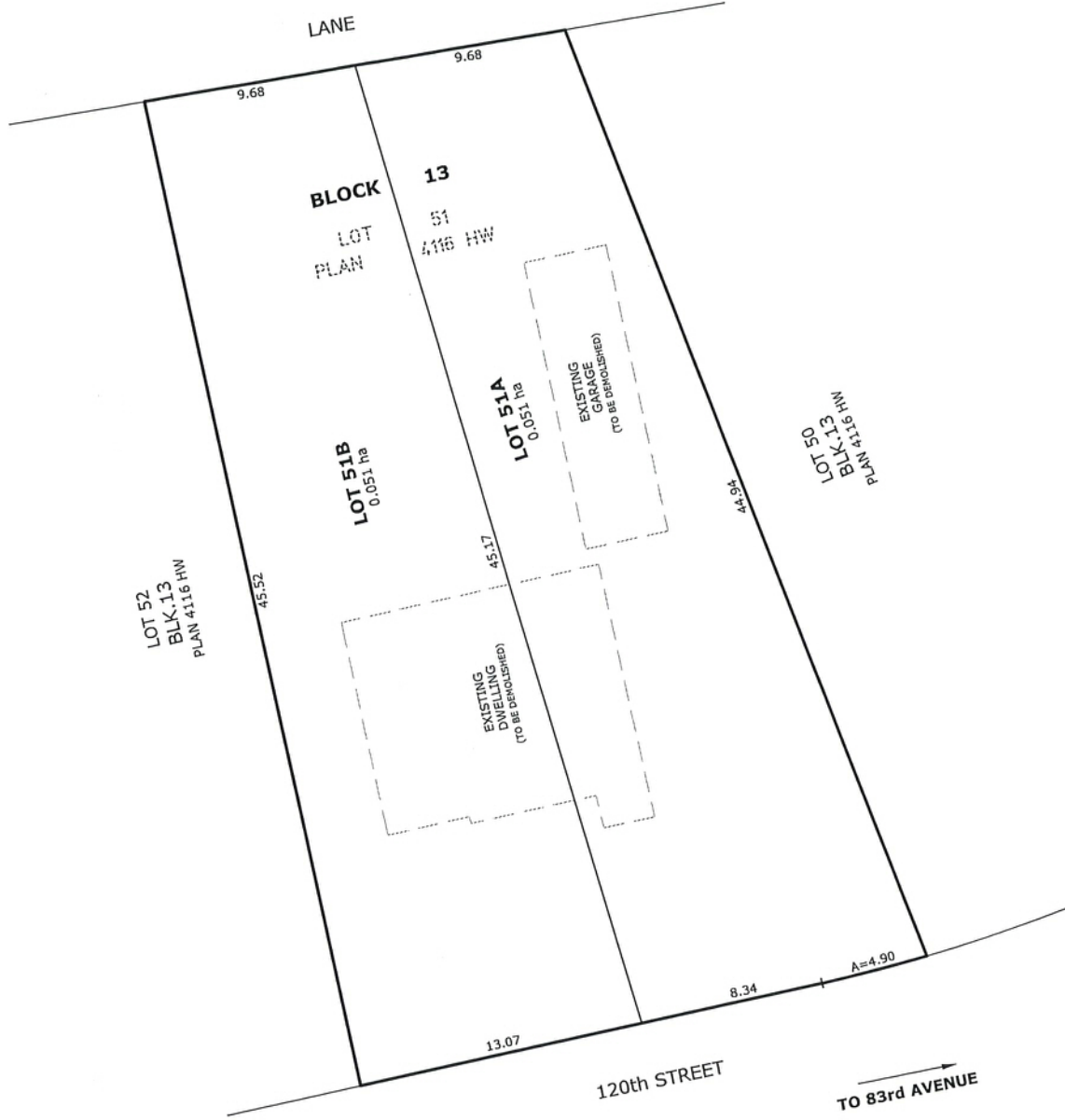
LOT 51, BLK.13, PLAN 4116 HW

IN THE

THEO. TWP.52, RGE.24, W. 4M.

EDMONTON, ALBERTA

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



NOTES:

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SURVEYOR'S STAMP



CALCULATED BY:	ETH	DRAWN BY:	ETH
DATE:	JAN. 14, 2025	REVISED:	--
DRAWING	250017T	FILE NO.	250017



Subdivision Authority

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

March 13, 2025

File No. LDA25-0055

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 16, Block 2, Plan 5972 KS, located north of 66 Avenue NW and west of 128 Street NW; **GRANDVIEW HEIGHTS**

The Subdivision by Plan is APPROVED on March 13, 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; 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/ep/Posse #562778193-001

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

- 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 9.7 m east of the west property line of existing Lot 16 off of the lane. The existing storm service enters the proposed subdivision approximately 11.36 m east of the west property line of existing lot 16 off 66 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).

