

Thursday, June 27, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 25

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 27, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 20, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA19-0165  
309666557-001

Tentative plan of subdivision to create 8 semi-detached residential lots from the NW 36-52-26-W4M, located east of 231 Street NW and south of 97 Avenue NW; **SECORD**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA19-0017  
301232305-001

Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 3, Block 16, Plan 5058 ET located south of 98 Avenue NW and east of 155 Street NW; **WEST JASPER PLACE**

MOVED

Blair McDowell

That the application for subdivision be Refused.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA19-0208 312387575-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20A, Block 2, Plan 2383 NY located north of 47 Avenue NW and east of 141 Street NW; <b>BROOKSIDE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA19-0214 313061681-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 21, Plan 1924 AM, located south of 104 Avenue NW and west of 162 Street NW; <b>BRITANNIA YOUNGSTOWN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA19-0223 313515247-001	Tentative plan of subdivision to adjust the property boundary of Lot 7, Block 13, Plan 8111 ET, located north of 124 Avenue NW and east of 76 Street NW; <b>ELMWOOD PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA19-0225 313297253-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 12, Plan 4116 HW located south of 83 Avenue NW and west of 117 Street NW; <b>WINDSOR PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA19-0226 313533760-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 12, Plan 3307 MC located south of 60 Avenue NW and west of 109A Street NW; <b>PLEASANTVIEW</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 10:05 a.m.	



Subdivision Authority

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

June 27, 2019

File No. LDA19-0017

Caliber Master Builder Ltd.  
9004 51 Avenue NW  
Edmonton, AB T6E 5X4

ATTENTION: Alex Kogan

RE: Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 3, Block 16, Plan 5058 ET located south of 98 Avenue NW and east of 155 Street NW; **WEST JASPER PLACE**

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**The Subdivision by Plan is REFUSED on June 27, 2019 for the following reasons:**

1. The proposed subdivision does not comply with the Development Regulations identified in Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800:

“The Subdivision Authority may not approve the subdivision of a Lot zoned RF1, as it existed on March 16, 2015 into more than two lots, notwithstanding the Site Width in the RF1 Zone.

The application proposes to subdivide the subject lot, which is zoned (RF1) Single Detached Residential Zone, into two (2) additional single detached residential lots for a total of three (3) lots. This is one (1) lot more than is allowed in Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800.

The proposal will also result in Site Depths and Site Areas that are uncharacteristically small when compared to adjacent properties. For example, with the exception of the lot immediately east of the subject lot, the depth of the properties on the block face are approximately 45 m. The proposed lot depth for Lots 3A, 3B, and 3C is 22.27 m which is 50.51% less than the lots on the block face.

With the exception of the lot immediately east of the subject lot and two lots southwest of the subject lot, site areas for surrounding properties are approximately 675 square meters. The proposed site area for Lots 3A, 3B and 3C is 226.26 square meters which is 66.48 % less than most of the lots on the block face and 33.84% less than the two smallest lots southwest of the subject lot. Therefore, the proposal is out of character with the existing block face and surrounding properties.

2. The proposed subdivision does not comply with the minimum development regulations identified in Section 110.4(1)(c) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF1) Single Detached Residential Zone. The minimum site depth identified in the RF1 Zone for single detached housing is 30.0 metres. The site depth of the proposed lots is 22.27 metres and is therefore deficient by 7.73 metres or 25.76%.
3. The proposed subdivision does not comply with the minimum development regulations identified in Section 110.4(1)(a) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF1) Single Detached Residential Zone. The minimum site area identified in the RF1 Zone for

single detached housing is 250.8 square metres. The site area of the proposed lots is 226.26 square metres and is therefore deficient by 24.54 square metres or 9.78%.

4. The proposed subdivision will create three (3) non-conforming lots that do not meet the site depth and site area development regulation in the Edmonton Zoning Bylaw 12800. This situation will create unnecessary hardship for existing and future landowners. Landowners wishing to further develop or redevelop their site will require a Development Permit variance.
5. Given the absence of a lane to provide access to the existing site, access to the proposed lots must be from 155 Street NW or 98 Avenue NW. This would not align with the general intent of the Residential Infill Guidelines, which "should respect the role of lanes not only as a primary vehicular access route but as a factor in maintaining the livability of neighbourhoods" (City of Edmonton Policy C551, General Principle #8). The creation of two (2) additional lots instead of one (1) additional lot exacerbates the situation by requiring two (2) additional front driveways instead of one (1) additional front driveway.

