

Thursday, October 28, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 43

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the October 28, 2021 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the October 21, 2021 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA21-0390  
401846749-001 Tentative plan of subdivision to create 58 single detached residential lots from SW 21-51-25-W4M located north of 28 Avenue SW and east of 182 Street SW; **KESWICK**

MOVED Blair McDowell  
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA21-0391  
401867733-001 Tentative plan of subdivision to create 31 single detached residential lots and 28 semi-detached residential lots from SW 21-51-25-W4M located north of 28 Avenue SW and east of 182 Street SW; **KESWICK**

MOVED Blair McDowell  
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA20-0006 350254137-001	Tentative plan of subdivision to create three (3) Public Utility lots (PUL) and one (1) commercial lot from the SE-13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; <b>DESROCHERS AND HERITAGE VALLEY TOWN CENTRE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA21-0305 392141989-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) commercial lot from Lot 2, Block L, Plan 052 1161 located south of 82 (Whyte) Avenue NW and east of Gateway Boulevard; <b>CPR IRVINE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA21-0446 409716712-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 12, Plan 5587 MC, located north of 132 Avenue NW and west of 68 Street NW; <b>DELWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA21-0450 409859027-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 76, Plan 3875 P, located north of 104 Avenue NW and east of 136 Street NW; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA21-0451 409917612-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 36, Plan 1916 HW, located north of 116 Avenue NW and east of 122 Street NW; <b>INGLEWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA21-0452 410010815-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 9, Plan 6072 ET, located north of 104 Avenue NW and west of 147 Street NW; <b>GROVENOR</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

5.

**ADJOURNMENT**

The meeting adjourned at 10:20 a.m.



Subdivision Authority

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

October 28, 2021

File No. LDA21-0390

WSP

Suite 1200 - 10909 Jasper Avenue  
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 58 single detached residential lots from SW  
21-51-25-W4M located north of 28 Avenue SW and east of 182 Street SW; **KESWICK**

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**I The Subdivision by Plan is APPROVED on October 28, 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 approved subdivisions LDA20-0259 be registered prior to or concurrent with this application to provide the logical roadway extension;
4. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; 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 to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II.; and
8. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve (MR) for the SW ¼ 21-51-25 were previously addressed with LDA15-0547 by registering a 6.13ha Deferred Reserve Caveat (DRC # 162107451). The DRC was partially discharged for the assembly of a 5.02 ha school park site with LDA16-0335 and 1.12ha (DRC #172327880) carried forward on title. LDA17-0565 dedicated 0.47ha and partially discharged DRC #172327880 resulting in a balance of 0.65ha carried forward on title. MR for Lot 1, Block 1, Plan 9323045 in the amount of 0.34ha was transferred to SW ¼ 21-51-25 with LDA17-565. DRC #192013535 in the amount of 0.985ha and currently on title, was registered by combining MR transferred from 1, Block 1, Plan 9323045 and the balance from SW ¼ 21-51-25. The DRC will be carried forward on title and discharged with future subdivisions to provide 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).

