

Thursday, September 23, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 38

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the September 23, 2021 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the September 16, 2021 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA19-0008 299241814-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) Multiple Housing Lot (MHL) from Lot 10, Block 1, Plan 142 4279, located north of 167 Avenue NW and west of 127 Street NW; <b>ALBANY</b>
2.	LDA21-0166 389391496-001	Tentative plan of subdivision to adjust the property boundary between Lots 3-4, Block 14, Plan 812 0859, located north of 23 Avenue NW and east of Parsons Road NW; <b>PARSONS INDUSTRIAL</b>
3.	LDA21-0392 405239055-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 8, Plan 6773 MC, located south of 39A Avenue NW and west of 121 Street NW; <b>ASPEN GARDENS</b>
4.	LDA21-0405 406388983-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 9, Plan 1131 HW, located south of 106 Avenue NW and east of 148 Street NW; <b>GROVENOR</b>
5.	LDA21-0412 406606486-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 61, Plan 2061 HW, located north of 80 Avenue NW and west of 75 Street NW; <b>KING EDWARD PARK</b>
6.	LDA21-0413 406397570-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 20, Plan 5570 KS, located south of 137 Avenue NW and west of 131 Street NW; <b>WELLINGTON</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

September 23, 2021

File No. LDA19-0008

Select Engineering Consultants Ltd.  
100 - 17413 107 Avenue NW  
Edmonton, AB T5S 1E5

ATTENTION: Eric Sehn

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) Multiple Housing Lot (MHL) from Lot 10, Block 1, Plan 142 4279, located north of 167 Avenue NW and west of 127 Street NW; **ALBANY**

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LDA19-0008 was originally approved on May 23, 2019. This is the first change request to this application, and proposes to relocate the south lot line approximately 30 metres to the north.

**I The Subdivision by Plan is APPROVED on September 23, 2021, 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 register an easement for cross lot access from the proposed north Lot to 127 Street and Albany Drive, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner register an easement for cross lot access from the proposed south lot to Albany Drive, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner register the extension of an existing utility easement for drainage and water infrastructure, as shown on the "Conditions of Approval" map, Enclosure I. EPCOR Water Services Inc. shall be a party to the easement; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 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;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
6. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner installs a fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 10, Block 1, Plan 142 4279 (the subject land) was addressed through a Memorandum of Agreement dated May 26, 2010. As a result of that agreement, the City of Edmonton acquired a 5.74 ha MR parcel with the registration of LDA06-0164 (Gorman Industrial). The parcel satisfied the MR requirement for LDA06-0164, and resulted in an over dedication of MR. This excess was credited towards MR owing for the subject lands through LDA10-0025 (Albany), with the remaining excess being applied to LDA11-0123 (Walker). The Memorandum of Agreement has now been satisfied.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority










BM/sm/Posse #299241814-001

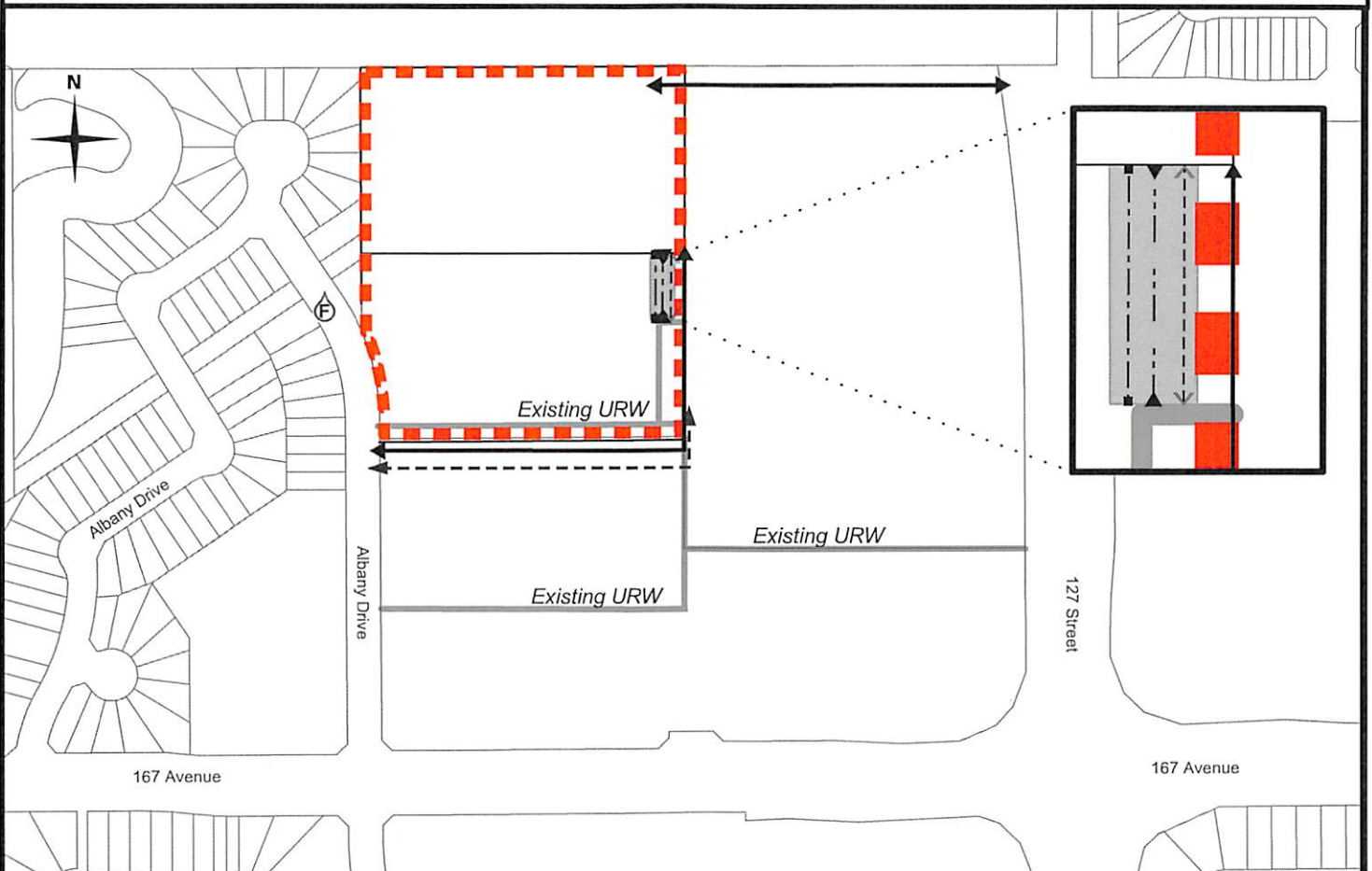
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