TENTATIVE PLAN

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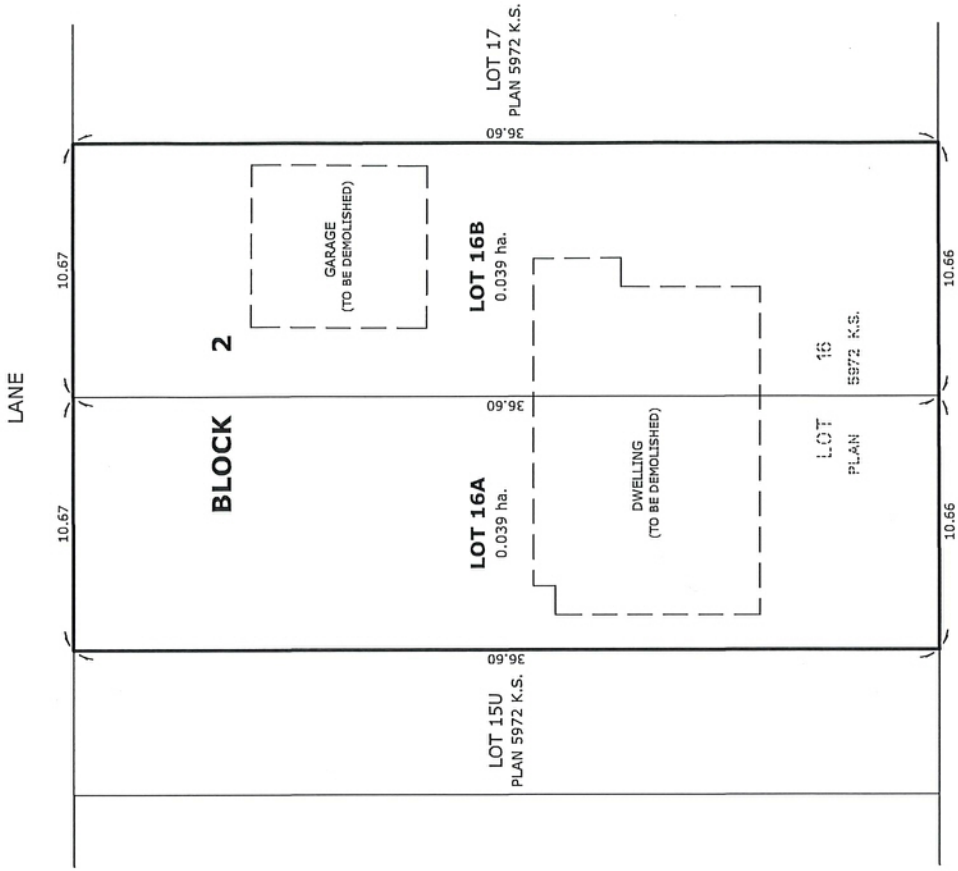
LOT 16, BLK.2, PLAN 5972 K.S.

IN THE

S.E.1/4 SEC.24, TWP.52, RGE.25, W.4 M.

EDMONTON, ALBERTA

SCALE 1:200 2025 R.W. SIMPSON, A.L.S.



66th AVENUE
TO 128th STREET

NOTES:

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



HAGEN SURVEYS

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca
Your comprehensive surveying partner.

SURVEYOR'S STAMP	
	
CALCULATED BY: J.V.	DRAWN BY: J.V.
DATE: JAN. 27, 2025	REVISED: --
DRAWING: 250050T	FILE NO.: 250050



Subdivision Authority

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

March 13, 2025

File No. LDA25-0058

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 22 & Lot 23, Block 24, Plan 823 A1, located east of 59 Street NW and north of 119 Avenue NW;
MONTROSE

The Subdivision by Plan is APPROVED on March 13, 2025, 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 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/mm/Posse #562417287-001

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. 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 existing services (water and sanitary) enter the proposed subdivision approximately 5.8 m south of the north property line of existing Lot 22 off of the lane and approximately 8.8 m south of the north property line of existing Lot 22 off of 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 22, BLK.24, PLAN 823 A.I.