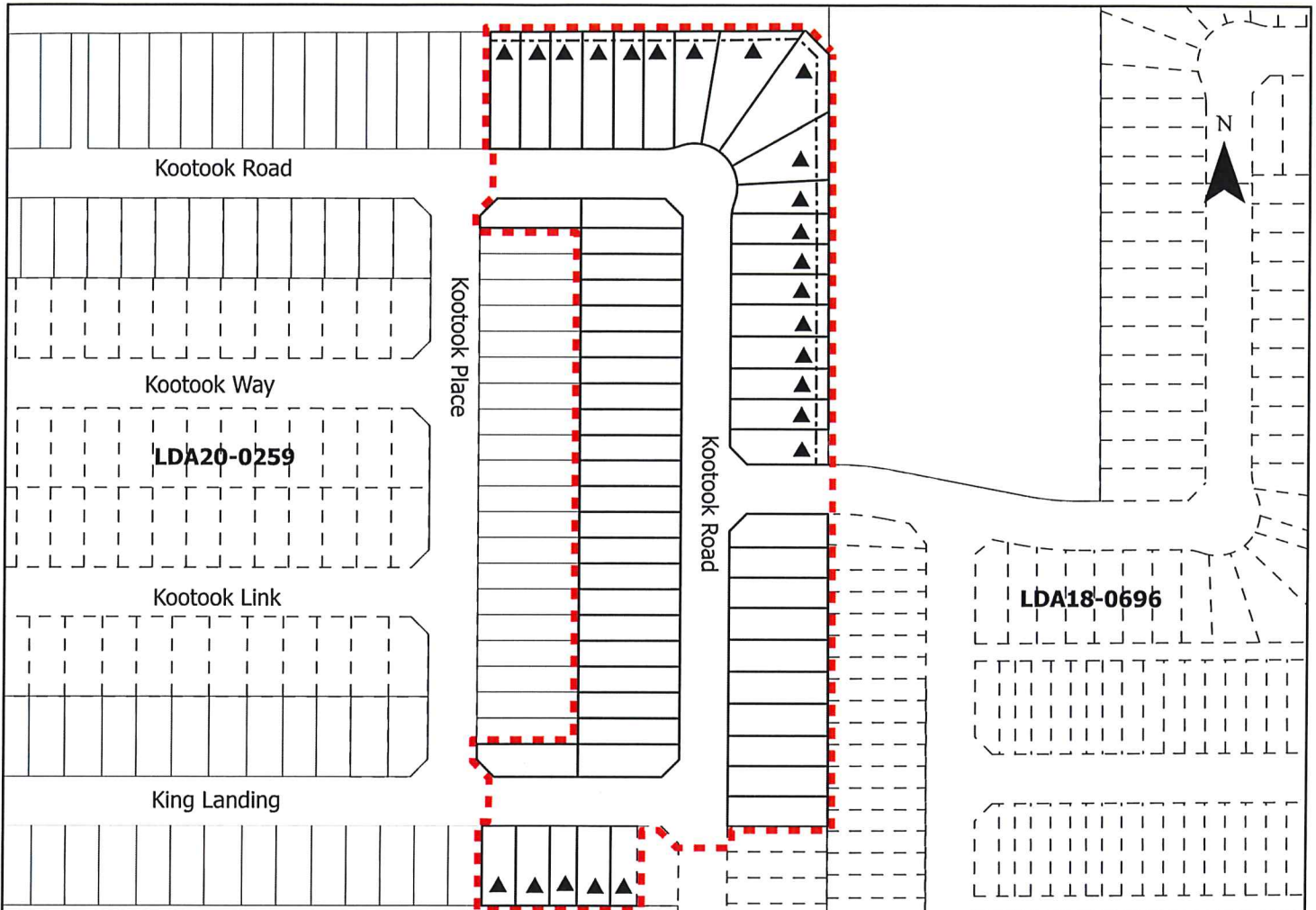
Regards,



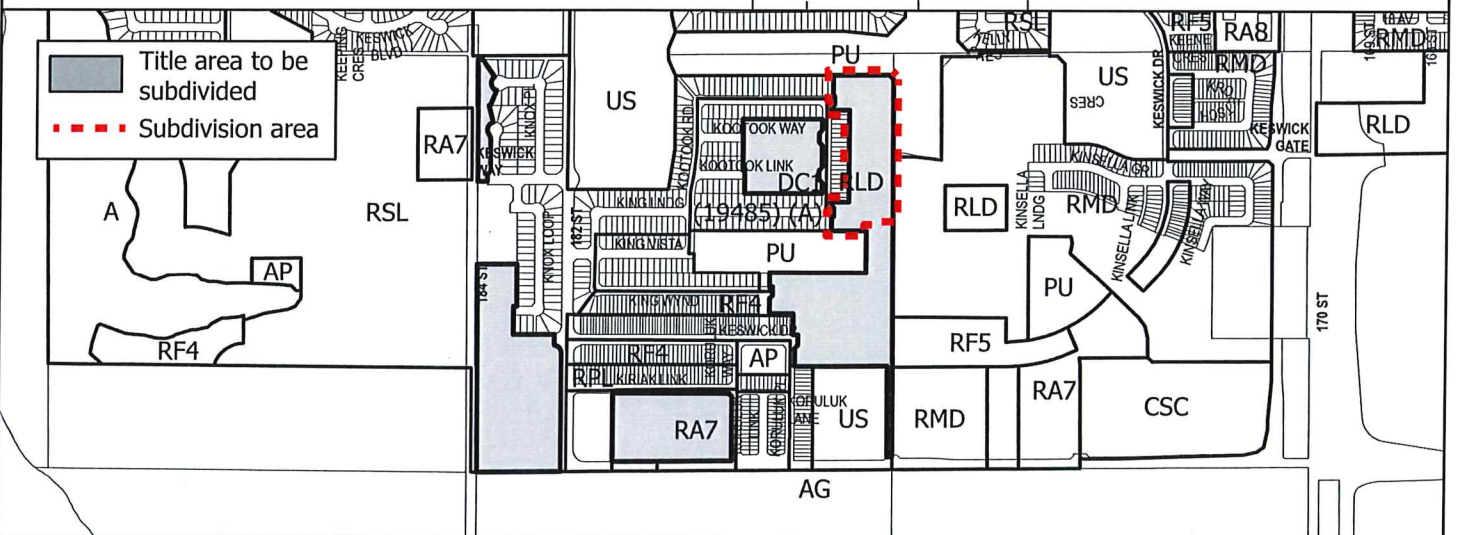
Blair McDowell  
Subdivision Authority

BM/cp/Posse #401846749-001Enclosure(s)

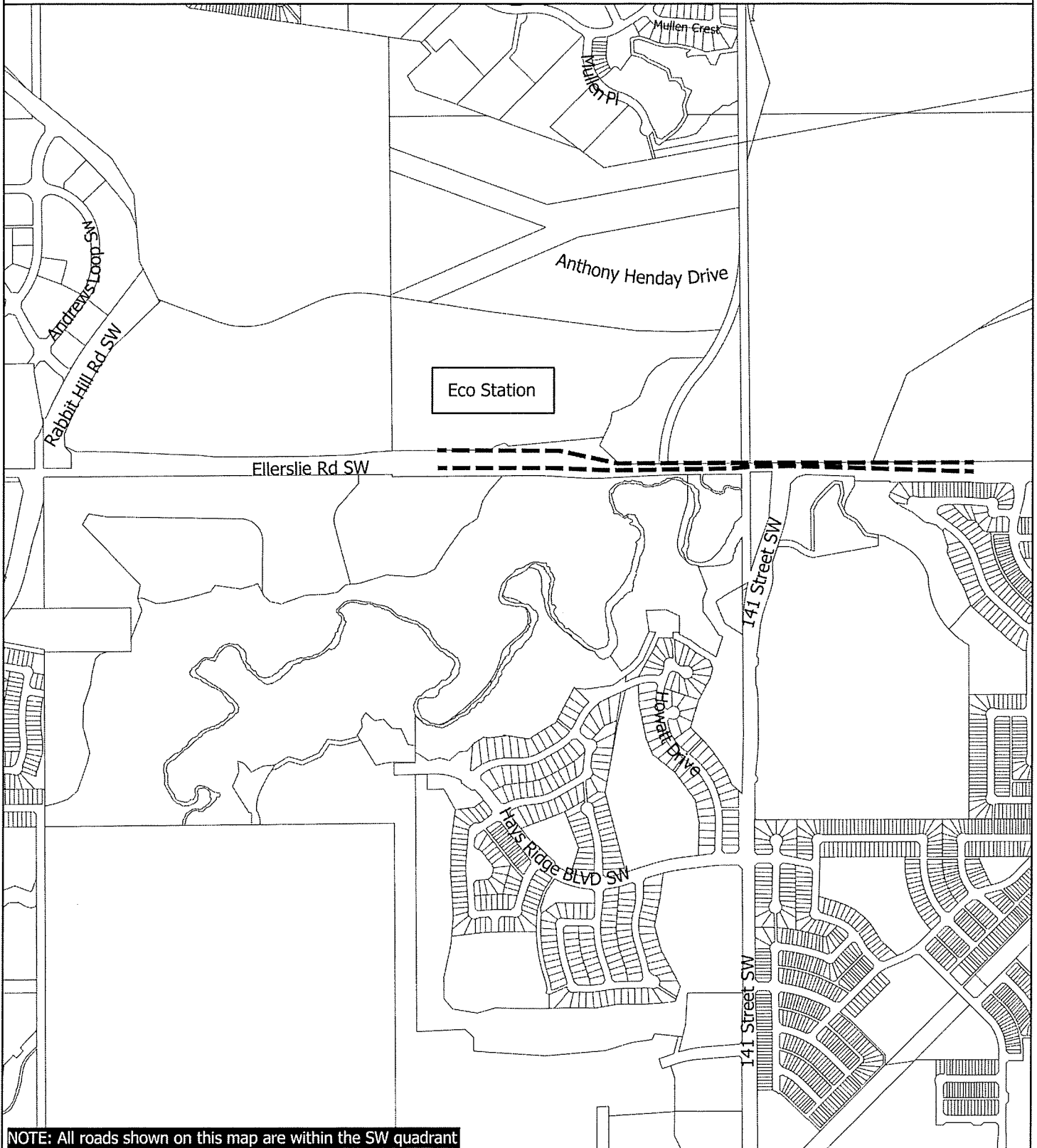
- Limit of proposed subdivision
- ▲ Freeboard Restrictive Covenant
- 1.2 m uniform fence



