

Thursday, November 7, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 44

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the November 7, 2019 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 31, 2019 meetings be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA19-0342 312429261-001	Tentative plan of subdivision to create one (1) Future Municipal Reserve (MR) Lot and one (1) Other Lot from the NW-25-52-26-W4M, located south of 92 Avenue and east of 231 Street; <b>ROSENTHAL</b>
2.	LDA19-0366 339535893-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 11, Plan 8661 T, located south of 128 Avenue NW and east of 123 Street NW; <b>CALDER</b>
3.	LDA19-0408 341810045-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 14, Plan 5070 HW, located north of 95 Avenue NW and east of 85 Street NW; <b>HOLYROOD</b>
4.	LDA19-0422 342136180-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 22, Plan 491 KS, located south of 120 Avenue NW and east of 38 Street NW; <b>BEACON HEIGHTS</b>
5.	LDA19-0428 342917141-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28 and the westerly 11 feet of Lot 27, Block 18, Plan 5718 AE, located north of 69 Avenue NW and west of 107 Street NW; <b>ALLENDALE</b>
6.	LDA19-0435 343146565-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 11, Plan 8661 T, located north of 127 Avenue NW and east of 123 Street NW; <b>CALDER</b>
7.	LDA19-0438 343393710-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 18, Plan 2248 HW, located north of 110 Avenue NW and east of 150 Street NW; <b>HIGH PARK</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

November 7, 2019

File No. LDA19-0342

City of Edmonton  
10th Floor, Edmonton Tower  
10111 104 Avenue NW  
Edmonton, AB T5J 0J4

ATTENTION: Jennifer Smyth

RE: Tentative plan of subdivision to create one (1) Future Municipal Reserve (MR) Lot and one (1) Other Lot from the NW-25-52-26-W4M, located south of 92 Avenue and east of 231 Street;  
**ROSENTHAL**

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**I The Subdivision by Plan is APPROVED on November 7, 2019, subject to the following conditions:**

1. that the owner either dedicate additional road rights of way, or register a road plan, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
2. 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.

Municipal Reserve for NW-25-52-26-W4M was addressed with File 85-X-084-S.

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 Jennifer Vos at [jennifer.vos@edmonton.ca](mailto:jennifer.vos@edmonton.ca) or 780-508-9519.

Regards,

Blair McDowell  
Subdivision Authority

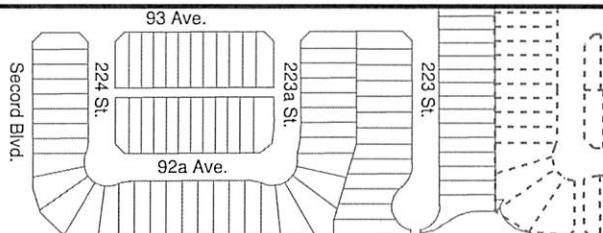
BM/jv/Posse #312429261-001  
Enclosure(s)