AND

N.1/2 OF LOT 23, BLK.24, PLAN 823 A.I.

IN THE

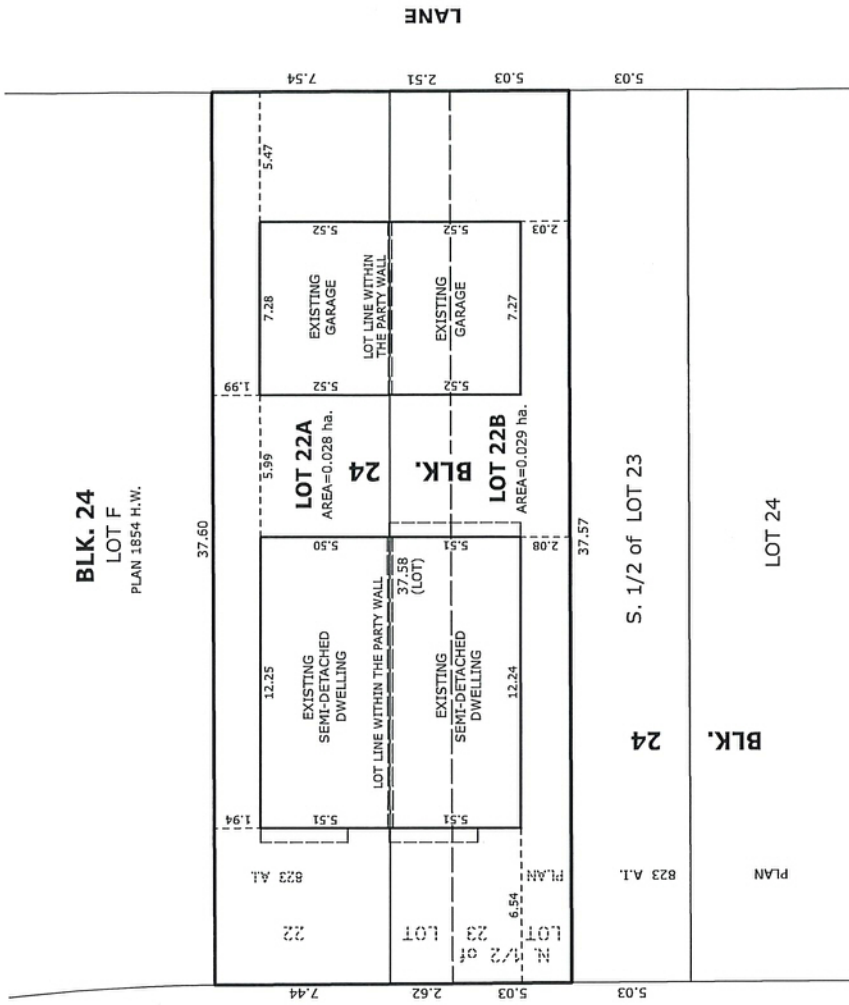
S.W.1/4 SEC.14, TWP.53, RGE.24, W.4 M.

EDMONTON ALBERTA

SCALE 1:200 0 2025 R.W. SIMPSON, A.L.S.



TO 119th AVENUE
59th STREET



NOTES:

- DISTANCES ARE IN METRES AND DECIMALS THEREOF.

- AREA DEALT WITH BOUNDED THUS.

- DATE OF SURVEY: JANUARY 17, 2025

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:	JAN. 23, 2025	REVISED:	-
DRAWING	250039T	FILE NO.	250039



Subdivision Authority

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

March 13, 2025

File No. LDA25-0059

Satt Engineering Ltd.
206 - 3132 Parsons Rd NW
Edmonton AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 21, Block 3, Plan 2831 HW, located south of 79 Avenue NW and east of 119 Street NW; **BELGRAVIA**

The Subdivision by Plan is APPROVED on March 13, 2025, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; 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.