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



--- Construct first two lanes to an arterial roadway standard



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





Subdivision Authority

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

October 28, 2021

File No. LDA21-0391

WSP

Suite 1200 - 10909 Jasper Avenue  
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 31 single detached residential lots and 28 semi-detached residential lots from SW 21-51-25-W4M located north of 28 Avenue SW and east of 182 Street SW; **KESWICK**

---

**I The Subdivision by Plan is APPROVED on October 28, 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 temporary public access easements for a 6 m temporary roadway as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivisions LDA21-0390 and LDA18-0477 be registered prior to or concurrent with this application, to provide for the logical extension of roadways;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) 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 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 to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II; and
8. that the owner constructs a temporary 6 m wide gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination).

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

Municipal Reserve (MR) for the SW ¼ 21-51-25 were previously addressed with LDA15-0547 by registering a 6.13ha Deferred Reserve Caveat (DRC # 162107451). The DRC was partially discharged for the assembly of a 5.02 ha school park site with LDA16-0335 and 1.12ha (DRC #172327880) carried forward on title. LDA17-0565 dedicated 0.47ha and partially discharged DRC #172327880 resulting in a balance of 0.65ha carried forward on title. MR for Lot 1, Block 1, Plan 9323045 in the amount of 0.34ha was transferred to SW ¼ 21-51-25 with LDA17-565. DRC #192013535 in the amount of 0.985ha and currently on title, was registered by combining MR transferred from 1, Block 1, Plan 9323045 and the balance from SW ¼ 21-51-25. The DRC will be carried forward on title and discharged with future subdivisions to provide 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,

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

Blair McDowell  
Subdivision Authority

BM/cp/Posse #401867733-001

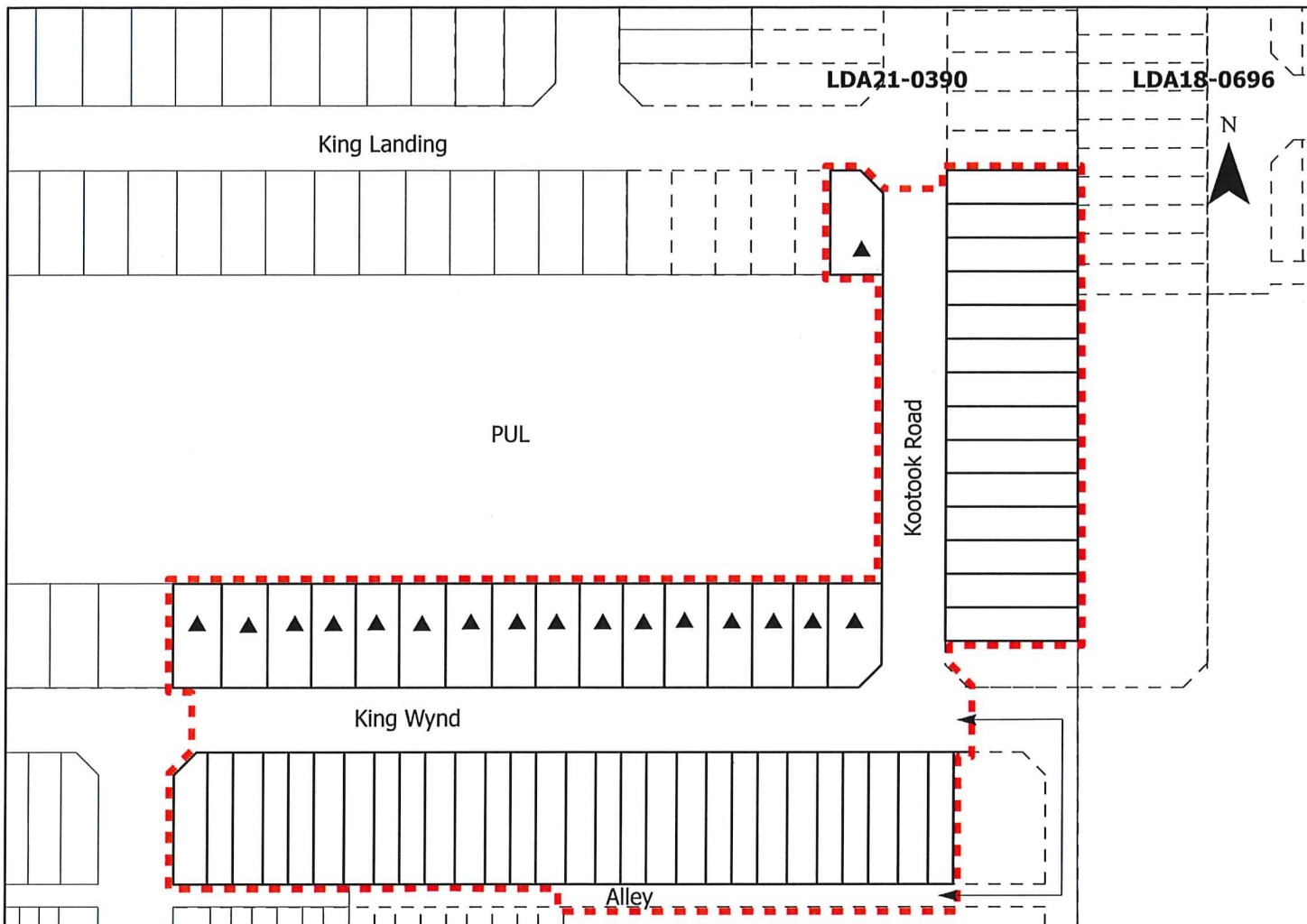
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

