

Thursday, November 24, 2022  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 47

|           |  |   |
|-----------|--|---|
| <b>1.</b> | <b>ADOPTION OF AGENDA</b>  |   |
|           | RECOMMENDATION   |   |
|           | That the Subdivision Authority Agenda for the November 24, 2022 meeting be adopted.  |   |
| <b>2.</b> | <b>ADOPTION OF MINUTES</b>   |   |
|           | RECOMMENDATION   |   |
|           | That the Subdivision Authority Minutes for the November 17, 2022 meeting be adopted. |   |
| <b>3.</b> | <b>OLD BUSINESS</b>  |   |
| <b>4.</b> | <b>NEW BUSINESS</b>  |   |
| 1.        | LDA20-0050<br>354531633-001  | Tentative plan of subdivision to create 50 single detached residential lots, 20 semi-detached residential lots, 11 row housing lots, two (2) multi-unit housing lots (MHL), two (2) Municipal Reserve lots and two (2) Environmental Reserve lots, from Lot 2, Block 1, Plan 0320993, located north of Cherniak Way SW and west of 111 Street SW; <b>CAVANAGH</b> |
| 2.        | LDA22-0499<br>449977416-001  | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 22, Block 14, Plan 2085HW, located south of 65 Avenue NW and east of 109 Street NW; <b>ALLENDALE</b>  |
| 3.        | LDA22-0501<br>451210542-001  | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 28, Plan RN60, located north of 111 Avenue NW and west of 132 Street NW; <b>INGLEWOOD</b>  |
| 4.        | LDA22-0513<br>450652989-001  | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 12, Plan 1367 HW, located north of 77 Avenue NW and east of 116 Street NW; <b>MCKERNAN</b>  |
| 5.        | LDA22-0516<br>452036888-001  | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 1A, Plan 642 KS, located south of 109 Avenue NW and west of 156 Street NW; <b>MAYFIELD</b>   |
| 6.        | LDA22-0520<br>452135189-001  | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12 Block 28, Plan 1763 HW, located south of 72 Avenue NW and west of 96 Street NW; <b>HAZELDEAN</b>   |
| <b>5.</b> | <b>OTHER BUSINESS</b>  |   |



Subdivision Authority

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

November 24, 2022

File No. LDA20-0050

WSP

1200 - 10909 Jasper Ave NW  
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 50 single detached residential lots, 20 semi-detached residential lots, 11 row housing lots, two (2) multi-unit housing lots (MHL), two (2) Municipal Reserve lots and two (2) Environmental Reserve lots, from Lot 2, Block 1, Plan 0320993, located north of Cherniak Way SW and west of 111 Street SW; **CAVANAGH**

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**I The Subdivision by Plan is APPROVED on November 24, 2022, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as 0.06 ha and 0.07 ha lots pursuant to Section 664(1.1)(a) and (c) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.38 ha and 0.07 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Review and Update of Slope Stability Assessment 11104 - 30 Avenue SW within Cavanagh Lands, Edmonton, AB geotechnical report and Slope Stability Evaluation & Set-Back Distance Determination, Portions of Heritage Valley Stage 7B Lands, Edmonton, Alberta, geotechnical report, 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 (3) 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 pay a boundary assessment for municipal improvements constructed by others within the Cavanagh Boulevard SW (111 Street SW) road right-of-way from which this development benefits (Cavanagh Stage 10B; Servicing Agreement SA51725);
8. that the owner construct Cavanagh Boulevard SW (111 Street SW) to an approved Complete Streets design and cross-section, as shown on the "Conditions of Approval" map, Enclosure I. The design and cross-section details for the local roadway will be reviewed and finalized through the engineering drawing review and approval process;
9. that all roadway construction shall be approved cross-sections, to the satisfaction of Subdivision and Development Coordination, designed in consideration of Complete Streets Guidelines, and address emergency access, safety, as well as operational and maintenance considerations. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles and waste management vehicles for the local roadway;
10. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage and landscaping, within the top of bank setback area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The shared use path must be designed at a 30 kph design speed as per TAC guidelines including appropriate offsets;
11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Reserve lots and, walkways, to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR and ER dedication the existing DRC for Lot 2, Block 1, Plan 0320993, will be reduced accordingly, with the balance to 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,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #354531633-001

