

Thursday, June 8, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 23

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the June 8, 2017 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the June 1, 2017 meetings be adopted.	
3.	<b>OLD BUSINESS</b>	
4.	<b>NEW BUSINESS</b>	
1.	LDA14-0276 155551630-001	Tentative plan of subdivision to create 81 single detached residential lots, 74 semi-detached residential lots and one (1) Natural Area lot, from the NW 2-54-24-W4M located north of 167 Avenue NW and east of 66 Street NW; <b>MCCONACHIE</b>
2.	LDA17-0013 238178337-001	Tentative plan of subdivision to create 22 single detached residential lots, 18 semi-detached residential lots, and (1) Public Utility lot, from the SW 24-51-25 WM4 located north of 28 Avenue SW and east of 141 Street SW; <b>PAISLEY</b>
3.	LDA17-0146 243120076-001	Tentative plan of subdivision to create 44 single detached residential lots and 24 semi-detached residential lots, from Lot A, Plan 4270 NY, Lot A, Block 7, Plan 152 4703, and the NE 31-52-25-W4M located south of Stony Plain Road NW and west of 199 Street NW; <b>STEWART GREENS</b>
4.	LDA17-0171 243767853-001	Tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 3, Plan 132 1089 located south of 28 Avenue SW and west of 141 Street SW; <b>CHAPPELLE</b>
5.	LDA17-0202 245102050-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 54, Plan 3875P, located south of 107 Avenue NW and east of 128 Street NW; <b>WESTMOUNT</b>
6.	LDA17-0209 245265199-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 16, Plan 1367 HW, located direction of 76 Avenue NW and west of 116 Street NW; <b>BELGRAVIA</b>
7.	LDA17-0215 245448904-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 4 Plan 3458 HW, located west of 93 Street NW and north of 69 Avenue NW; <b>HAZELDEAN</b>

8.	LDA17-0235 245919577-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 12, Plan 6045HW, located south of 65 Avenue NW and east of 93 Street NW; <b>HAZELDEAN</b>
9.	LDA17-0241 246178778-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 23, Plan 3875P, located south of 109 Avenue NW and west of 128 Street NW; <b>WESTMOUNT</b>
10.	LDA17-0243 246143901-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5B, Block 2, Plan 772 3032, located south of 54 Avenue NW and west of 109a Street NW; <b>PLEASANTVIEW</b>
11.	LDA17-0254 246688170-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20A, Block 15, Plan 772 0171, located south of 97 Avenue NW and east of 155 Street NW; <b>WEST JASPER PLACE</b>
12.	LDA17-0255 246485196-001	Tentative plan of subdivision to create two (2) Bare Land Condominium units for a semi-detached dwelling from Lot K, Plan 108HW, located north of 76 Avenue NW and east of 109 Street NW; <b>MCKERNAN</b>
13.	LDA17-0257 246589561-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 85, Plan 6334 HW, located north of 95 Avenue NW and east of 149 Street NW; <b>CRESTWOOD</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

June 8, 2017

File No. LDA14-0276

Stantec Consulting Ltd.  
10106 – 112 Street NW  
Edmonton, AB T5K 2L6

ATTENTION: Jacob Edenloff

RE: Tentative plan of subdivision to create 81 single detached residential lots, 74 semi-detached residential lots and one (1) Natural Area lot, from the NW 2-54-24-W4M located north of 167 Avenue NW and east of 66 Street NW; **MCCONACHIE**

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**I The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$1,033,942.00 representing 1.82 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA15-0362 be registered prior to or concurrent with this application for underground utilities;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 66 Street NW, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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 grade and landscape within the Natural Area, with Phase I of the plan of subdivision, in accordance with the approved Natural Area Management Plan (NAMP), to the satisfaction of Drainage Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I. The extent of the grading would be determined at the engineering drawing review;
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Natural Area with the connection to 66 Street NW, with Phase I of the plan of subdivision, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with lighting, and bollards, within Phase 1 of the plan of subdivision, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within Phase 2 of the plan of subdivision, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 66 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, 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 walkways, and Natural Area lot to the satisfaction of City Departments and affected utility agencies.