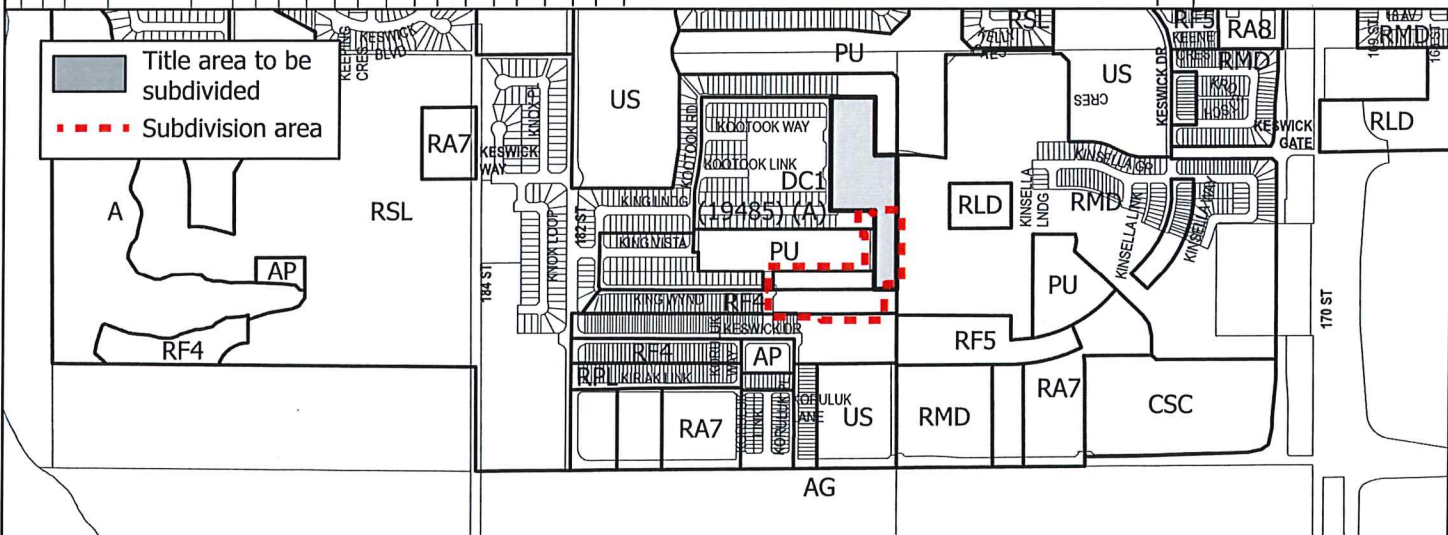
October 28, 2021

LDA21-0391

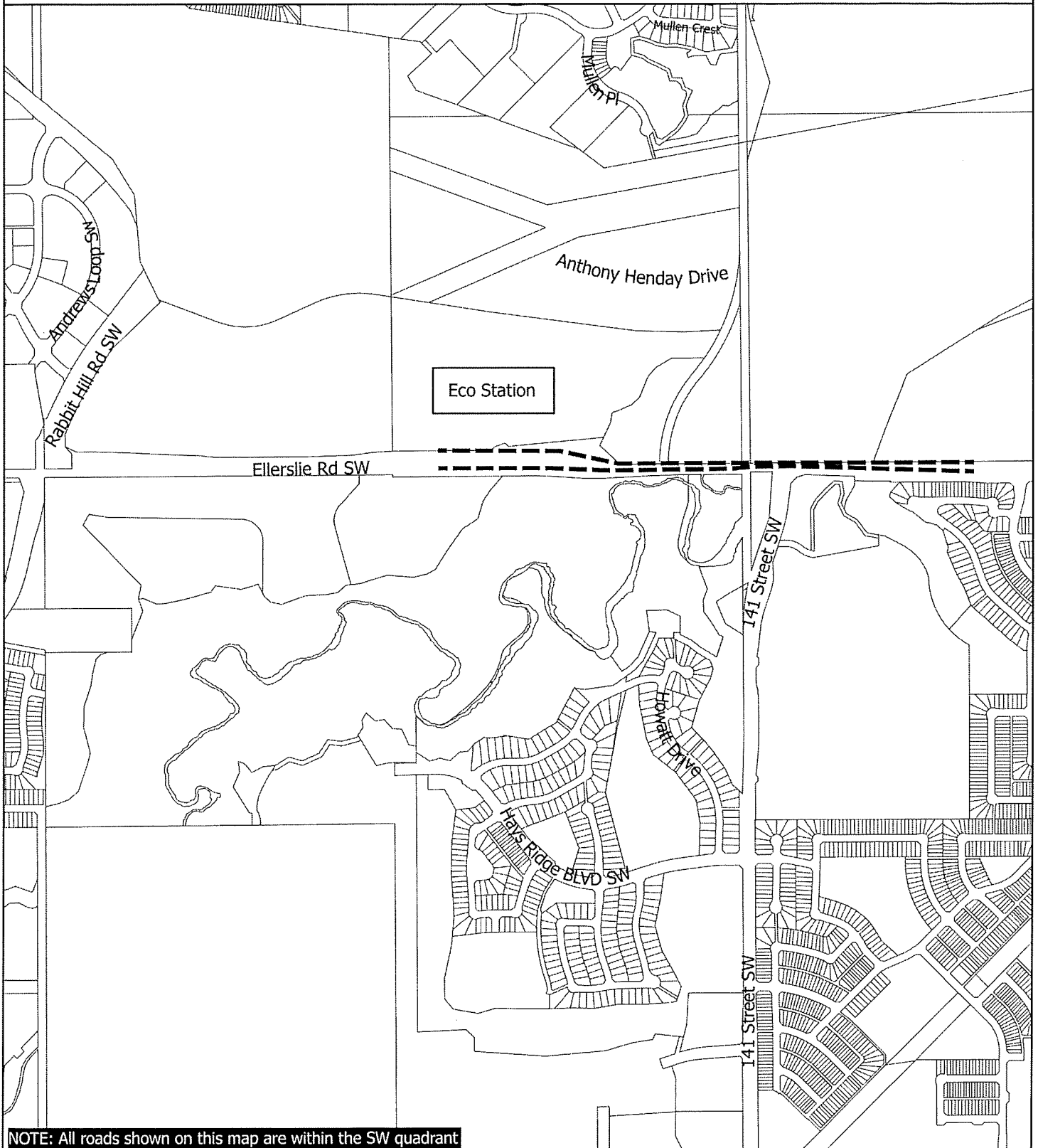
- Limit of proposed subdivision
- ← Temporary 6 m roadway
- ▲ Freeboard Restrictive Covenant



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



--- Construct first two lanes to an arterial roadway standard



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



Subdivision Authority

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

October 28, 2021

File No. LDA20-0006

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

ATTENTION: Joel Corcoran

RE: Tentative plan of subdivision to create three (3) Public Utility lots (PUL) and one (1) commercial lot from the SE-13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS AND HERITAGE VALLEY TOWN CENTRE**

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This subdivision was conditionally approved on January 7, 2021. That application created three (3) Public Utility lots (PUL) and one (1) commercial lot (in two phases). Phase 1, to create one commercial lot, has already been registered. This change request expands the site area of the northerly PUL lot.