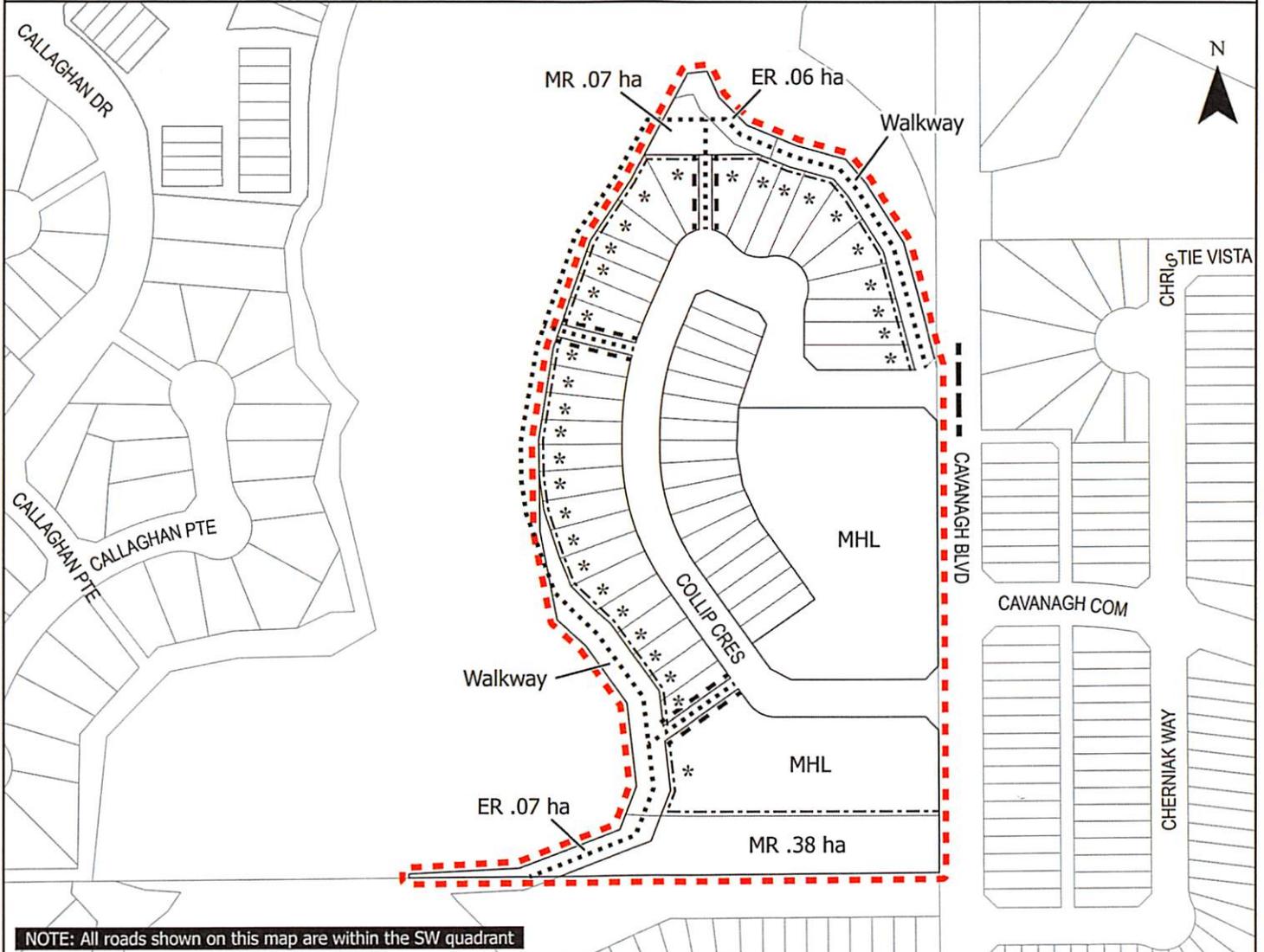
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