Limit of proposed subdivision

Dedicate as Road Right of Way or Register Road Plan



231 St.

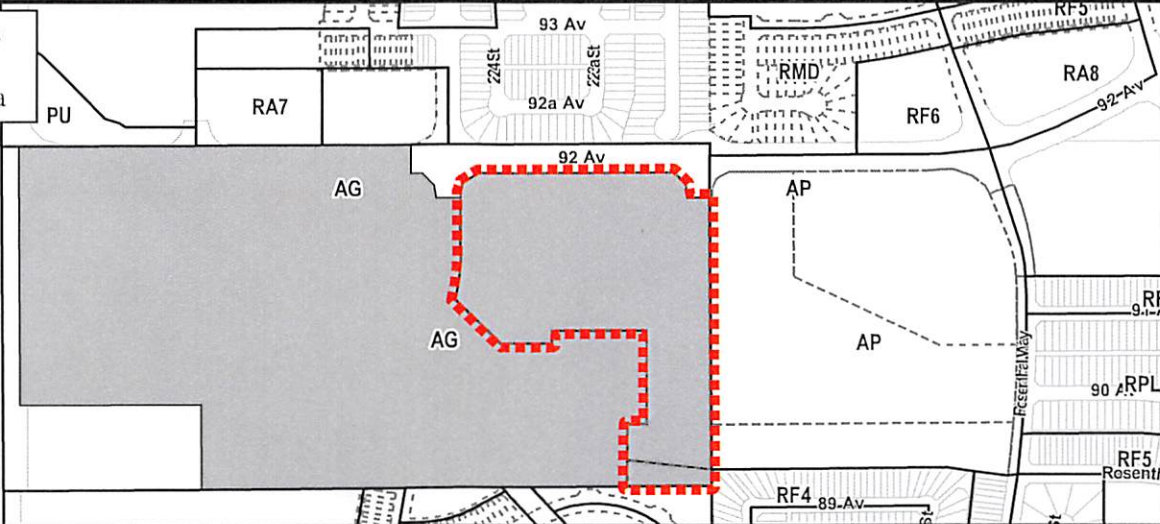


MR - 6.601ha

LDA18-0022

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

Titled area to be subdivided  
Subdivision area





Subdivision Authority

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

November 7, 2019

File No. LDA19-0366

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 10, Block 11, Plan 8661 T, located south of 128 Avenue NW and east of 123 Street NW; **CALDER**

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**The Subdivision by Plan is APPROVED on November 7, 2019, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Christian Schmitt at christian.schmitt@edmonton.ca or 780-944-0459.

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #339535893-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 123 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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.
- The Calder neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2021 - 2023 construction season. Subdivision Planning recommends that the applicant/owner email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

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 6.4 m north of the south property line of Lot 10 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

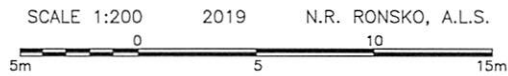
SHOWING SUBDIVISION OF

LOT 10, BLOCK 11, PLAN 8661 T.

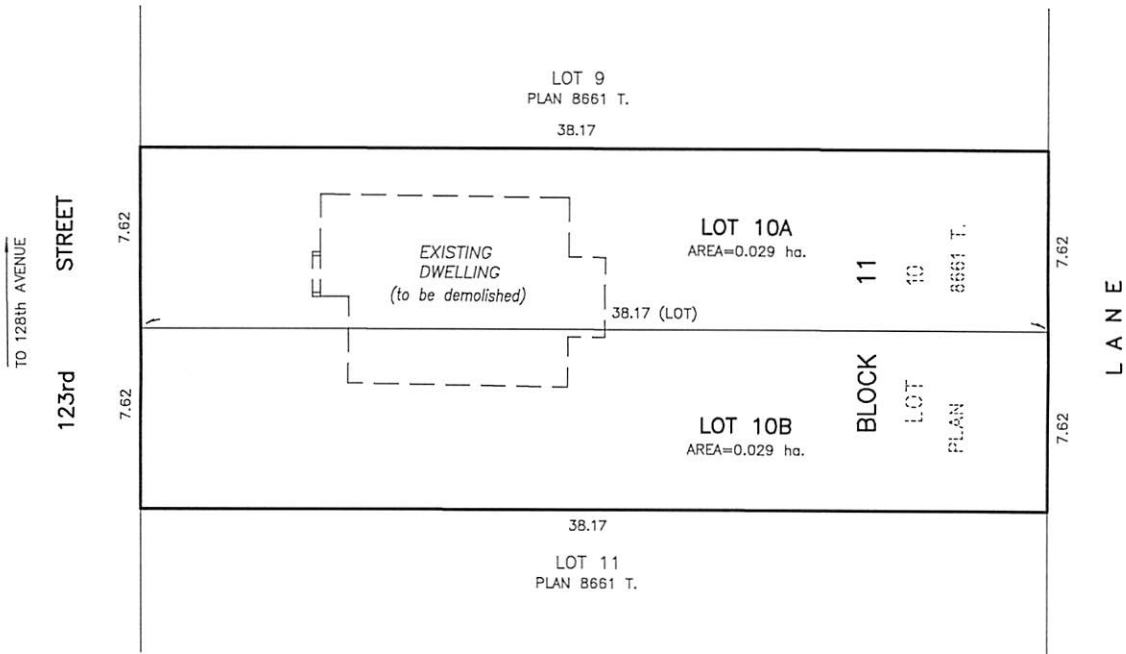
IN THE

S.W.1/4 SEC.19-53-24-4

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: AUGUST 26, 2019  
REVISED: -

FILE NO. 19S0542

DWG.NO. 19S0542T



Subdivision Authority

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

November 7, 2019

File No. LDA19-0408

Satt Engineering Ltd.  
207 - 3132 Parsons Road NW  
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 14, Plan 5070 HW, located north of 95 Avenue NW and east of 85 Street NW;  
**HOLYROOD**

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**The Subdivision by Plan is APPROVED on November 7, 2019, subject to the following condition:**

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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 Christian Schmitt at christian.schmitt@edmonton.ca or 780-944-0459.