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

MR for NW 2-54-24-W4M in the amount of \$1,033,942.00, representing 1.82 ha, is being provided by money in place with this subdivision. MR is to be used for the assembly of the McConachie District Park. The Natural Area is to be purchased by the City of Edmonton.

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 five (5) 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 #155551630-001

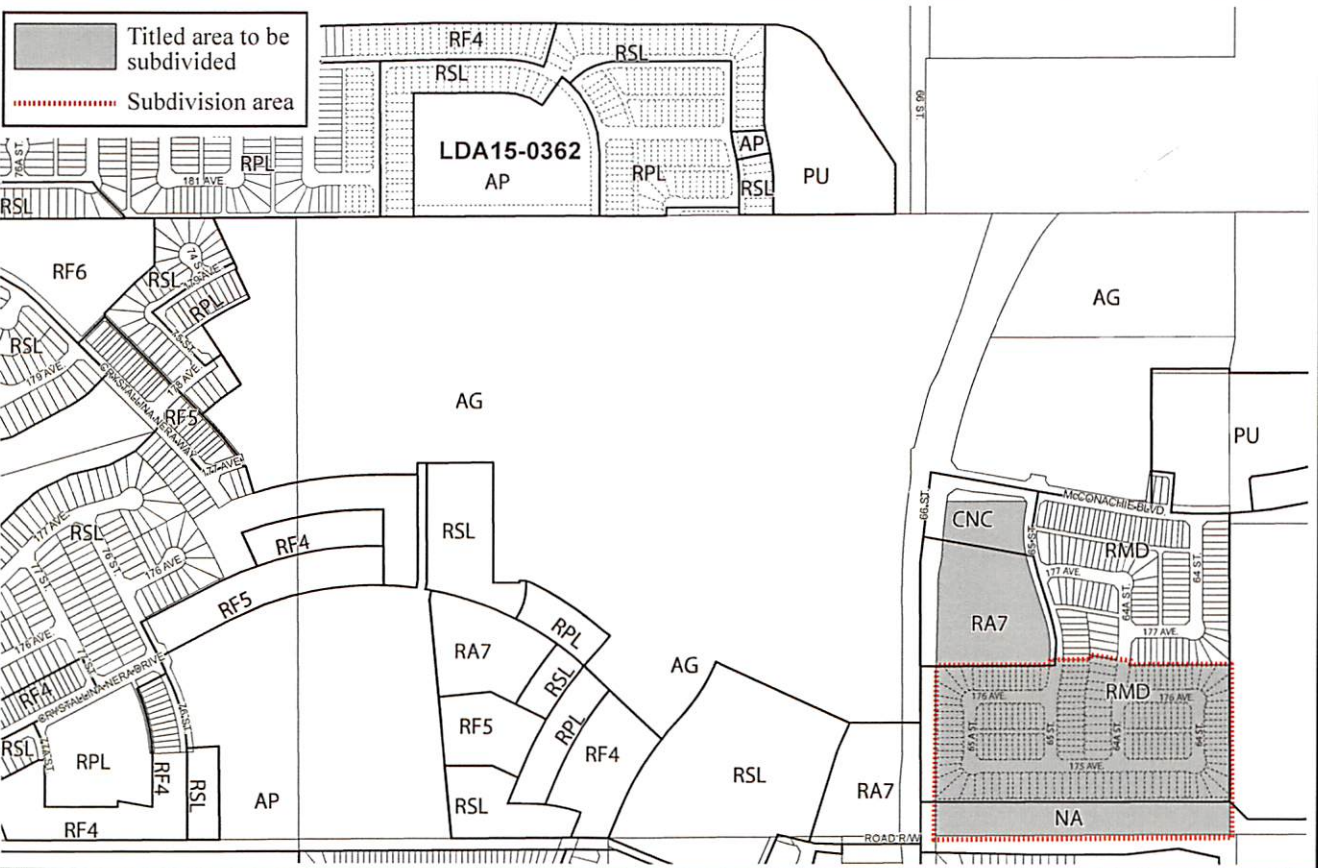
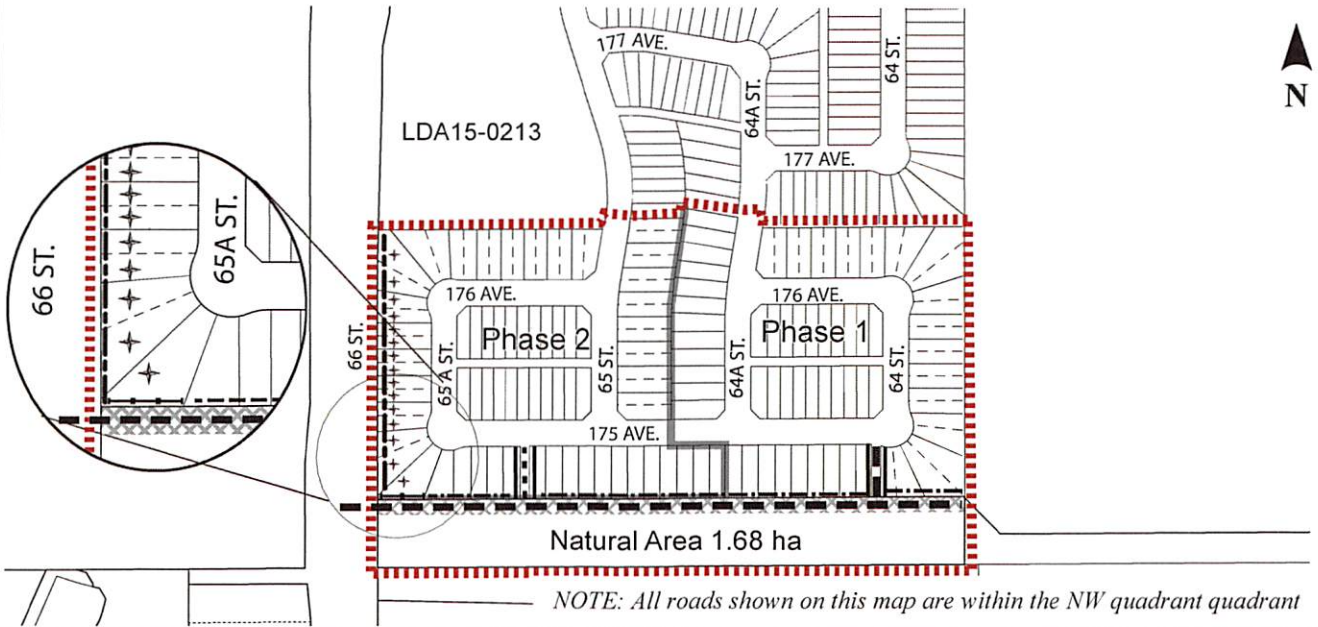
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 8, 2017