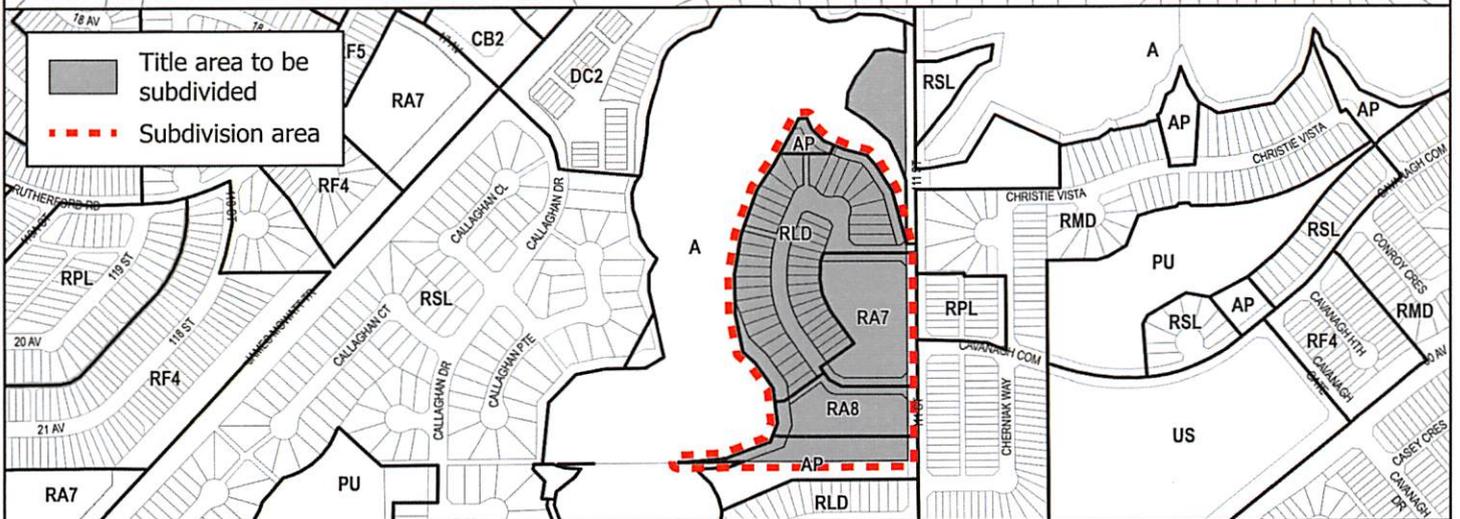
November 24, 2022

LDA20-0050

- Limit of proposed subdivision
- - - 1.2 m uniform screen fence
- - - 1.8 m uniform screen fence as per Zoning Bylaw
- ..... 3 m hard surface shared use path
- Construct to complete streets design
- \* Restrictive covenant re: Top of Bank



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

November 24, 2022

File No. LDA22-0499

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 22, Block 14, Plan 2085HW, located south of 65 Avenue NW and east of 109 Street NW; **ALLENDALE**

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**The Subdivision by Plan is APPROVED on November 24, 2022, 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 sewer) to the proposed eastern 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,

Blair McDowell  
Subdivision Authority

BM/kc/Posse #449977416-001

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There is an existing boulevard tree adjacent to the site on 65 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.
- The Allendale neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal sometime between 2023-2025. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto: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 2.18 m east of the west property line of proposed Lot 22A off 65 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