**I The Subdivision by Plan is APPROVED on October 28, 2021, subject to the following conditions:**

1. that the proposed lots conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for the Capital Line South LRT right-of-way;
2. that the most northerly proposed PUL be consolidated with Lot 26PUL, Block 11, Plan 192 1839, concurrent with the registration of this subdivision; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

MR for SE 13-51-25-W4M was addressed by DRC with LDA15-0144. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

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

Blair McDowell  
Subdivision Authority

BM/tv/Posse #350254137-001

Enclosure







Subdivision Authority

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

October 28, 2021

File No. LDA21-0305

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) commercial lot from Lot 2, Block L, Plan 052 1161 located south of 82 (Whyte) Avenue NW and east of Gateway Boulevard; **CPR IRVINE**

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**I The Subdivision by Plan is APPROVED on October 28, 2021, subject to the following conditions:**

1. 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;
2. that the owner register a public access easement along Gateway Boulevard NW to enhance pedestrian access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
3. that the owner obtain Ministerial Consent from Alberta Culture, Multiculturalism and Status of Women for alteration of the Strathcona CPR Station site, a Provincial Historic Resource, prior to the endorsement of the plan of survey. The application for Ministerial Consent is made by the owner; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) was addressed with land dedication under SUB/01-0072.

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 Municipal Government Board, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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/kr/Posse #392141989-001

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 and subsequently released to the applicant for registration at the Land Titles Office.

#### Historic Resource Caveats

- The existing Municipal Historic Resource (MHR) caveat registered on Title may need to be rescinded from proposed Lots 2A and 2C. Rescinding the MHR caveat will require City Council approval of an amendment to the designation bylaw for the Strathcona CPR Station. Approval of the bylaw will be at the discretion of Edmonton City Council. Please contact Scott Ashe, Principal Heritage Planner, at [scott.ashe@edmonton.ca](mailto:scott.ashe@edmonton.ca) or 780-442-5045.
- The existing Provincial Historic Resource (PHR) caveat currently registered on Title may need to be rescinded from proposed Lots 2A and 2C. Rescinding the PHR caveat will be at the discretion of the Alberta Minister of Culture, Multiculturalism and Status of Women. The Ministry's Heritage Division can be contacted at 780-431-2300 and/or the Historic Resources Branch can be contacted at 780-431-2317.

#### Transportation

- Charter Bylaw 19714 (Canadian Pacific Railway Station DC1 Provision) was approved on June 8, 2021. As per the approved Bylaw and condition of future Development Permit for the proposed lots, the owner will be required to enter into an agreement with the City of Edmonton for improvements necessary to serve or enhance the development, including improvements to the public realm of Gateway Boulevard NW and a public access connection within proposed Lot 2C.

#### 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.
  - The existing Strathcona CPR Station on proposed Lot 2B is subject to fire resistance ratings and maximum unprotected opening (windows and doors) requirements, based on the building's distance to property lines. The owner should confirm whether the proposed subdivision necessitates a Building Permit for wall upgrades. Please contact City of Edmonton Safety Codes at [buildingsafetycodes@edmonton.ca](mailto:buildingsafetycodes@edmonton.ca).

#### 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).

- As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
  - Existing water and storm services enter proposed Lot 2C approximately 4.9 m north of the south property line of 80 Avenue NW, off Gateway Boulevard NW.
  - Existing water and combined sewer services enter proposed Lot 2B approximately 13.8 m north of the south property line of 81 Avenue NW, off Gateway Boulevard NW.
  - The proposed subdivision may cause proposed Lot 2A to contain cross lot servicing. This must be determined and, if necessary, addressed by the owner/developer. Submission of a P.Eng stamped Site Mechanical Plan is required directly to EPCOR Water's Infill Water and Sewer Servicing Section. If cross lot servicing does exist, then the owner/developer is responsible for relocating any water and sewer lines on private property which cross from one separately titled lot to another. Please contact Infill Water and Sewer Servicing at 780-496-5444.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is also advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
  - At the Development Permit stage, the applicant will be required to construct two new hydrants at their expense on the west side of Gateway Boulevard NW, across from proposed Lots 2B and 2C. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. The applicant may request that the Development Officer initiate this review.
- In order to maintain existing and future power facilities, the owner is required to provide an easement within proposed Lot 2C, in favour of EPCOR Distribution & Transmission Inc. 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**

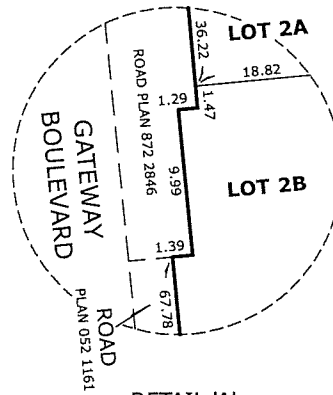
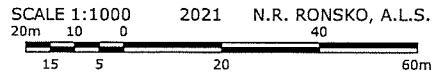
SHOWING SUBDIVISION OF