Front driveways have negative impacts on the neighbourhood, including:

- a. Compromising pedestrian walkability and safety in a mature neighbourhood by increasing the interaction between private vehicle space and public pedestrian space along the sidewalk;
- b. Breaking up the streetscape by expanding the amount of hard surface along the boulevard. Landscaped boulevards help to demarcate the pedestrian realm from vehicular traffic;
- c. Decreasing public landscaping by removing mature trees, their root systems, and/or turf on boulevards;
- d. Limiting front yard landscaping opportunities for the proposed lots; and
- e. Reducing the availability of on-street parking in a mature neighbourhood since vehicles cannot park in front of driveways.

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 Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #301232305-001  
Enclosure



9004 - 51 Avenue  
Edmonton, AB  
T6E 5X4 Canada  
Ph: (780) 450-9898  
Fax: (780) 450-9868

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SCALE:  
NTS

MODEL:  
Site Plan  
9739 155 Street, Edmonton  
Lot 3 Block 16 Plan: 5058ET

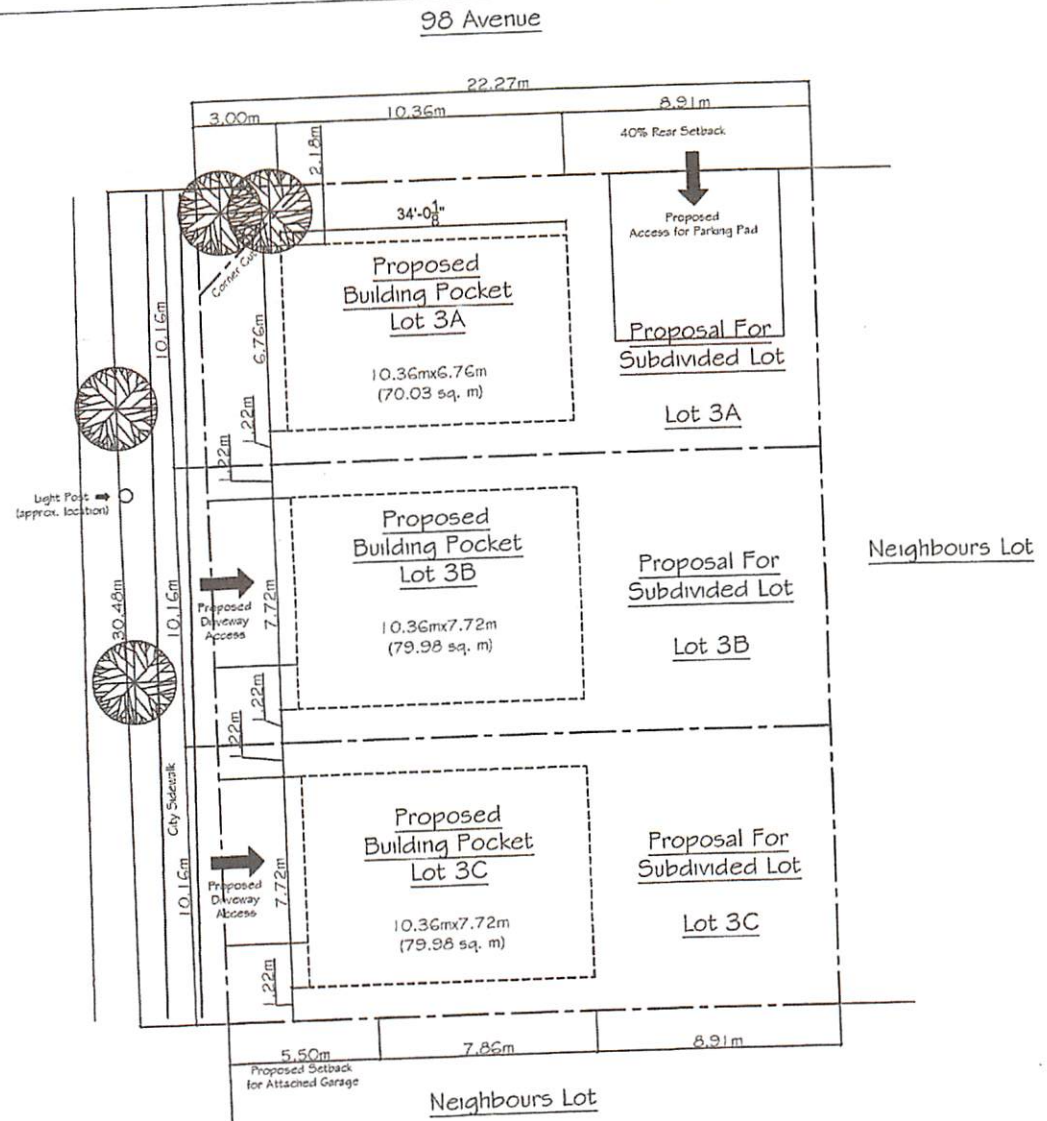
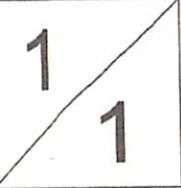
Subdivided Lots:

**Lot 3A**  
10.36m x 6.76m  
= 70.03 sq. m

**Lot 3B**  
10.36m x 7.72m  
= 79.98 sq. m

**Lot 3C**  
10.36m x 7.72m  
= 79.98 sq. m

MARCH 25, 2019  
SHEET NUMBER



Notes:  
-Dimensions are approximate



Subdivision Authority

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

June 27, 2019

File No. LDA19-0208

Hagen Surveys (1982) Ltd.  
8929 29 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20A, Block 2, Plan 2383 NY located north of 47 Avenue NW and east of 141 Street NW;  
**BROOKSIDE**

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**The Subdivision by Plan is APPROVED on June 27, 2019, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written in a cursive style.

Blair McDowell  
Subdivision Authority

BM/gq/Posse #312387575-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 141 Street NW and 47 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 47 Avenue NW. Upon redevelopment of proposed Lot 20C, the existing residential access to 47 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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 storm) enter the proposed subdivision approximately 14.9 m south of the north property line of Lot 20A off 141 Street NW. The existing sanitary service enters the proposed subdivision approximately 24.6 m south of the north property line of Lot 20A 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.

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 20A, BLOCK 2, PLAN 2383 N.Y.

IN THE  
S.W.1/4 SEC.13-52-25-4

EDMONTON ALBERTA

SCALE 1:250 2019 N.R. RONSKO, A.L.S.



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



HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: APRIL 25, 2019  
REVISED: -

FILE NO. 19S0205

DWG.NO. 19S0205T





Subdivision Authority

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

June 27, 2019

File No. LDA19-0214

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 21, Plan 1924 AM, located south of 104 Avenue NW and west of 162 Street NW;  
**BRITANNIA YOUNGSTOWN**

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**The Subdivision by Plan is APPROVED on June 27, 2019 subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot;
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Craig Walker at [craig.walker@edmonton.ca](mailto:craig.walker@edmonton.ca) or 780-442-4852.

Regards,

Blair McDowell  
Subdivision Authority

BM/cw/Posse #313061681-001  
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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

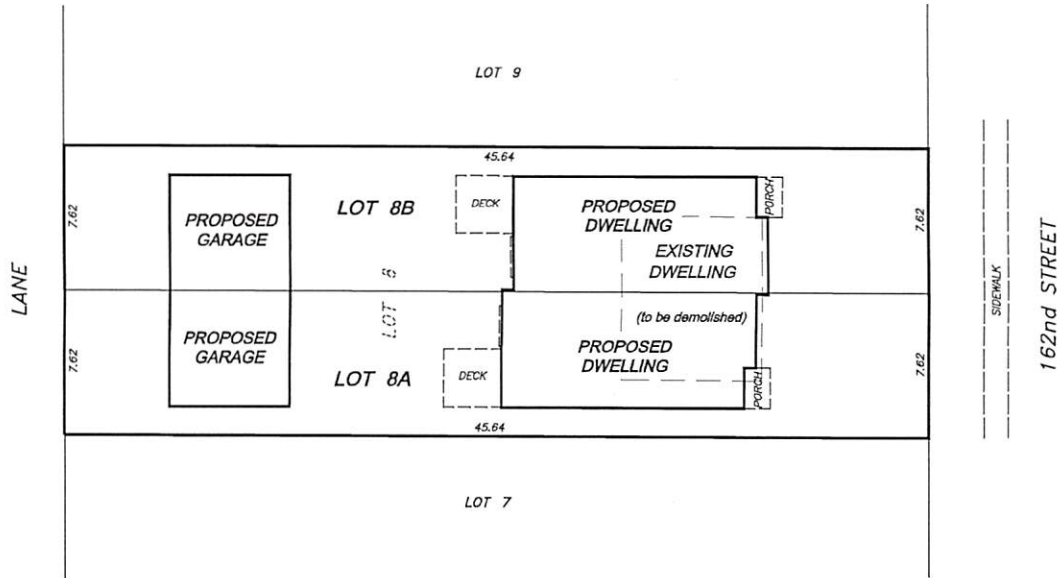
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 162 Street. Upon redevelopment of proposed Lot 8B, the existing residential access to 162 Street must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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).
- 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).