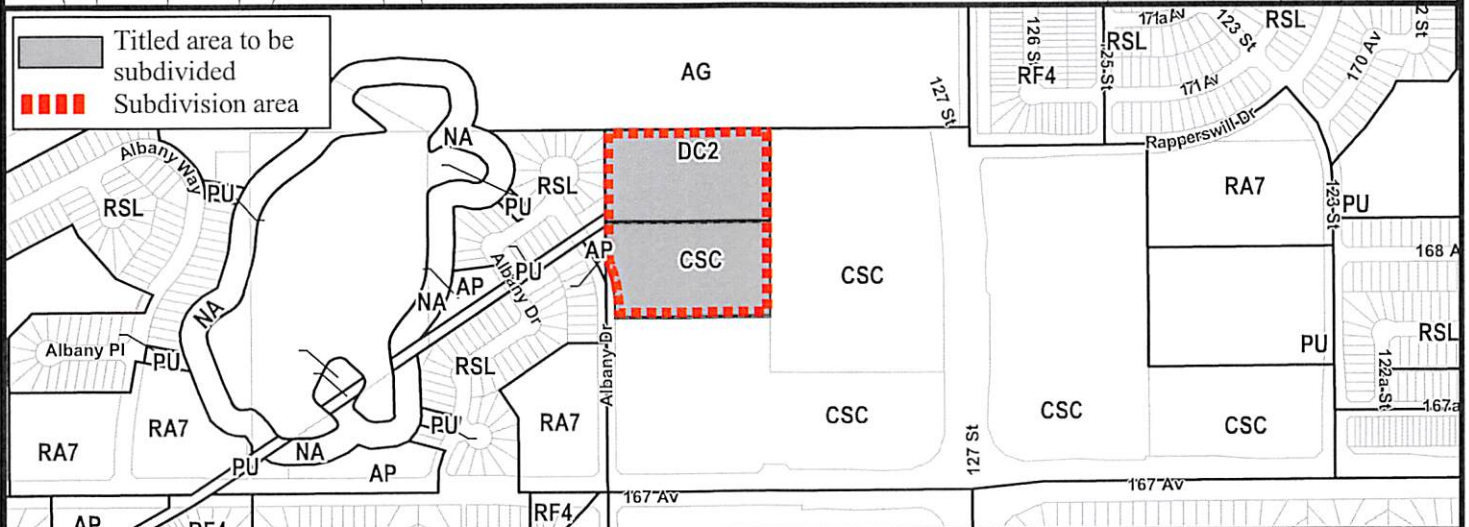
September 23, 2021

LDA19-0008

- |   |  |   |                                   |
|---|--|---|-----------------------------------|
|  | Limit of proposed subdivision                                |  | Extension of utility right of way |
|   | Cross lot access easement for the proposed north lot         |  | Existing utility right of way     |
|   | Cross lot access easement for the proposed remnant south lot |  | Sanitary sewer extension          |
|  | Fire hydrant   |  | Storm sewer extension             |
|   |  |  | Watermain extension               |



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





Subdivision Authority

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

September 23, 2021

File No. LDA21-0166

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 Lots 3-4, Block 14, Plan 812 0859, located north of 23 Avenue NW and east of Parsons Road NW; **PARSONS INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on September 23, 2021, 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 register a cross lot access easement as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. 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 proposed lot 3A; 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; and

4. that the owner submit a detailed lot grading plan and on-site stormwater management details in accordance with current City of Edmonton Design and Construction Standards, to the satisfaction of Drainage Services.

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

Municipal Reserve (MR) for Lot 3, Block 14, Plan 812 0859 were previously addressed with SUB/80-X-046-S by providing money in place.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #389391496-001