**LOT 2, BLK.L, PLAN 052 1161**

IN

**RIVER LOT 13, EDMONTON SETTLEMENT  
THEO. TWP.52 RGE.24 W. 4M.**

**EDMONTON, ALBERTA**



DETAIL 'A'  
NOT TO SCALE

..... Limit of proposed subdivision

Public access easement

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



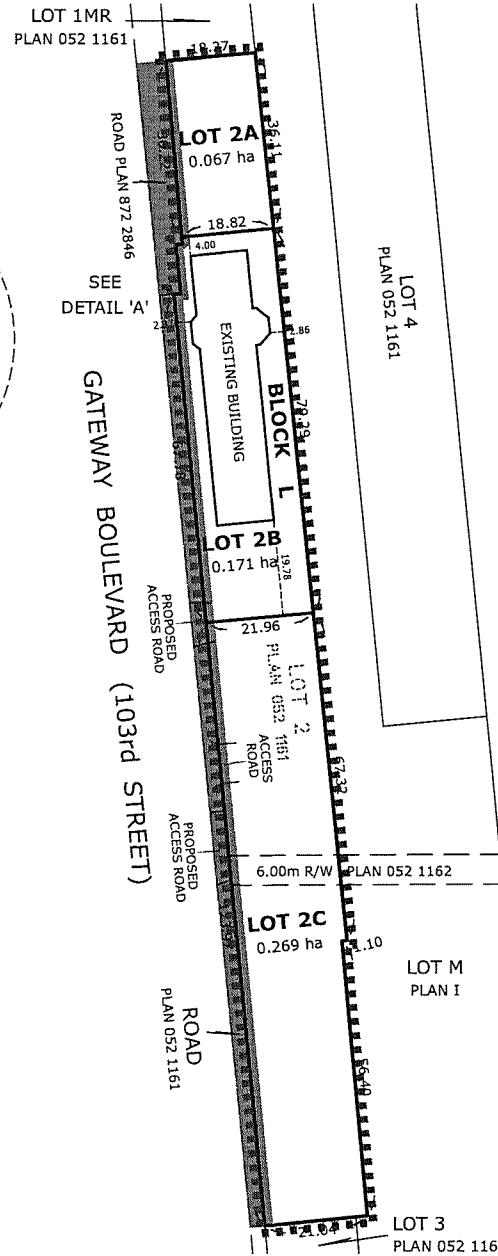
**HAGEN SURVEYS**

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:	J.V.	DRAWN BY:	J.V.
DATE:	March 8, 2021	REVISED:	--
DRAWING	20C0165T	FILE NO.	20C0165





Subdivision Authority

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

October 28, 2021

File No. LDA21-0446

Moe Mouallem, ALS, CLS, P. Eng.  
1135 Goodwin Circle NW  
Edmonton, AB T5T 6W6

ATTENTION: Moe Mouallem

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 12, Plan 5587 MC, located north of 132 Avenue NW and west of 68 Street NW;  
**DELWOOD**

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**The Subdivision by Plan is APPROVED on October 28, 2021, 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](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,

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

Blair McDowell  
Subdivision Authority

BM/ak/Posse #409716712-001

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

- 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 school site directly across 132 Avenue NW from the proposed subdivision. As a current standard practice, front drive access is not permitted for residential properties opposite school sites. If the applicant chooses to apply for a front access variance, it may not be supported by Subdivision Planning's transportation review team.
- There are existing concrete stairs that encroach onto the 132 Avenue right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.
- 132 Avenue NW is an existing transit route.
- Preliminary work for upgrades to 132 Avenue NW will be going for public consultation in November 2021 as part of the Building Great Neighbourhoods Avenue Renewal Project. This specific site is not scheduled for renewal yet.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.27 m east of the west property line of Lot 34 off of the lane. The existing storm service enters the proposed subdivision approximately 2.44 m east of the west property line of Lot 34 off 132 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.

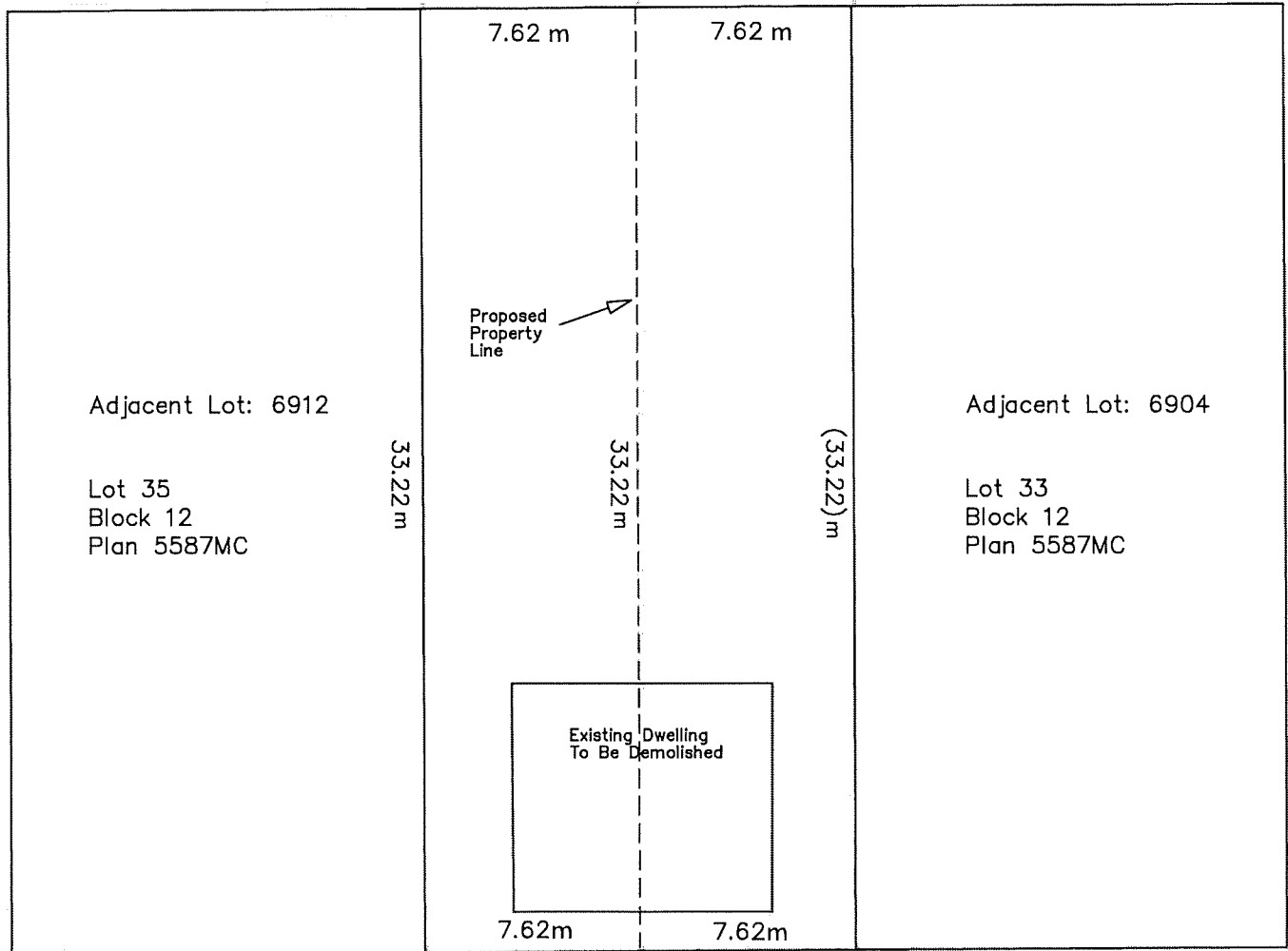


- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

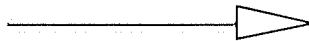
\*Dimensions are to be verified during final survey



Lane



132 Ave  
(to 68 St NW)



Moe Mouallem  
ALS, CLS, P.Eng

Tentative Plan of Subdivision  
Lot 34, Block 12, Plan 5587MC  
6908 132 Ave NW



Subdivision Authority

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

October 28, 2021

File No. LDA21-0450

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 76, Plan 3875 P, located north of 104 Avenue NW and east of 136 Street NW; **GLENORA**

---

**The Subdivision by Plan is APPROVED on October 28, 2021, 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.

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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with a large initial "B" and "M".