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

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

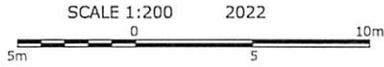
## LOT 22

**BLK.14, PLAN 2085 H.W.**

WITHIN THE

**S.W./4 SEC. 20, TWP.52, RGE.24, W.4 M.**

**EDMONTON, ALBERTA**



**NOTES:**

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



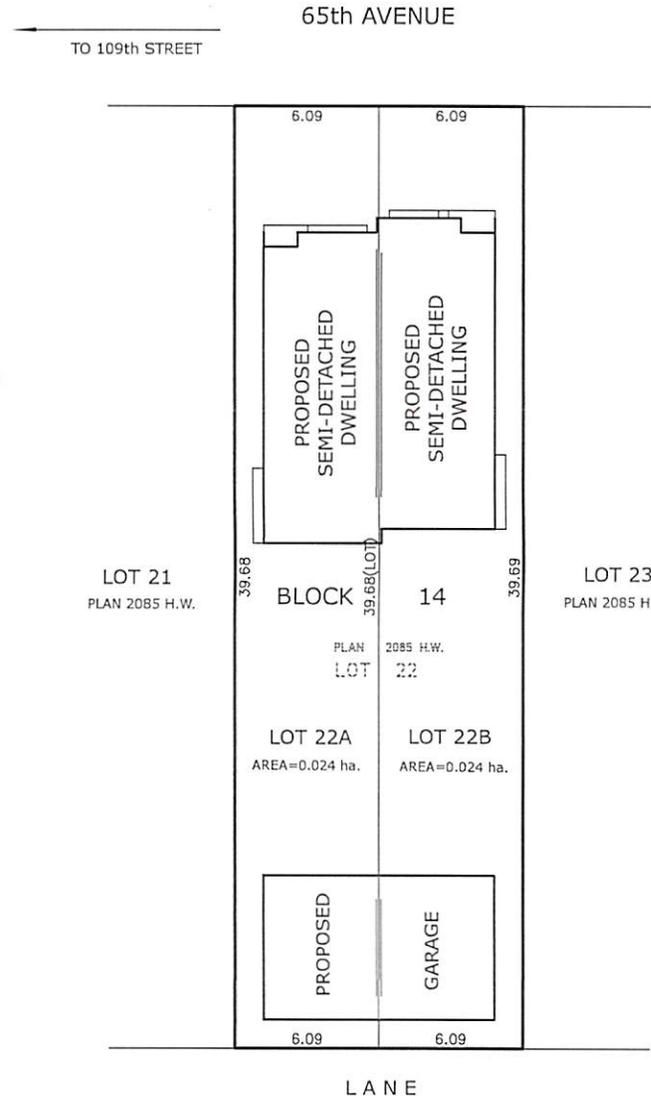
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|                |               |           |         |
|----------------|---------------|-----------|---------|
| CALCULATED BY: | -             | DRAWN BY: | PING    |
| DATE:          | OCT. 04, 2022 | REVISED:  | --      |
| DRAWING        | 2250788T      | FILE NO.  | 2250788 |





Subdivision Authority

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

November 24, 2022

File No. LDA22-0501

SATT Engineering Ltd.  
206 - 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 5, Block 28, Plan RN60, located north of 111 Avenue NW and west of 132 Street NW;  
**INGLEWOOD**

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**The Subdivision by Plan is APPROVED on November 24, 2022, 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,

Blair McDowell  
Subdivision Authority

BM/kc/Posse #451210542-001

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 (\$700.00 - 2022 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 132 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.