Enclosure

# TENTATIVE PLAN

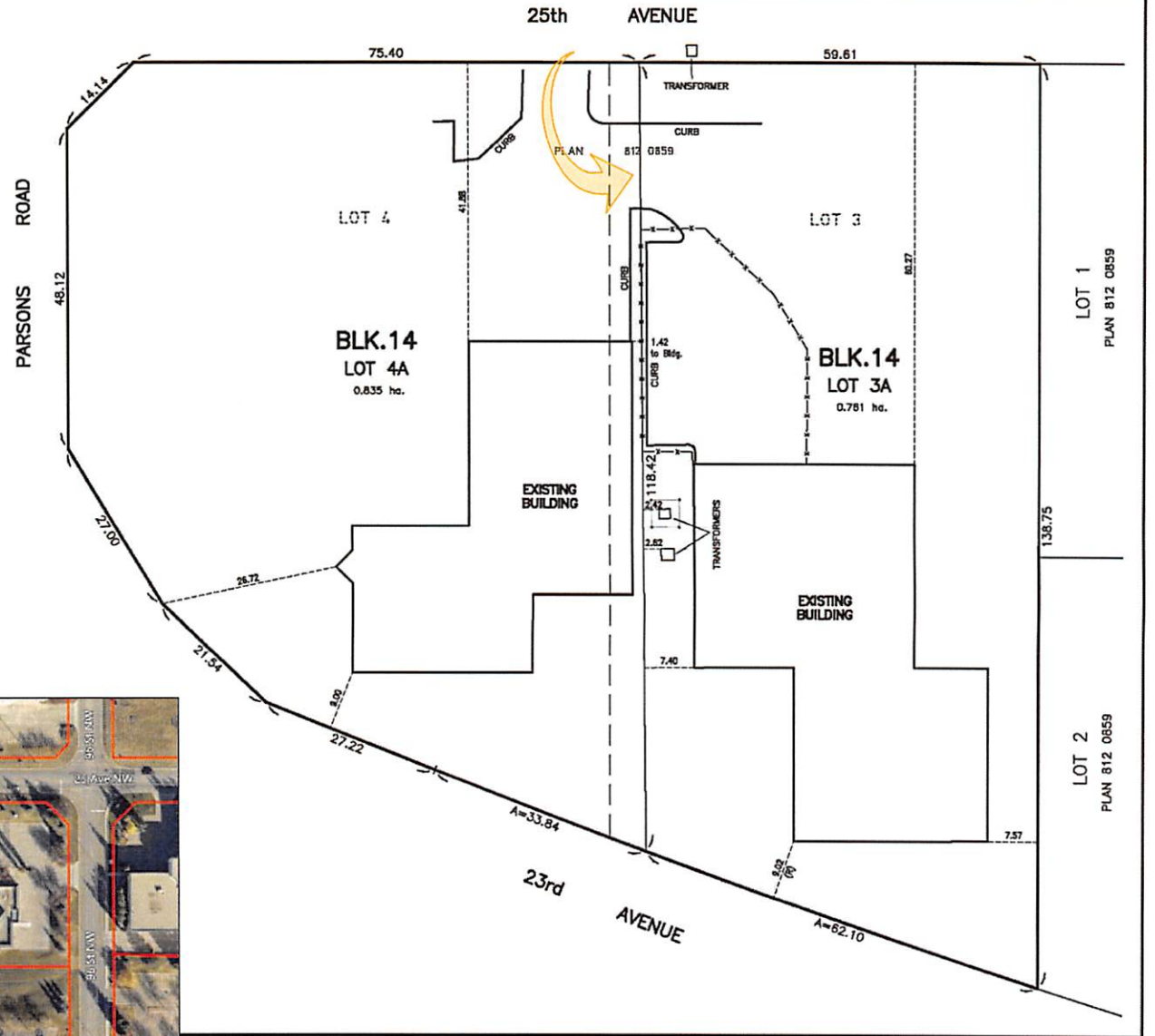
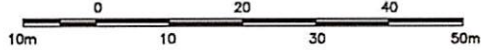
SHOWING SUBDIVISION OF

LOTS 3 & 4, BLOCK 14, PLAN 812 0859

IN THE  
N.E.1/4 SEC.33-51-24-4

EDMONTON ALBERTA

SCALE 1:600 2021 N.R. RONSKO, A.L.S.



### Legend



Register cross-lot access easement

Enclosure I

FILE: LDA21-0166





Subdivision Authority

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

September 23, 2021

File No. LDA21-0392

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 8, Plan 6773 MC, located south of 39A Avenue NW and west of 121 Street NW;  
**ASPEN GARDENS**

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**The Subdivision by Plan is APPROVED on September 23, 2021, subject to the following conditions:**

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

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

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

Please be advised that 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 7 of the 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/cb/Posse #405239055-001

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 (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