LOT: 8      BLOCK: 21      PLAN: 1924 AM

BUILDER/OWNER: TECH VIEW HOMES LTD.

ADDRESS: 10336-162 STREET      EDMONTON

SUBDIVISION: BRITANNIA YOUNGSTOWN      ZONING: RF4      SCALE: 1:250

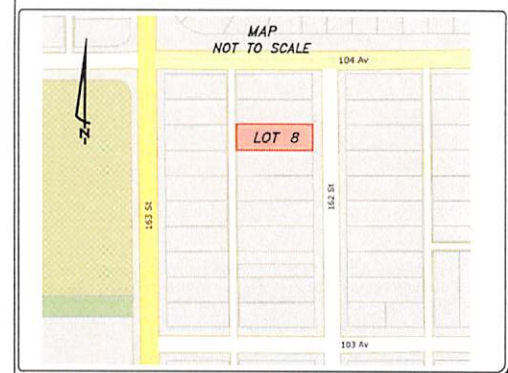
DRAWN BY: D.S.      CHECKED BY: P.S.      FILE: E17446

**NOTES:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY  
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS  
 OR OMISSIONS REPRESENTED BY THIS PLAN.

**LEGEND:**  
 LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ..... ●

CERTIFICATE OF TITLE AREA	0.07 ha
AREA IN PARCEL(S) BEING CREATED	0.07 ha
NUMBER OF PARCEL CREATED	2

REV. No.	DATE:	DESCRIPTION:



## TENTATIVE PLAN

**Alberta Geomatics Inc.**

6908 ROPER ROAD NW  
 EDMONTON ALBERTA T6B 3H9  
 email: [abgeo@telus.net](mailto:abgeo@telus.net)  
 or: [info@albertageo.com](mailto:info@albertageo.com)  
 website: [www.albertageo.com](http://www.albertageo.com)  
 PH: (780) 437-8033  
 FAX: (780) 437-8024



Subdivision Authority

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

June 27, 2019

File No. LDA19-0223

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the property boundary between the two (2) metes and bounds descriptions of Lot 7, Block 13, Plan 8111 ET, located north of 124 Avenue NW and east of 76 Street NW; **ELMWOOD PARK**

---

**The Subdivision by Plan is APPROVED on June 27, 2019, subject to the following conditions:**

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 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 Craig Walker at [craig.walker@edmonton.ca](mailto:craig.walker@edmonton.ca) or 780-442-4852.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue circular stamp.

Blair McDowell  
Subdivision Authority

BM/cw/Posse #313515247-001

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 (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 (\$673.00 - 2019 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 in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.6 m south of the northern property line of proposed Lot 7A, and enter approximately 13.1 m north of the southern property line of proposed Lot 7B. 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).
- Please note however that the existing water line to Lot 7A is a lead service. If any construction or development occurs this line can no longer be utilized to service the proposed development. Please contact EPCOR Water Services for further details.
- 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

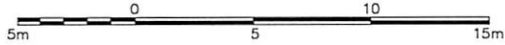
SHOWING SUBDIVISION OF

LOT 7, BLOCK 13, PLAN 8111 E.T.

IN THE  
W.1/2 SEC.15-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2018-2019 N.R. RONSKO, A.L.S.



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

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON, Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