Blair McDowell  
Subdivision Authority

BM/ak/Posse #409859027-001

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 136 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.
- There is an existing community league and school site directly across 136 Street NW from the proposed subdivision. As a current standard practice, front drive access is not permitted for residential properties opposite school sites. If the applicant chooses to apply for a front access variance, it may not be supported by Subdivision Planning's transportation review team.
- 136 Street NW is part of the active transportation network. It has been designed as a shared roadway to accommodate multiple modes of transportation.

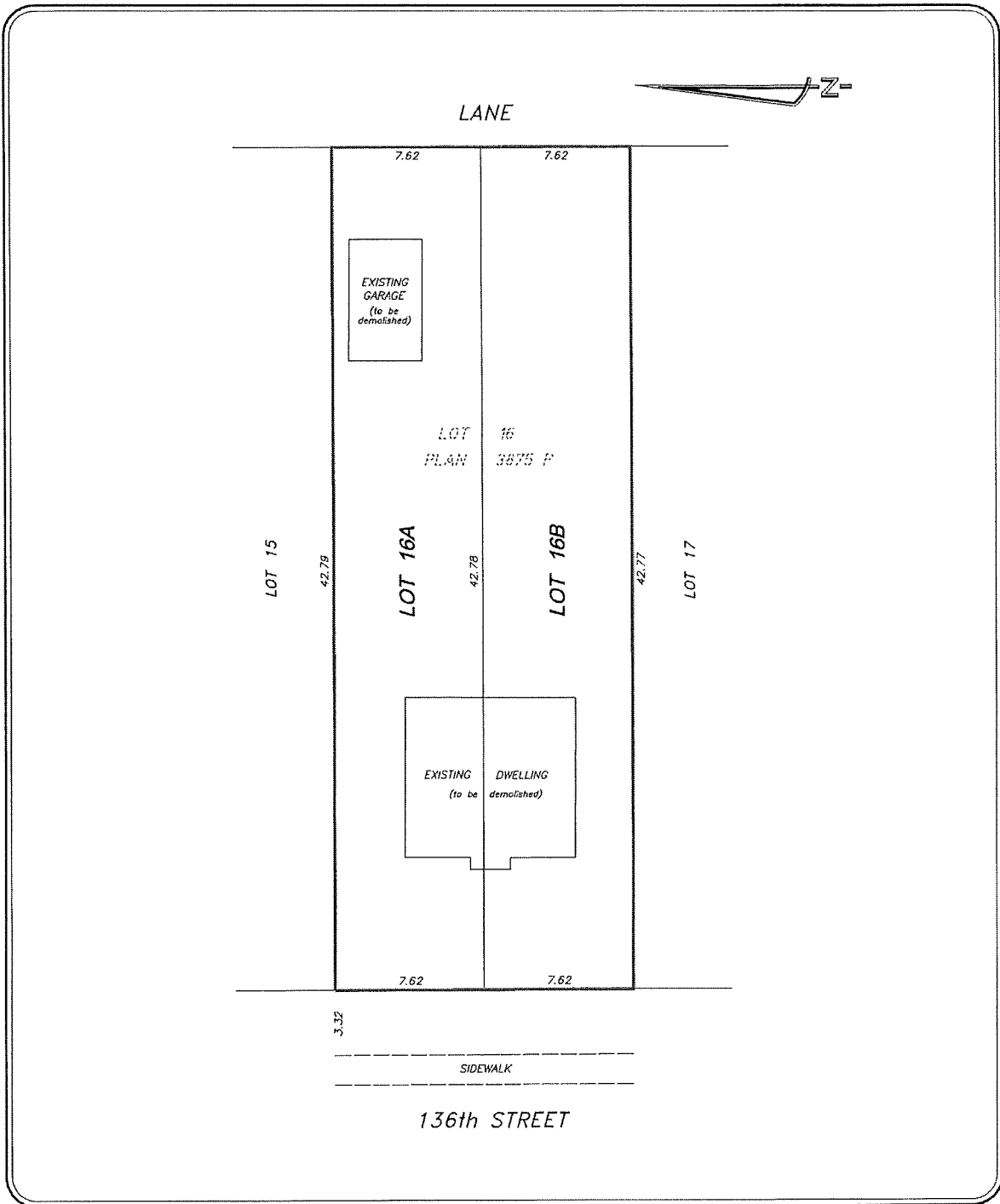
Building / Site

- 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

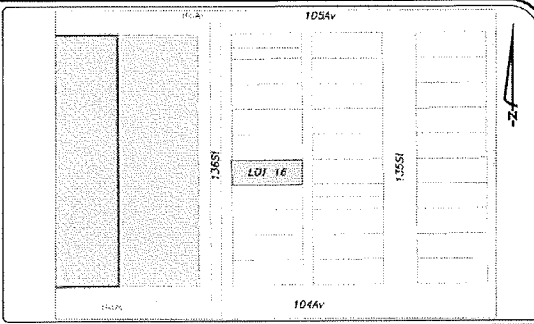
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 5.79 m south of the north property line of Lot 16 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

LOT: 16		BLOCK: 76	PLAN: 3875 P
BUILDER/OWNER: KEITH MADSEN		SUB.: GLENORA	
ADDRESS: 10419-136 STREET NW		ZONING: RF1	
CONTACT: info@albertageo.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.065 ha		
AREA IN PARCEL(S) BEING CREATED	0.065 ha		
NUMBER OF PARCEL CREATED	2		



**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 ..... ●

**Alberta Geomatics Inc.**

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

FILE: E22107	SCALE 1: 250	DRAWN BY:	CHECKED BY: P.S.      CHECKED BY: 2021-09-24
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Subdivision Authority

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

October 28, 2021

File No. LDA21-0451

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 8, Block 36, Plan 1916 HW, located north of 116 Avenue NW and east of 122 Street NW;  
**INGLEWOOD**

---

**The Subdivision by Plan is APPROVED on October 28, 2021, 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; 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,

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

Blair McDowell  
Subdivision Authority

BM/ak/Posse #409917612-001

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 122 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