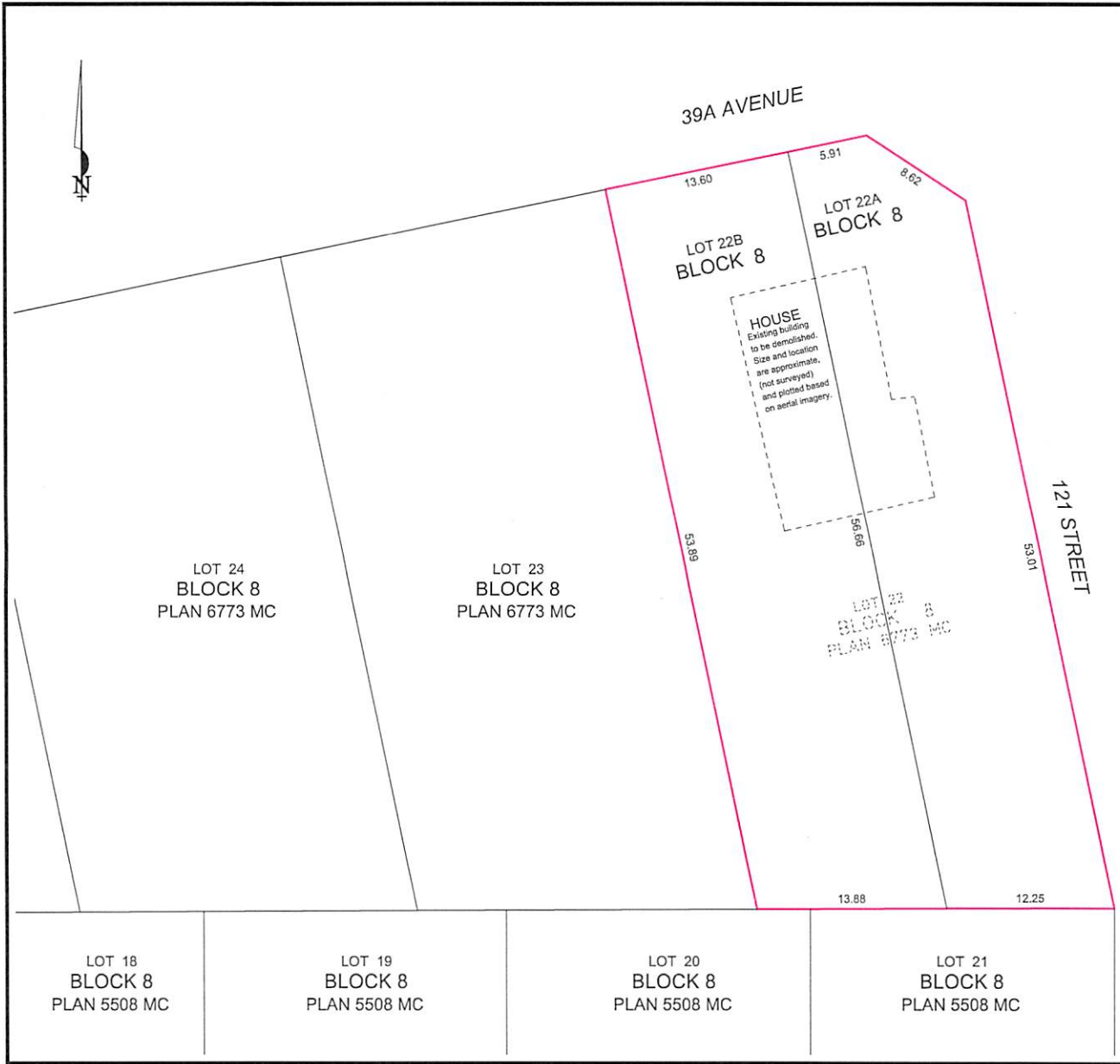
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 121 Street NW. Upon redevelopment of proposed Lot 22, the existing residential access to 121 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://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, sanitary, and storm) enter the proposed subdivision approximately 14.9 m east of the west property line of Lot 22 off 39A 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.
- 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).



ACE LANGE HOMES

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
  - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
  - THE ZONING OF THIS SUBJECT AREA IS R1.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_ AND CONTAINS: 0.142 ha.



REV. NO.	DATE	ITEM	BY
1	AUG. 11/21	ORIGINAL PLAN COMPLETED	CN

**ASPEN GARDENS**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 22, BLOCK 8, PLAN 6773 MC  
WITHIN THE  
S.E. 1/4 SEC.12- TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**

2021

SCALE: 1:300

0 3 6 9 12 18 METRES

**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 62100183T	DRAFTED BY: CN	CHECKED BY: DS
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Subdivision Authority

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

September 23, 2021

File No. LDA21-0405

Hagen Surveys (1982) Ltd.  
8929 20 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 3, Block 9, Plan 1131 HW, located south of 106 Avenue NW and east of 148 Street NW;  
**GROVENOR**

---

**The Subdivision by Plan is APPROVED on September 23, 2021, subject to the following conditions:**

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

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

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

Please be advised that 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 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ak/Posse #406388983-001

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 (\$686.00 - 2021 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 148 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley 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 6.6 m south of the north property line of Lot 3 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