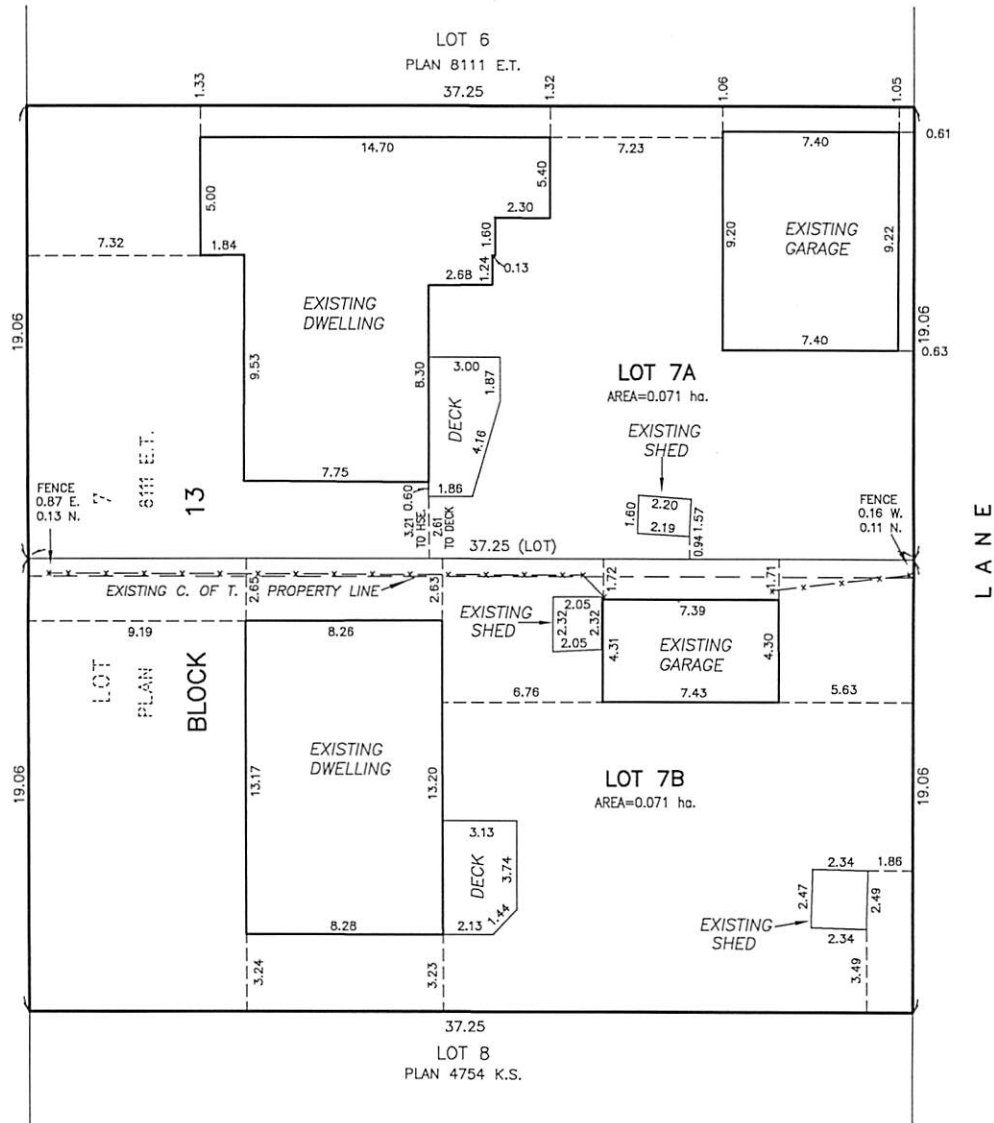
CALC'D. BY: -

DATE: DECEMBER 06, 2018  
REVISED: MAY 10, 2019

FILE NO. 18S0976

DWG.NO. 18S0976T

TO 125th AVENUE  
STREET  
76th





Subdivision Authority

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

June 27, 2019

File No. LDA19-0225

Hagen Surveys (1982) Ltd.  
8929 29 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 12, Plan 4116 HW located south of 83 Avenue NW and west of 117 Street NW;  
**WINDSOR PARK**

---

The Subdivision by Plan is **APPROVED on June 27, 2019, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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.

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If you have further questions, please contact Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue horizontal line.

Blair McDowell  
Subdivision Authority

BM/gq/Posse #313297253-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 83 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 117 Street NW. Upon redevelopment of proposed Lot 32B, the existing residential access to 117 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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 14.6 m west of the east property line of Lot 32 off the lane. The existing storm service enters the proposed subdivision approximately 11.1 m west of the east property line of Lot 32 off 83 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 SUBDIVISION OF

LOT 32, BLOCK 12, PLAN 4116 H.W.