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #341810045-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 85 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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 85 Street NW. Upon redevelopment of proposed Lot 18A, the existing residential access to 85 Street NW must be removed. The applicant/owner will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

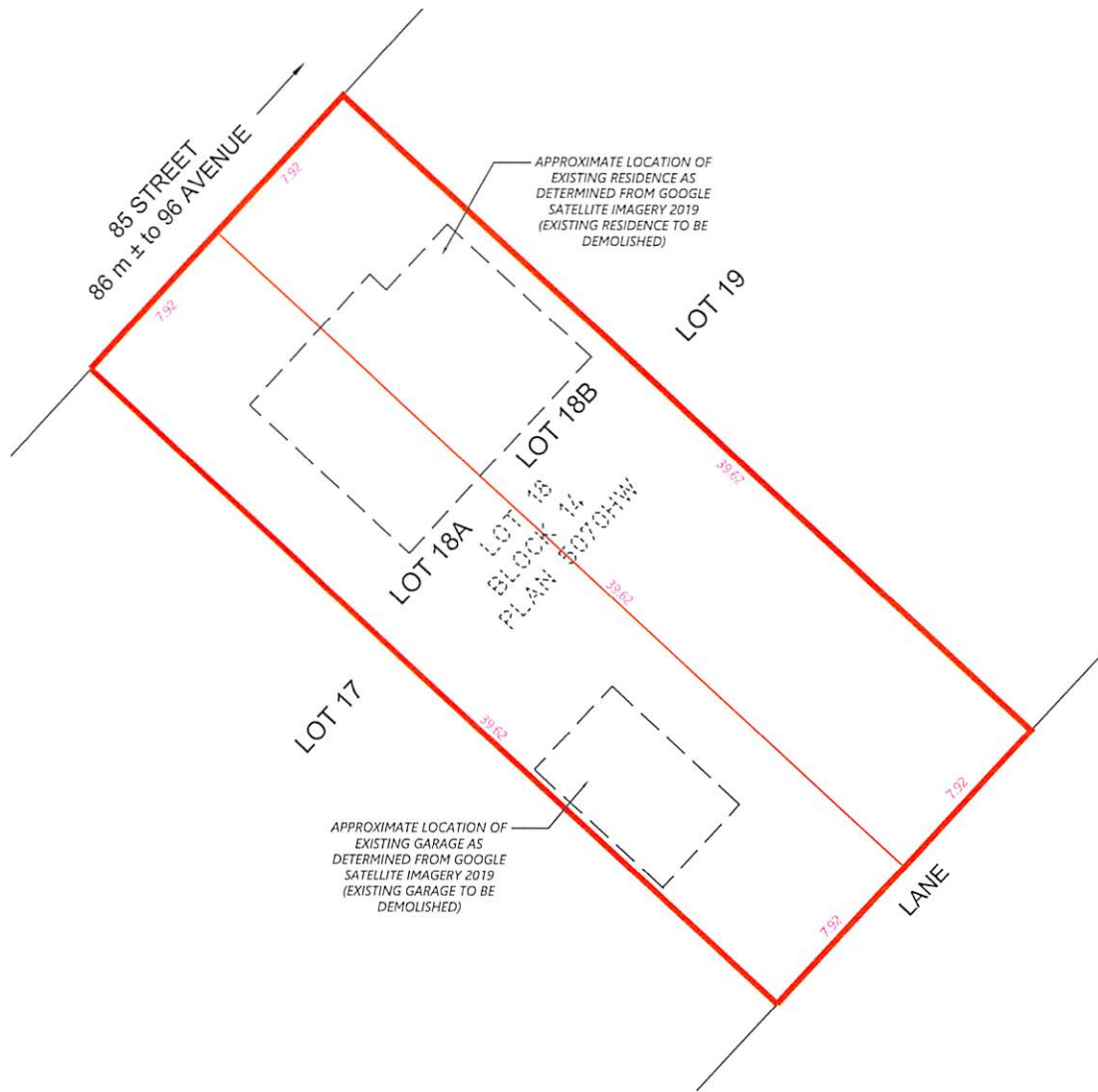
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 1.2 m south of the north property line of Lot 18 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 18 BLOCK 14, PLAN 5070HW  
 WITHIN  
 (E<sup>1</sup>/<sub>2</sub> SEC. 34 - TP. 52 - RGE. 24 - W. 4th MER.)  
 HOLYROOD  
 EDMONTON, ALBERTA  
 SCALE: 1:200