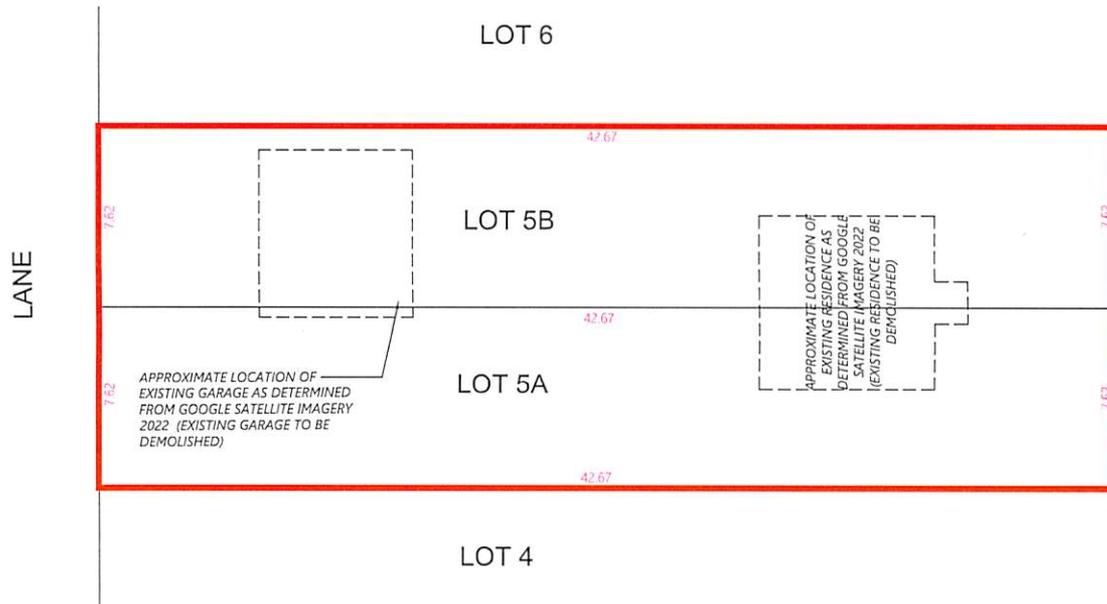
#### Building / Site

- 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 9.9 m north of the south property line of existing Lot 5 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).
- There is an existing power pole that may interfere with access to the proposed Lot 5A. Subdivision Planning highly recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto:ces@epcor.com)).
- 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 5 BLOCK 28, PLAN RN60 WITHIN  
 (S.E. 1/4 SEC.2, TWP.53, RGE. 25 - W. 4th MER.)  
 INGLEWOOD  
 EDMONTON, ALBERTA  
 SCALE: 1:200



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.065 ha

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

Job #: SUB22-364-1 | Drawn by: DHP | Checked by: AA | Date: Oct. 18, 2022



Subdivision Authority

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

November 24, 2022

File No. LDA22-0513

Butterwick Construction & Carpentry Ltd.  
5628 82 Avenue NW  
Edmonton, AB T6B 3E6

ATTENTION: Trina Roth

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 12, Plan 1367 HW, located north of 77 Avenue NW and east of 116 Street NW; **MCKERNAN**

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The Subdivision by Plan is **APPROVED** on November 24, 2022, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed western lot; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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/fw/Posse #450652989-001

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 (\$700.00 - 2022 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 77 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. 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 enter the proposed subdivision approximately 7.95 m west of the east property line of existing Lot 17 off the lane (water), and approximately 6.65 m west of the east property line of existing Lot 17 off the lane (sanitary). 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

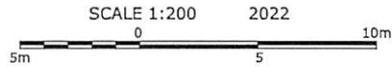
## LOT 17

### BLK.12, PLAN 1367HW

WITHIN THE

S./2 SEC. 30, TWP.52, RGE.24, W.4 M.

EDMONTON, ALBERTA



#### NOTES:

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



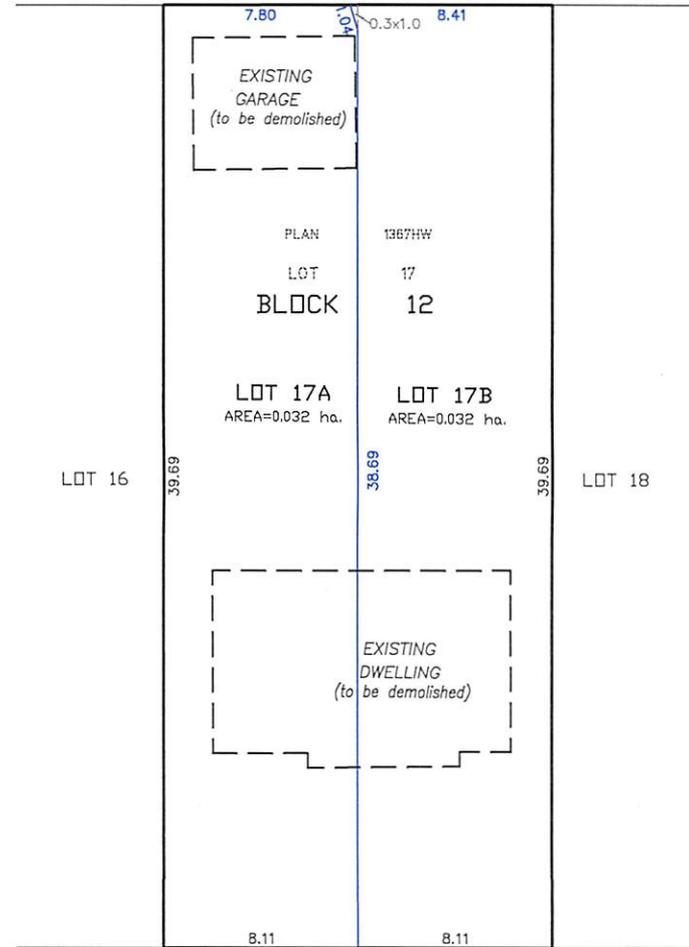
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|                |               |           |               |
|----------------|---------------|-----------|---------------|
| CALCULATED BY: | -             | DRAWN BY: | PING          |
| DATE:          | OCT. 19, 2022 | REVISED:  | NOV. 17, 2022 |
| DRAWING        | 22C0833T      | FILE NO.  | 22C0833       |