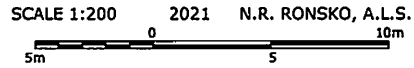
SHOWING SUBDIVISION OF

## LOT 3, BLK.9, PLAN 1131 H.W.

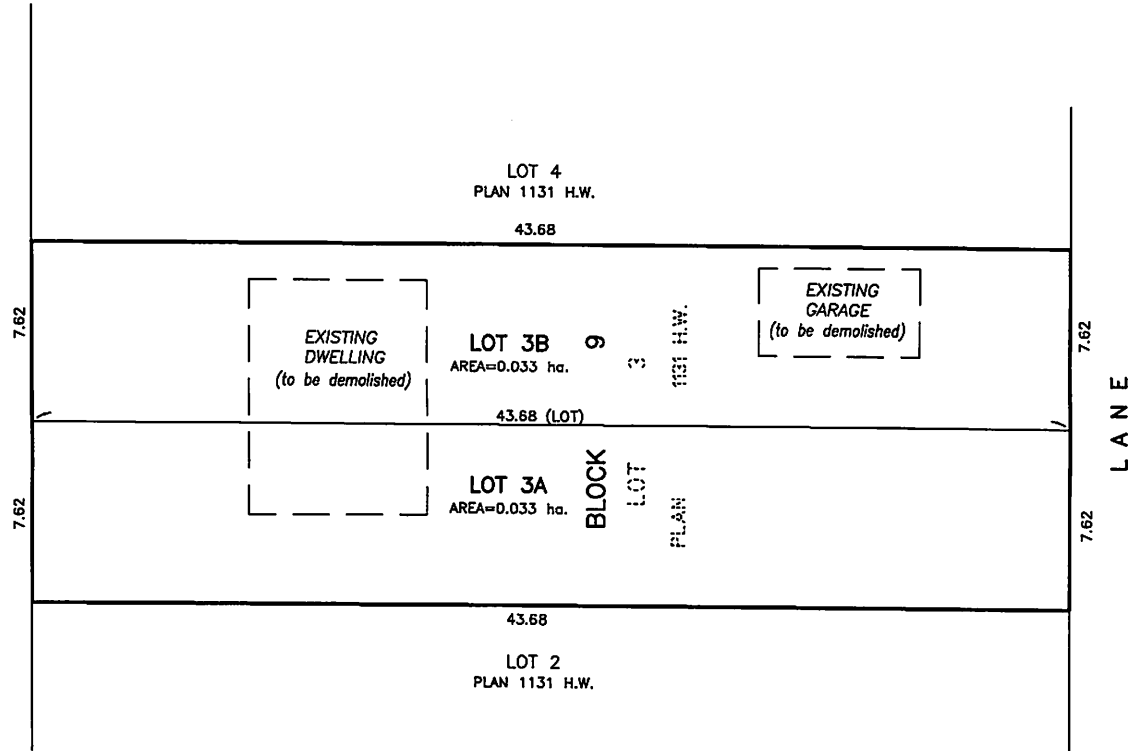
IN THE

S.E.1/4 SEC.2 TWP.53 RGE.25 W. 4M.

EDMONTON, ALBERTA



TO 108th AVENUE  
148th STREET



### NOTES:

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



# HAGEN SURVEYS

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	AUGUST 17, 2021	REVISED:	--
DRAWING	21S0636T	FILE NO.	21S0636





Subdivision Authority

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

September 23, 2021

File No. LDA21-0412

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 61, Plan 2061 HW, located north of 80 Avenue NW and west of 75 Street NW; **KING EDWARD PARK**

---

**The Subdivision by Plan is APPROVED on September 23, 2021, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
2. 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 each of the proposed lots; 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.