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/mm/Posse #560378255-001

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

- 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

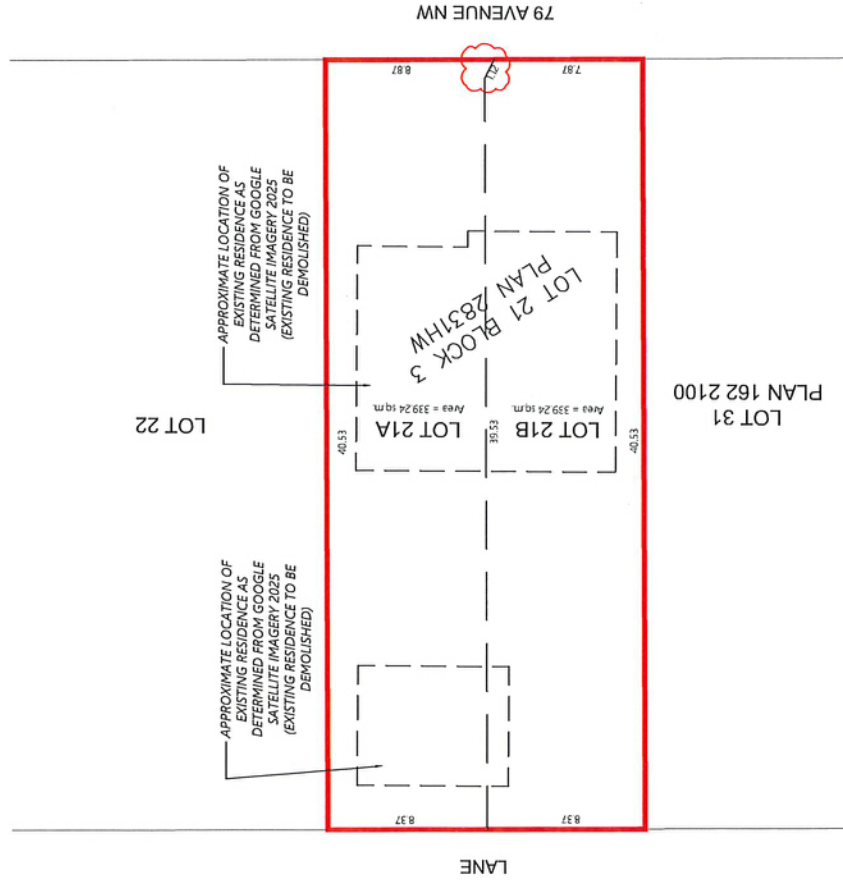
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 5.17 m east of the west property line of existing Lot 21 off of the lane. The existing storm service enters the proposed subdivision approximately 8.37 m east of the west property line of existing Lot 21 off 79 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.
- 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 21 BLOCK 3 PLAN 2831HW

WITHIN

(S.W. 1/4 SEC. 30 - TWP. 52 - RGE. 24 - W. 4th MER.)

BALGRAVIA
 EDMONTON, ALBERTA
 SCALE: 1:300



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.0679 ha

LOT 31
 PLAN 162 2100



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

Job #: SA25-1896

Drawn by: RD

Checked by: AA



Subdivision Authority

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

March 13, 2025

File No. LDA25-0064

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

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 37, Block 8, Plan 6773 MC, located south of 39A Avenue NW and east of Aspen Drive West NW; **ASPEN GARDENS**

The Subdivision by Plan is APPROVED on March 13, 2025, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling 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/ep/Posse #563024438-001

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 is an existing access to 39A Avenue NW. Upon redevelopment of proposed Lot 37B, the applicant / landowner must ensure that it complies with current City of Edmonton standards.
- There is an existing streetlight pole in the 39A Avenue NW road right-of-way. Site access must maintain a minimum clearance in accordance with City Standards, from the closest edge of the streetlight pole to the closest edge of the proposed driveway.