LDA14-0276

-  Limit of proposed subdivision
-  1.8 m uniform fence as per Zoning Bylaw
-  1.2 m uniform fence
-  Berm and noise attenuation fence
-  Noise attenuation fence
-  1.5 m concrete sidewalk
-  3 m hard surface shared use path
-  Grading and landscaping
-  Restrictive covenant re: berm and fence







June 8, 2017

File No. LDA17-0013

Stantec Consulting Ltd.  
10160 - 112 Street NW  
Edmonton, AB T5K 2L6

ATTENTION: Nick Dyjach

RE: Tentative plan of subdivision to create 22 single detached residential lots, 18 semi-detached residential lots, and (1) Public Utility lot, from the SW 24-51-25 WM4 located north of 28 Avenue SW and east of 141 Street SW; **PAISLEY**

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**I The Subdivision by Plan is APPROVED on June 8, 2017, 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., and EPCOR Water Services Inc., 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 subdivision LDA16-0567 be registered prior to or concurrent with this application; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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 constructs a 3 m hard surface shared use path with bollards, within the Public Utility lot (PUL), to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering); and
9. that the owner is responsible for the landscape design and construction within the PUL, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for SW-24-51-25-W4M was addressed by dedication and a Deferred Reserve Caveat (DRC) registration with LDA12-0411, LDA14-0229, and LDA16-0567. The DRC will carry forward on 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact April Gallays at [april.gallays@edmonton.ca](mailto:april.gallays@edmonton.ca) or 780-496-1895.