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.063ha

**Satt Associates Inc.**  
*Always Striving For Excellence.*  
 #206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
 (587) 315 6887

Job # : SA19- 593	Drawn by: AA	Checked by: FS
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Subdivision Authority

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

November 7, 2019

File No. LDA19-0422

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 22, Plan 491 KS, located south of 120 Avenue NW and east of 38 Street NW; **BEACON HEIGHTS**

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**The Subdivision by Plan is APPROVED on November 7, 2019, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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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 Stephanie Mah at [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #342136180-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 120 Avenue and 38 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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.

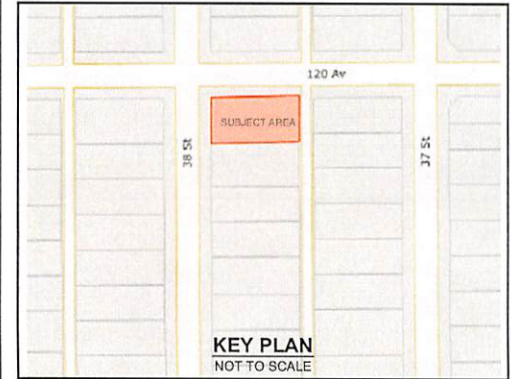
Servicing

- 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 1.3m north of the south property of Lot 18 off 38 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

2042654 ALBERTA LTD.

**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 R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. . . . .
- AND CONTAINS: 0.074 ha.



REV. NO.	DATE	ITEM	BY
1	SEPT. 26/19	T-PLAN	CN

**REVISIONS**

**BEACON HEIGHTS**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

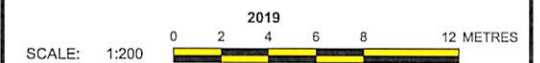
OF

LOT 18, BLOCK 22, PLAN 491KS

WITHIN THE

S.E. 1/4 SEC. 13 - TWP. 53 - RGE. 24 - W. 4TH MER.

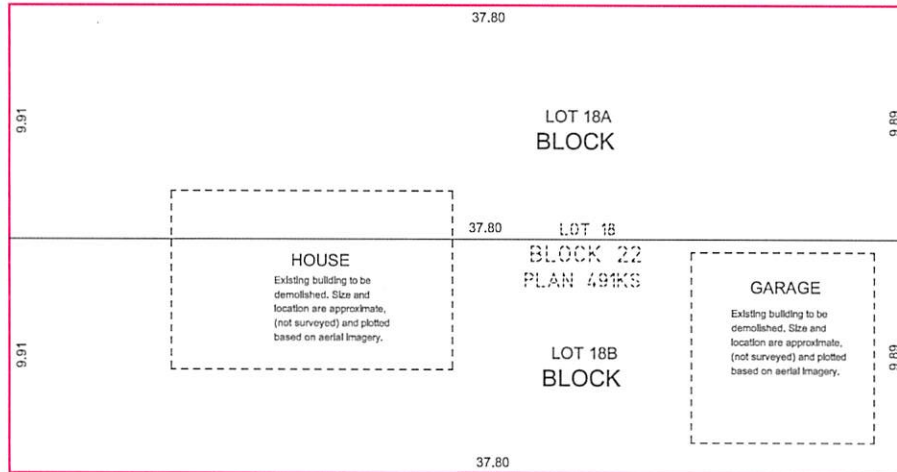
**EDMONTON - ALBERTA**



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

FILE NO.	61900133T	DRAFTED BY:	CN	CHECKED BY:	DS
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120 AVENUE NW



LANE

38 STREET NW

LOT 19  
BLOCK 22  
PLAN 491KS

LOT 19  
BLOCK 22  
PLAN 491KS





Subdivision Authority

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

November 7, 2019

File No. LDA19-0428

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 28 and the westerly 11 feet of Lot 27, Block 18, Plan 5718 AE, located north of 69 Avenue NW and west of 107 Street NW; **ALLENDALE**

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**The Subdivision by Plan is APPROVED on November 7, 2019, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed western 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.