IN THE

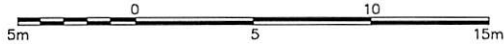
RIVER LOTS 1 & 3, EDMONTON SETTLEMENT

WITHIN THE

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

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



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

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



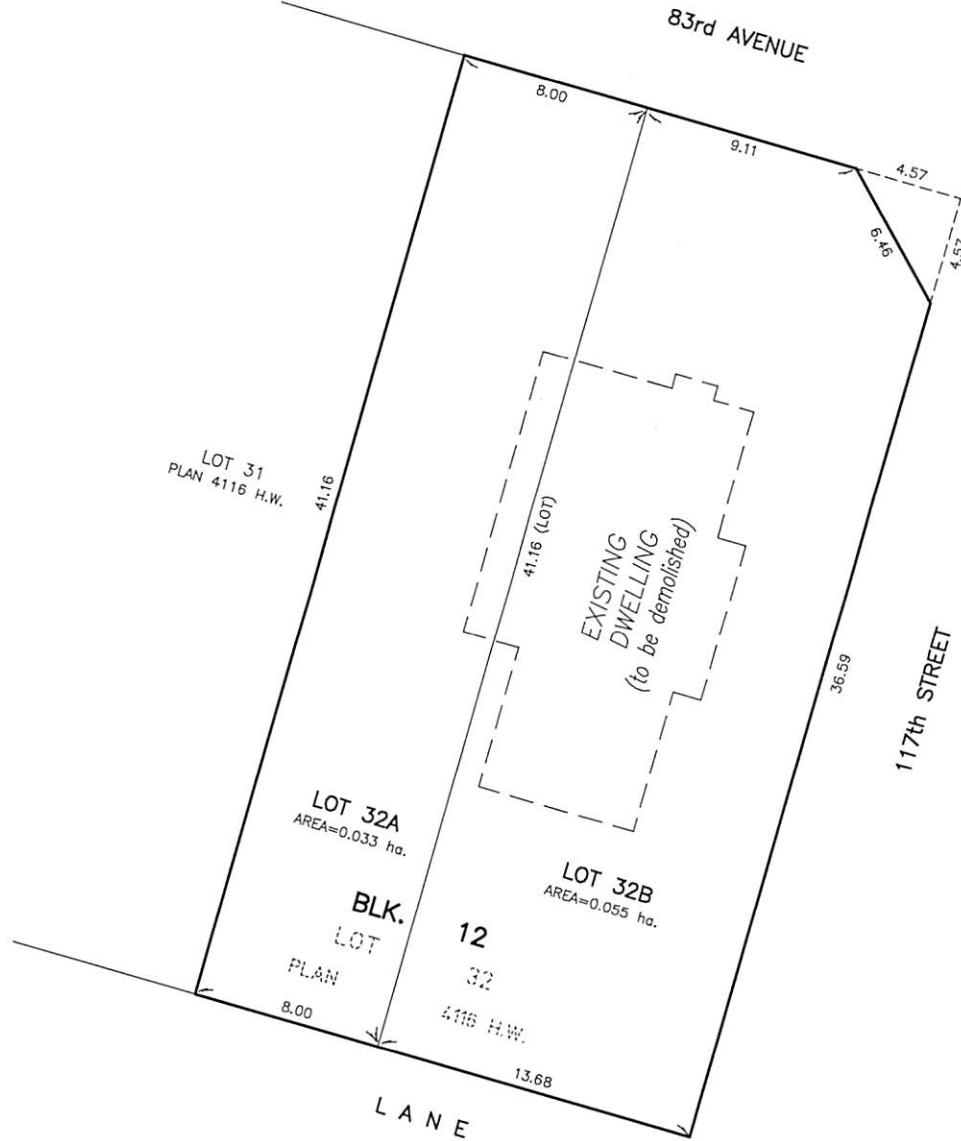
DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: APRIL 30, 2019  
 REVISED: MAY 13, 2019

FILE NO. 19S0203

DWG.NO. 19S0203T





Subdivision Authority

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

June 27, 2019

File No. LDA19-0226

Hagen Surveys (1982) Ltd.  
8929 29 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 12, Plan 3307 MC located south of 60 Avenue NW and west of 109A Street NW;  
**PLEASANTVIEW**

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The Subdivision by Plan is **APPROVED** on June 27, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the 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 Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue horizontal line.

Blair McDowell  
Subdivision Authority

BM/gq/Posse #313533760-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing boulevard tree adjacent to the site on 109A Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

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 3.39 m south of the north property line of Lot 27 off 109A Street 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

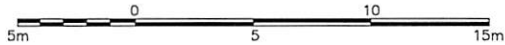
SHOWING SUBDIVISION OF

LOT 27, BLOCK 12, PLAN 3307 M.C.

IN THE  
N.W.1/4 SEC.17-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



NOTE:  
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- AREA DEALT WITH BOUNDED THUS.

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: APRIL 16, 2019  
REVISED: -

FILE NO. 19S0179

DWG.NO. 19S0179T

LOT 10  
PLAN 239 H.W.

LOT 9  
PLAN 239 H.W.