Building / Site

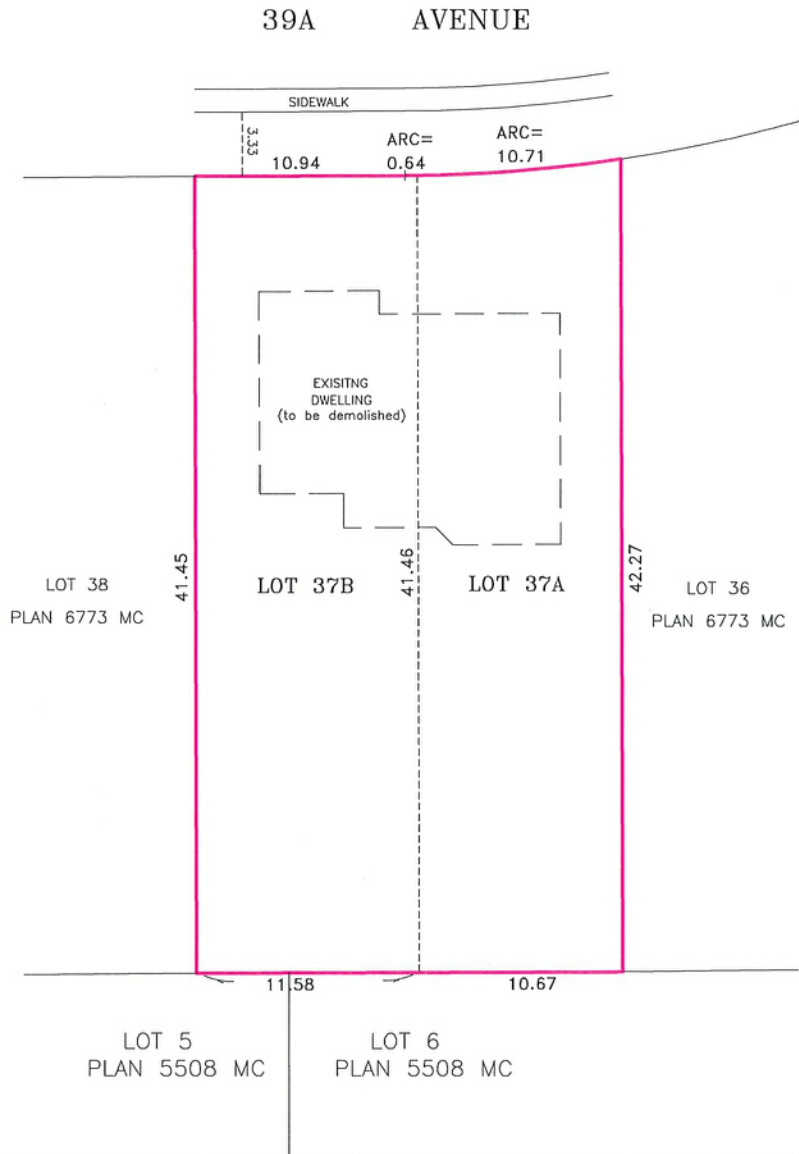
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary and storm) enter the proposed subdivision approximately 12.19 m east of the west property line of existing Lot 37 off 39A 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).

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 37, BLOCK 8, PLAN 6773 MC
SE1/4, SEC. 12, TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS — x — x — x —
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————— AND CONTAINS 0.092 ha.



GEODETTIC SURVEYS & ENGINEERING LTD.
6111 - 101 AVENUE, EDMONTON, ALBERTA. T6A 0G9
Ph. (780) 465-3389 Fax. (780) 465-5400 email: hello@geodeticsurveys.com

DRAWN BY: J.K,P.S.	SCALE 1 : 300	JOB No. 125014
DATE : JAN. 29th, 2025.		

Thursday, March 06, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the March 06, 2025 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED

2. ADOPTION OF MINUTES

MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the February 27, 2025 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA24-0356 525341978-001	Tentative plan of subdivision to create 182 residential lots, one (1) multi-unit housing lot (MHL) and one (1) Public Utility Lot, from Lot F, Block 1, Plan 242 1218, located south of Maskêkosihk Trail NW and east of Richard Rice Boulevard NW; RIVER'S EDGE
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MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA24-0423 498810283-001	Tentative plan of subdivision to create 188 residential lots, one (1) multi-unit housing lot (MHL), two (2) Municipal Reserve lots, two (2) Environmental Reserve lots and one (1) Public Utility lot, from Lot 1, Block 1, Plan 172 0869, and Lot 2, Block 2 Plan 182 2406 located south of 173 Avenue NE and east of Meridian Street NW; MARQUIS
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MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA24-0441 526260777-001	Tentative plan of subdivision to create 193 residential lots, one (1) Public Utility lot, and one (1) Municipal Reserve lot, from SW 07-52-25-W4M located east of Winterburn Road NW and north of Edgemont Boulevard NW; EDGEMONT	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA24-0442 526380974-001	Tentative plan of subdivision to create 126 residential lots, from SW 07-52-25-W4M located east of Winterburn Road NW and north of Edgemont Boulevard NW; EDGEMONT	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA24-0478 517825106-011	Tentative plan of subdivision to create two (2) multi-unit housing lot (MHL), from the SW-19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW; GRANVILLE	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA25-0060 563136377-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2A, Block 14, Plan 222 1407, located north of 124 Avenue NW and west of 76 Street NW; ELMWOOD PARK	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA25-0061 563395878-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4A, Block 7, Plan 222 1262, located north of 112 Avenue NW and east of 51 Street NW; HIGHLANDS	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED

5.

ADJOURNMENT

The meeting adjourned at 10:25 a.m.