LANE



to 116 Street

77 AVENUE



Subdivision Authority

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

November 24, 2022

File No. LDA22-0516

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 7, Block 1A, Plan 642 KS, located south of 109 Avenue NW and west of 156 Street NW; **MAYFIELD**

---

**The Subdivision by Plan is APPROVED on November 24, 2022, 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/fw/Posse #452036888-001

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

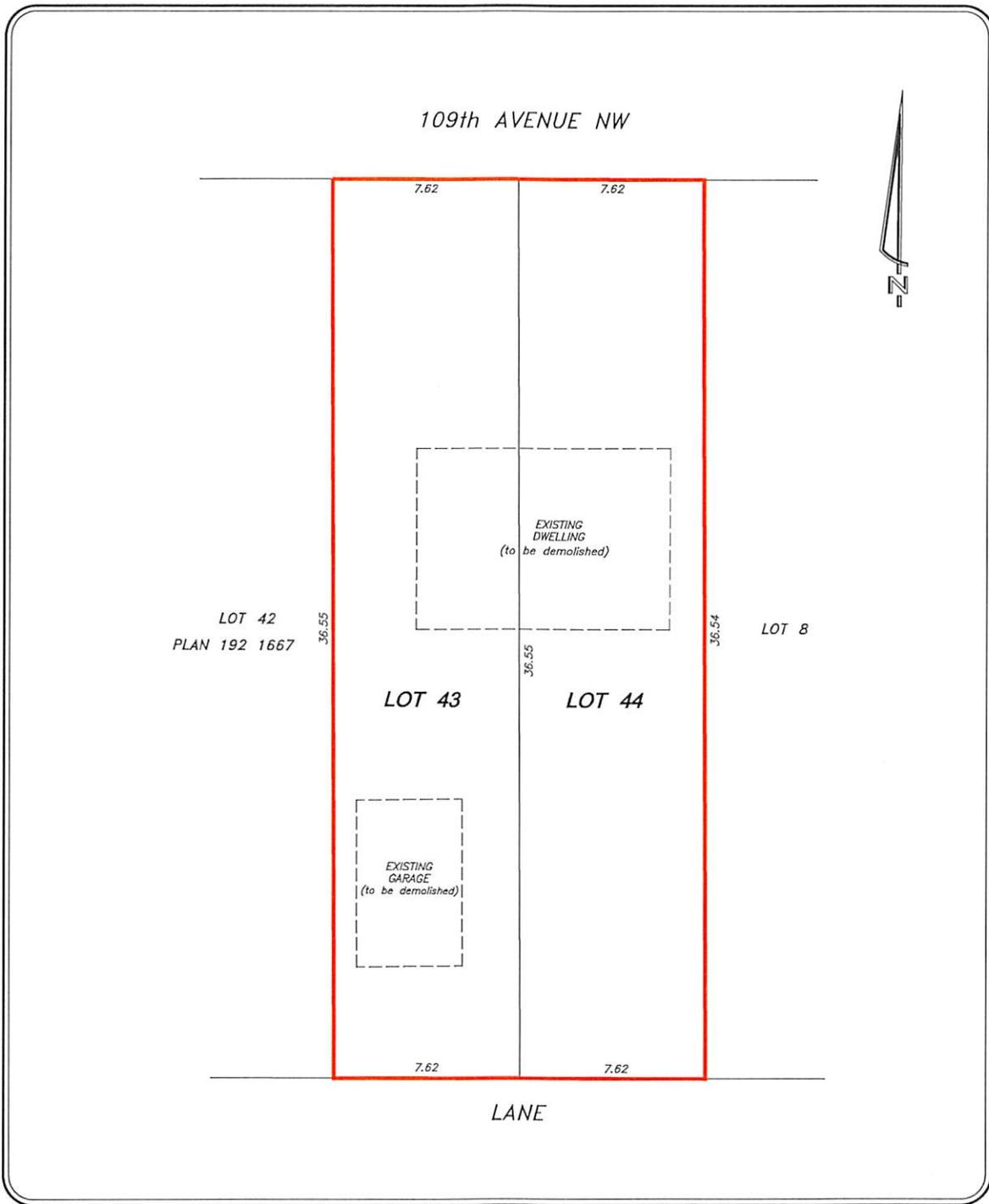
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 109 Avenue NW. Upon redevelopment of proposed Lot 43, Block 1A, Plan 642 KS, the existing residential access to 109 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. An application can be made 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.