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #342917141-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 69 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

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 7.6 m east of the west property line of Lot 28 off 69 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.
- 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

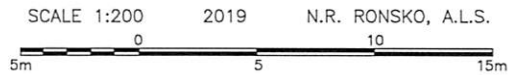
SHOWING SUBDIVISION OF

LOT 28 AND PART OF LOT 27, BLOCK 18, PLAN 5718 A.E.

IN THE

N.W.1/4 SEC.20-52-24-4

EDMONTON ALBERTA



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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP



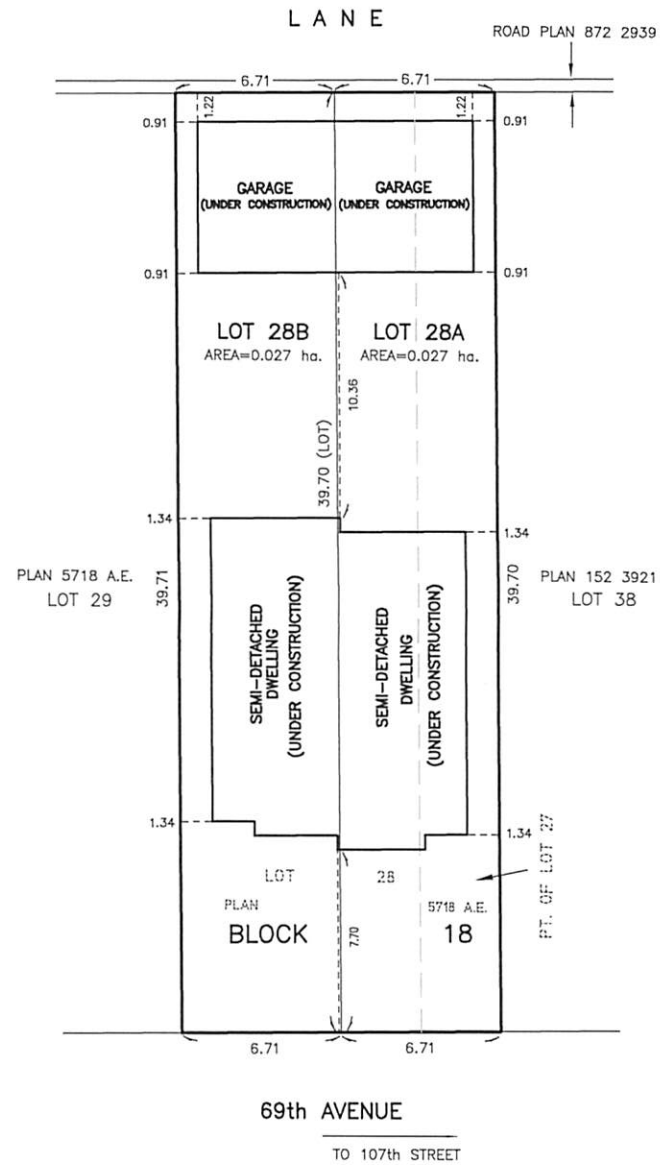
DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: OCTOBER 03, 2019  
 REVISED: -

FILE NO. 19C0059

DWG.NO. 19C0059T





Subdivision Authority

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

November 7, 2019

File No. LDA19-0435

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 12, Block 11, Plan 8661 T, located north of 127 Avenue NW and east of 123 Street NW; **CALDER**

---

**The Subdivision by Plan is APPROVED on November 7, 2019, subject to the following condition:**

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If you have further questions, please contact Christian Schmitt at christian.schmitt@edmonton.ca or 780-944-0459.

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #343146565-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

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- There are existing boulevard trees adjacent to the site on 123 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- The Calder neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2021. Subdivision Planning recommends that the applicant/owner email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

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).
- 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