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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 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ak/Posse #406606486-001

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 (\$686.00 - 2021 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 80 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley 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

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- The existing services (water and sanitary) enter the proposed subdivision approximately 6.4 m east of the west property line of Lot 3 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.
- 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

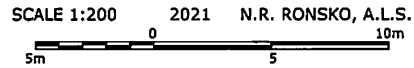
SHOWING SUBDIVISION OF

## LOT 3, BLK.61, PLAN 2061 H.W.

IN THE

### S.E.1/4 SEC.27 TWP.52 RGE.24 W. 4M.

### EDMONTON, ALBERTA



#### NOTES:

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



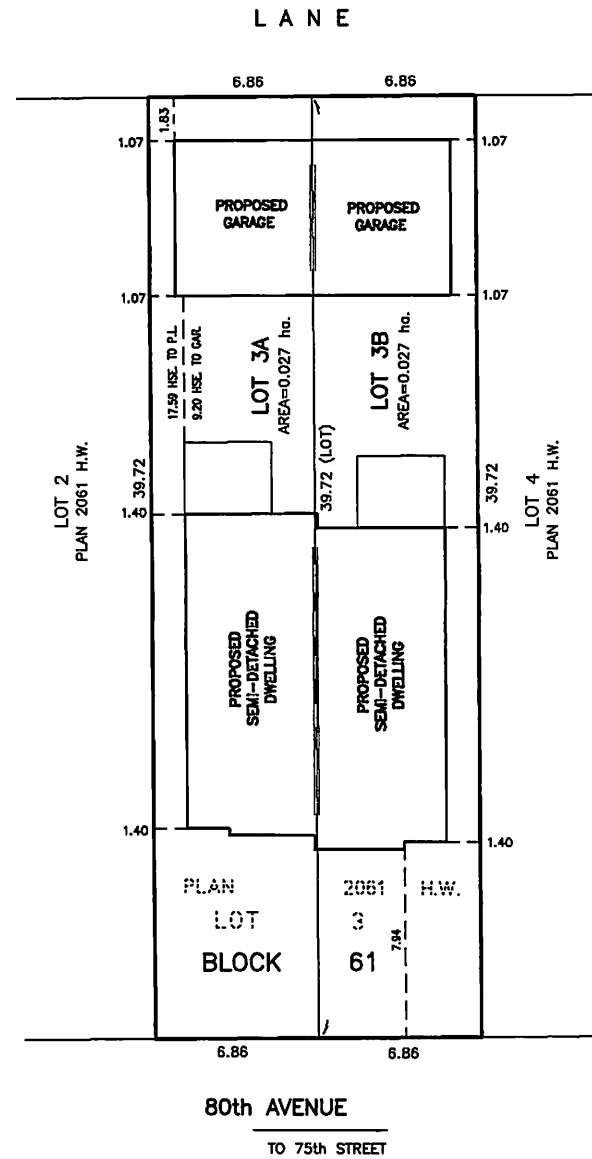
## HAGEN SURVEYS

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	JULY 30, 2021	REVISED:	--
DRAWING	21S0579T	FILE NO.	21S0579





Subdivision Authority

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

September 23, 2021

File No. LDA21-0413

Investor Avenue Canada  
9327 93 Street NW  
Edmonton, AB T6C 3T7

ATTENTION: Allen Liaw

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 20, Plan 5570 KS, located south of 137 Avenue NW and west of 131 Street NW;  
**WELLINGTON**

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**The Subdivision by Plan is APPROVED on September 23, 2021, subject to the following conditions:**

1. that the owner submit a plan, prepared by an Alberta Land Surveyor, that confirms there is a minimum 1.2 metre side yard setback between the existing dwelling and the proposed property line, as per the RF1 development regulations of the Edmonton Zoning Bylaw 12800, 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.

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 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cb/Posse #406397570-001

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 (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing hedge adjacent to the site on the corner of 137 Avenue NW and 131 Street NW 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 vegetation work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 137 Avenue NW. If the proposed north lot is redeveloped, the existing residential access to 137 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 11.28 m south of the north property line of the existing lot off of the lane. The existing storm service enters the proposed subdivision approximately 10.97 m north of the south property line of the existing lot 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 an existing power pole and guy wire that will interfere with access to the proposed north lot. If the north lot is redeveloped, Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible, as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering for more information.

- 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).