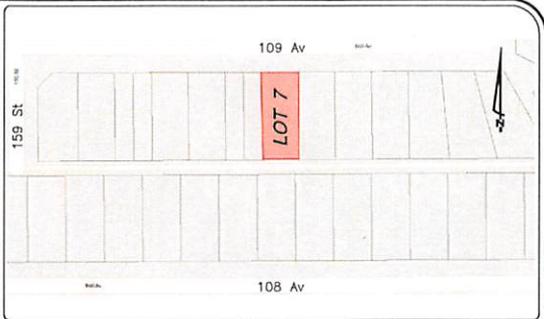
Servicing

- 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 7.1 m east of the west property line of existing Lot 7 off 109 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



### TENTATIVE PLAN

|   |           |   |  |
|---|-----------|---|--|
| LOT: 7  | BLOCK: 1A | PLAN: 642 KS  |  |
| BUILDER/OWNER: TECH VIEW HOMES LTD.   |           | SUB.: MAYFIELD  |  |
| ADDRESS: 15731-109 AVENUE NW  |           | ZONING: RF1   |  |
| CONTACT: techviewhomes@telus.net  |           | EDMONTON  |  |
| CERTIFICATE OF TITLE AREA   |           | 0.056 ha  |  |
| AREA IN PARCEL(S) BEING CREATED   |           | 0.056 ha  |  |
| NUMBER OF PARCEL CREATED  |           | 2   |  |
| <p><b>NOTES:</b></p> <p>ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF<br/>         ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES<br/>         ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY<br/>         THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY<br/>         ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.</p> <p><b>LEGEND:</b></p> <p>LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ..... ●</p> |           |   |  |
|   |           | 6908 ROPER ROAD NW<br>EDMONTON ALBERTA T6B 3H9<br>email: abgeo@telus.net<br>or: info@albertageo.com<br>website: www.albertageo.com<br>PH: (780) 437-8033<br>FAX: (780) 437-8024 |  |
| FILE: E23792  |           | SCALE 1: 200  |  |
| DRAWN BY: M.G.  |           | CHECKED BY: P.S.  |  |
| DATE: 2022-10-24  |           |   |  |





Subdivision Authority

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

November 24, 2022

File No. LDA22-0520

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 28, Plan 1763 HW, located south of 72 Avenue NW and west of 96 Street NW; **HAZELDEAN**

---

**The Subdivision by Plan is APPROVED on November 24, 2022, 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 sewer) to the proposed western lot;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca)); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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/fw/Posse #452135189-001

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 (\$700.00 - 2022 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 72 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. 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 4.0 m west of the east property line of existing Lot 12 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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