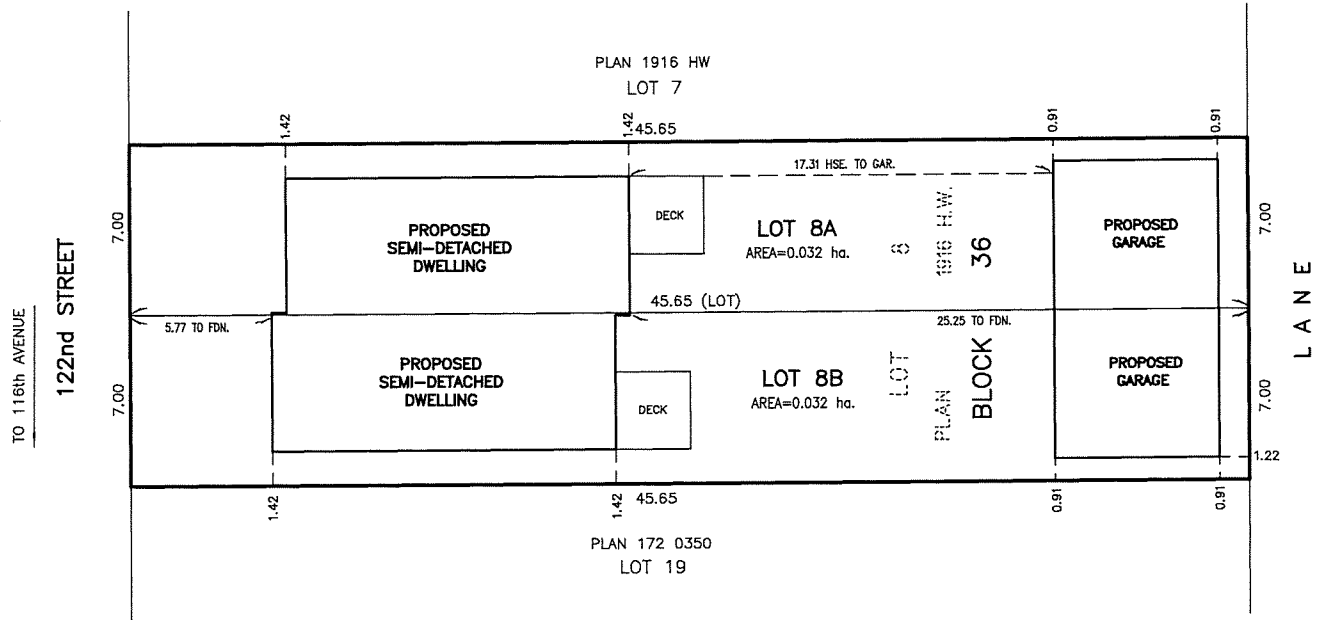
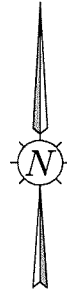
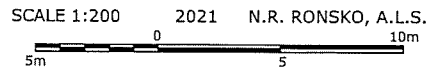
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 4.5 m south of the north property line of Lot 8 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 8, BLK.36, PLAN 1916 H.W.**  
 IN THE  
**W.1/2 SEC.7 TWP.53 RGE.24 W. 4M.**  
**EDMONTON, ALBERTA**



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



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:	SEPTEMBER 24, 2021	REVISED:	--
DRAWING	21S0725T	FILE NO.	21S0725



Subdivision Authority

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

October 28, 2021

File No. LDA21-0452

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 9, Plan 6072 ET, located north of 104 Avenue NW and west of 147 Street NW; **GROVENOR**

---

**The Subdivision by Plan is APPROVED on October 28, 2021, 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 northern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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,

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

Blair McDowell  
Subdivision Authority

BM/ak/Posse #410010815-001

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 147 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.
- There is an existing access to 147 Street NW. Upon redevelopment of proposed Lot 3B, the existing residential access to 147 Street NW must be removed.

#### Building / Site

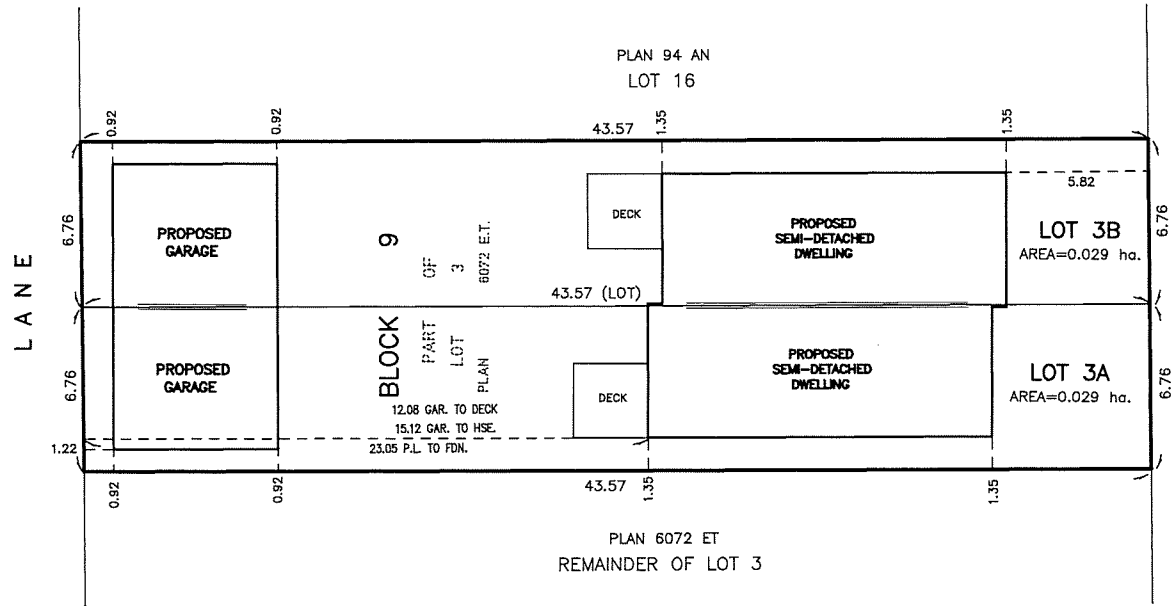
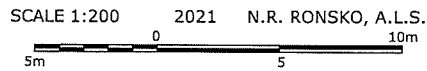
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

#### 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 11.0 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 PROPOSED SUBDIVISION OF  
**PART OF LOT 3, BLK. 9, PLAN 6072 E.T.**  
 IN THE  
**S.E.1/4 SEC.2 TWP.53 RGE.25 W. 4M.**  
**EDMONTON, ALBERTA**



**NOTES:**

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



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 SURVEYS**

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CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	SEPTEMBER 29, 2021	REVISED:	--
DRAWING	21S0807T	FILE NO.	21S0807