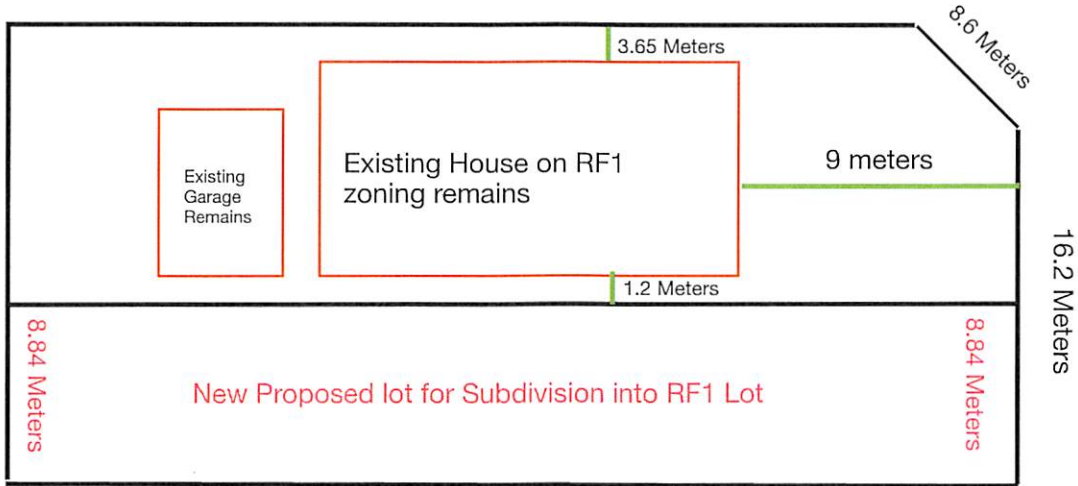
13103 - 137 AVENUE NW, T5L4C4  
Lot 27, Block 20, Plan 5570KS



To 137 Avenue NW



31.7 Meters



Rear Lane

22.3 Meters

8.84 Meters

New Proposed lot for Subdivision into RF1 Lot

8.84 Meters

16.2 Meters



To 131 Street NW

37.8 Meters

Adjacent Lot  
28, Block 20, Plan 5570KS

August 26, 2021

Thursday, September 16, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 37

<b>PRESENT</b>	Tammy Niina, Acting Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Tammy Niina  That the Subdivision Authority Agenda for the September 16, 2021 meeting be adopted.	
FOR THE MOTION	Tammy Niina	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Tammy Niina  That the Subdivision Authority Minutes for the September 9, 2021 meeting be adopted.	
FOR THE MOTION	Tammy Niina	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA17-0214 245496670-001	REVISION of conditionally approved tentative plan of subdivision to create 107 single detached residential lots, 108 semi-detached residential lots, two (2) multiple family lots (MFL), and one (1) Public Utility lot, from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail; <b>PAISLEY</b>
MOVED	Tammy Niina  That the application for subdivision be Approved.	
FOR THE MOTION	Tammy Niina	<b>CARRIED</b>
2.	LDA21-0332 401034508-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 9, Plan 2938 HW, located south of 74 Avenue NW and east of 118A Street NW; <b>BELGRAVIA</b>
MOVED	Tammy Niina  That the application for subdivision be Approved.	
FOR THE MOTION	Tammy Niina	<b>CARRIED</b>

3.	LDA21-0389 405271660-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 10, Plan 1412 HW, located south of 66 Avenue NW and west of 107 Street NW; <b>ALLENDALE</b>
MOVED		Tammy Niina  That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina <b>CARRIED</b>
4.	LDA21-0393 405231776-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 5, Plan 600 MC, located north of 62 Avenue NW and west of 129 Street NW; <b>GRANDVIEW HEIGHTS</b>
MOVED		Tammy Niina  That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina <b>CARRIED</b>
5.	LDA21-0395 405444886-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 43, Plan 1738 HW, located north of 78 Avenue NW and west of 79 Street NW; <b>KING EDWARD PARK</b>
MOVED		Tammy Niina  That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina <b>CARRIED</b>
6.	LDA21-0401 405083110-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 22, Plan 4964 HW, located north of 108 Avenue NW and east of 130 Street NW; <b>WESTMOUNT</b>
MOVED		Tammy Niina  That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:30 a.m.	