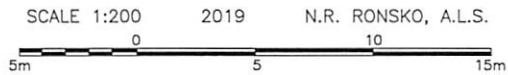
SHOWING SUBDIVISION OF

LOT 12, BLOCK 11, PLAN 8661 T

IN THE

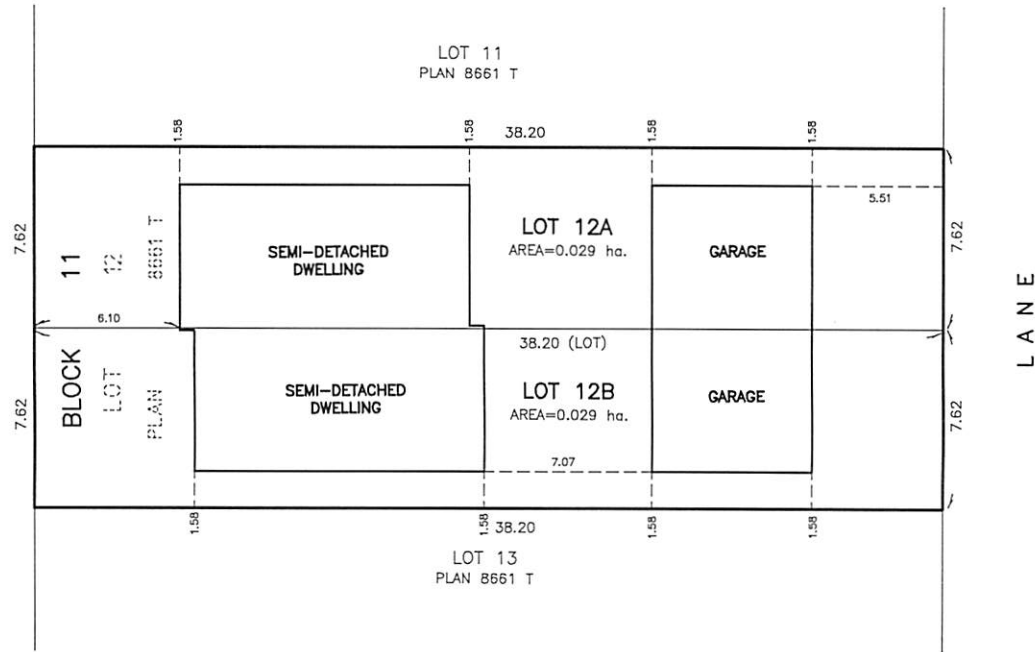
S.W.1/4 SEC.19-53-24-4

EDMONTON ALBERTA



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

TO 128th AVENUE  
**123rd STREET**



LANE

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: OCTOBER 04, 2019  
 REVISED: -

FILE NO. 19S0668

DWG.NO. 19S0668T



Subdivision Authority

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

November 7, 2019

File No. LDA19-0438

Arav Homes Ltd.  
217 Kulawy Drive NW  
Edmonton, AB T6L 7E5

ATTENTION: Bharat Agnihotri

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 18, Plan 2248 HW, located north of 110 Avenue NW and east of 150 Street NW; **HIGH PARK**

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**The Subdivision by Plan is APPROVED on November 7, 2019, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Stephanie Mah at [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #343393710-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 150 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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 150 Street NW. Upon redevelopment of proposed southern lot, the existing residential access to 150 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