**BLK.28, PLAN 1763 H.W.**

WITHIN THE

**N. 1/2 SEC. 21, TWP.52, RGE.24, W.4 M.**

**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.

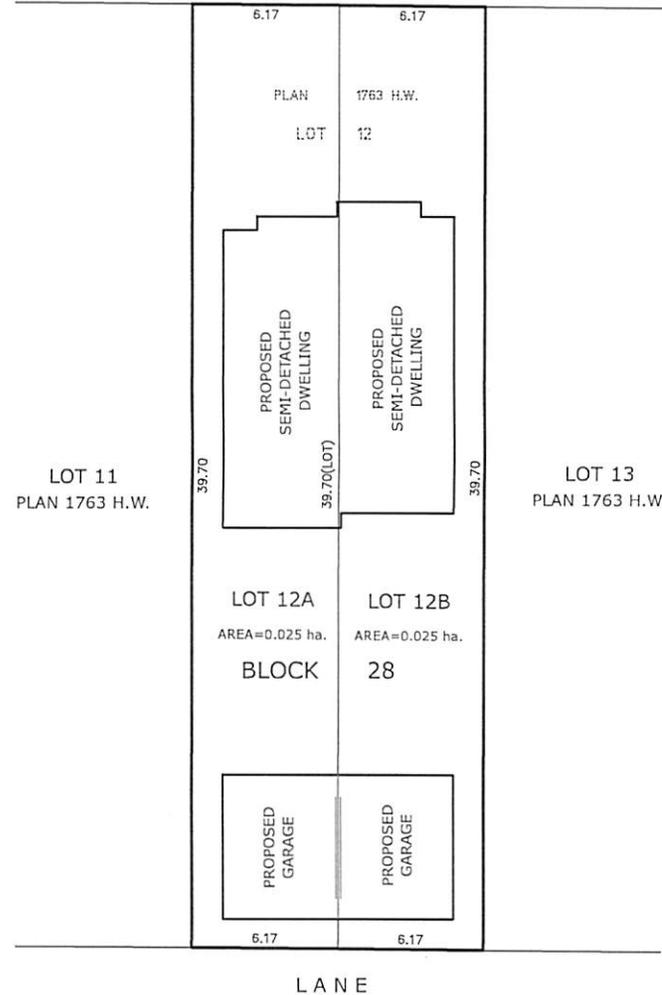
SURVEYOR'S STAMP



|                |               |           |         |
|----------------|---------------|-----------|---------|
| CALCULATED BY: | -             | DRAWN BY: | PING    |
| DATE:          | OCT. 24, 2022 | REVISED:  | --      |
| DRAWING        | 2250840T      | FILE NO.  | 2250840 |

72nd AVENUE

TO 96th STREET



Thursday, November 17, 2022  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 46

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 17, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 10, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA22-0387  
438222470-001

Tentative plan of subdivision to create one (1) commercial lot from Lot 1, Block 2, Plan 152 5329 located north of Stony Plain Road NW and west of 186 Street NW; **SUNWAPTA INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA22-0477  
426829177-001

Tentative plan of subdivision to create 1 Municipal Reserve (MR) lot, 1 future MR lot, and 1 Multi-unit Housing (MHL) lot from Lot 6, Block 2, Plan 6215V, located south 162 Avenue NW and east of 95 Street NW; **EAUX CLAIRES**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

|                |   |   |
|----------------|---|---|
| 3.             | LDA21-0595<br>414463507-001                                   | REVISION of conditionally approved tentative plan of subdivision to create 153 single detached residential lots, 20 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) Public Utility Lot (PUL) from a portion of roadway to be closed, and the SW 36-52-26-W4M located north of 92 Avenue NW and east of 231 Street NW; <b>SECORD</b> |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION |   | Blair McDowell <b>CARRIED</b>   |
| 4.             | LDA22-0096<br>413238948-001                                   | REVISION of conditionally approved tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 96, Block 38, Plan 802 1675, located north of 33 Avenue NW and west of 35 Street NW; <b>BISSET</b>   |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION |   | Blair McDowell <b>CARRIED</b>   |
| 5.             | LDA22-0507<br>451330405-001                                   | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 7, Plan 2597 KS, located north of 80 Avenue NW and east of 144 Street NW; <b>LAURIER HEIGHTS</b>   |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION |   | Blair McDowell <b>CARRIED</b>   |
| 5.             | <b>ADJOURNMENT</b><br><br>The meeting adjourned at 10:10 a.m. |   |