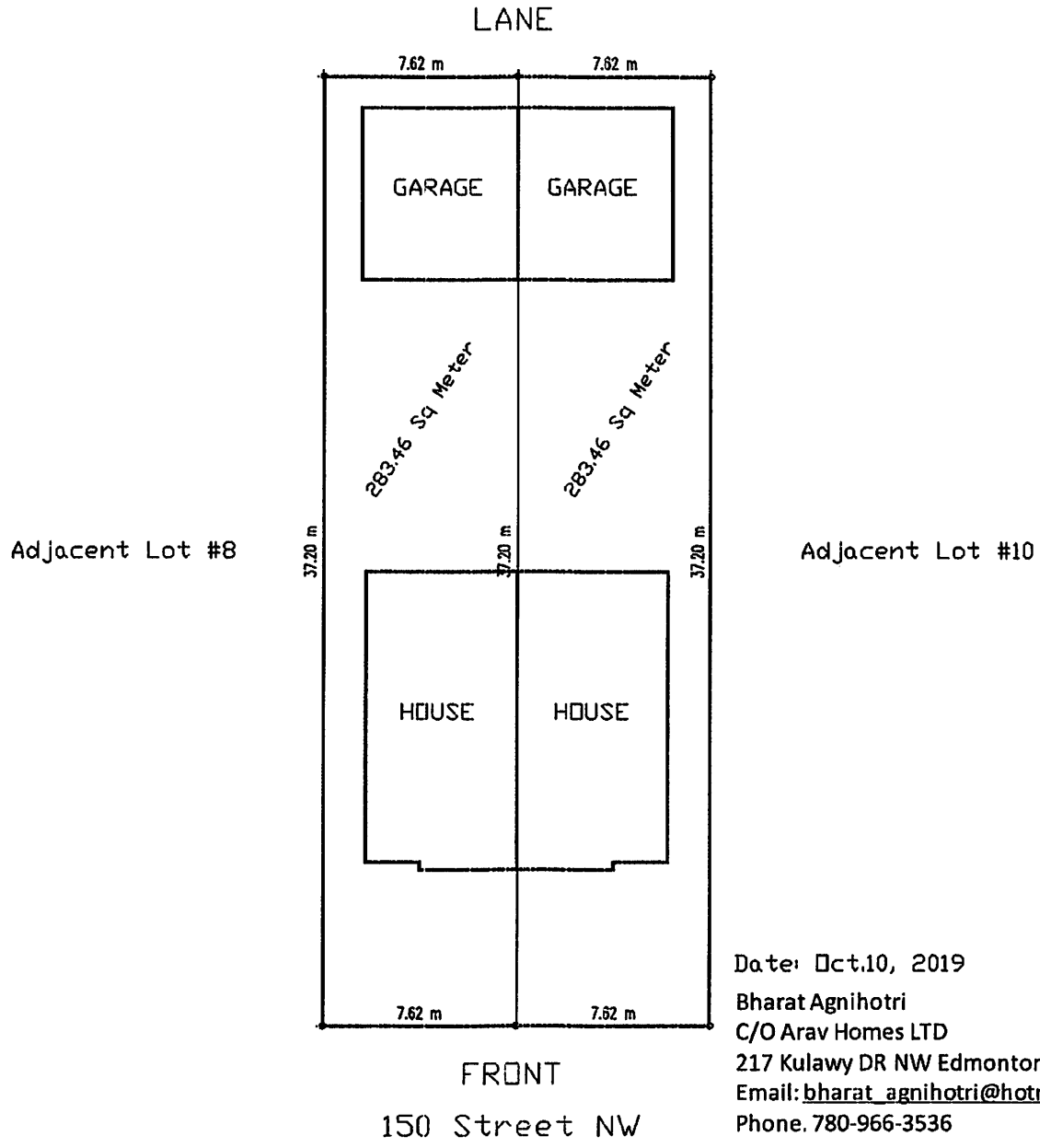
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TENTATIVE PLAN OF SUBDIVISION  
Plan 2248HW Block 18 Lot 9  
11027 150 Street NW, Edmonton



Date: Oct.10, 2019  
Bharat Agnihotri  
C/O Arav Homes LTD  
217 Kulawy DR NW Edmonton. T6L 7E5.  
Email: [bharat\\_agnihotri@hotmail.com](mailto:bharat_agnihotri@hotmail.com)  
Phone. 780-966-3536

Thursday, October 31, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 43

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the October 31, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the October 24, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA19-0369 339572826-001	Tentative plan of subdivision to create 29 single detached residential lots and two (2) multi-unit housing lots (MHL) from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; <b>KESWICK</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA19-0370 339572826-001	Tentative plan of subdivision to create 30 row housing lots and one (1) multi-unit housing lot (MHL) from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; <b>KESWICK</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA12-0352 128484091-001	REVISION of conditionally approved tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from portions of roadway to be closed, Lot A, Block A, Plan 112 4483 and Lot 2, Block 2, Plan 122 2662 located west of James Mowatt Trail SW and south of 26 Avenue SW; <b>HERITAGE VALLEY TOWN CENTRE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA14-0394 159596579-001	REVISION of conditionally approved plan of subdivision to create 40 single detached residential lots, 12 semi-detached residential lots, 23 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) commercial lot, from Lot 1, Plan 782 3334, located south of 35 Avenue NW and east of Winterburn Road NW; <b>EDGEMONT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0553 235598460-001	REVISION of conditionally approved tentative plan of subdivision to create 227 single detached residential lots, 25 row housing lots, two (2) commercial lots, one (1) Public Utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; <b>CRYSTALLINA NERA EAST and CRYSTALLINA NERA WEST</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA19-0399 339502199-001	Tentative plan to subdivide a 0.069 ha parcel from Lots 15-20, Block 2, Plan 6417 AS and consolidate that parcel with adjacent Lots 13-14, Block 2, Plan 6417 AS, located north of 97 Avenue NW and west of 102 Street NW; <b>ROSSDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA19-0402 341551726-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 9, Plan 1366 HW, located south of 73 Avenue and east of 112 Street; <b>McKERNAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:15 a.m.	