Regards,

Blair McDowell  
Subdivision Authority

BM/ag/Posse #238178337-001

Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

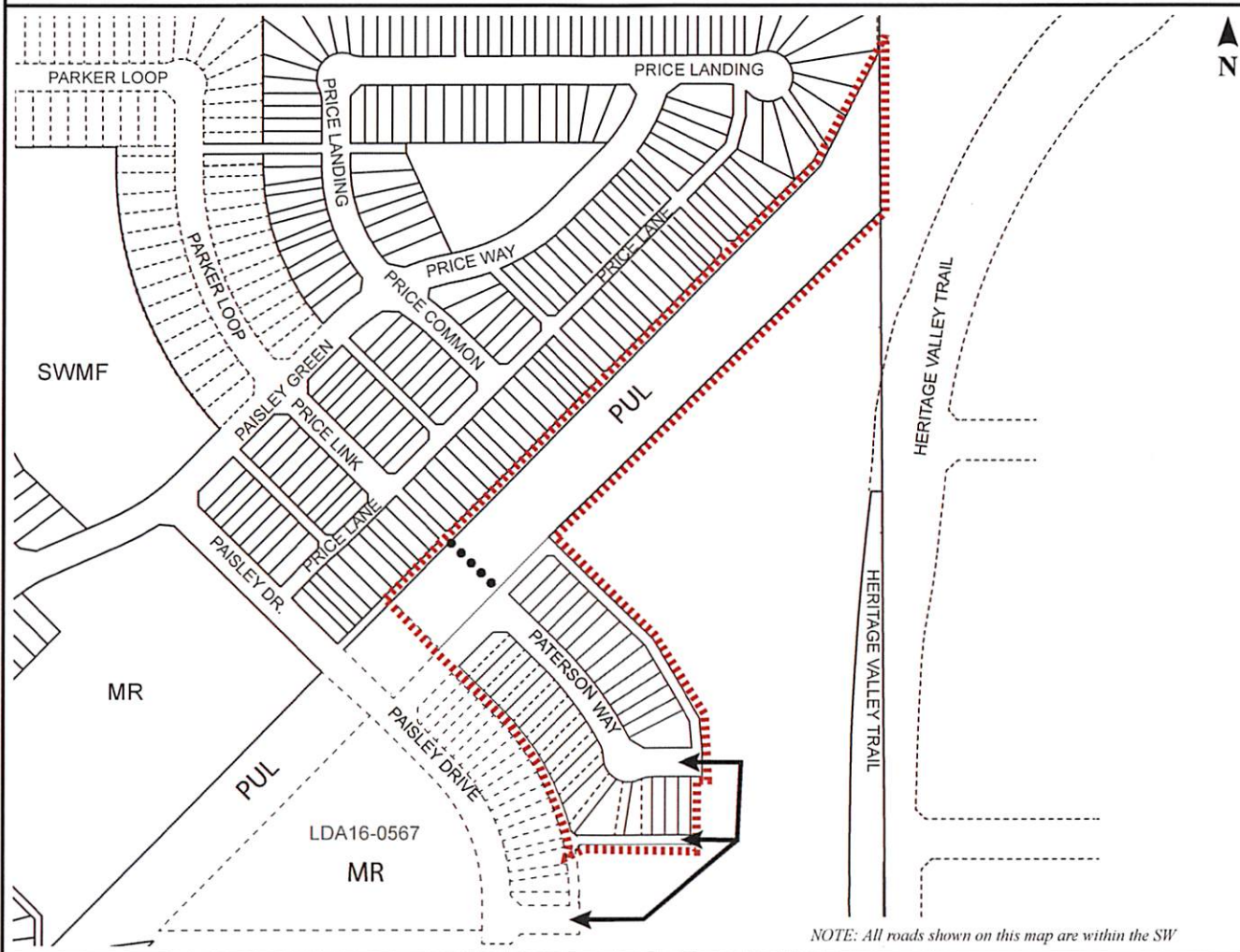
June 8, 2017

LDA17-0013

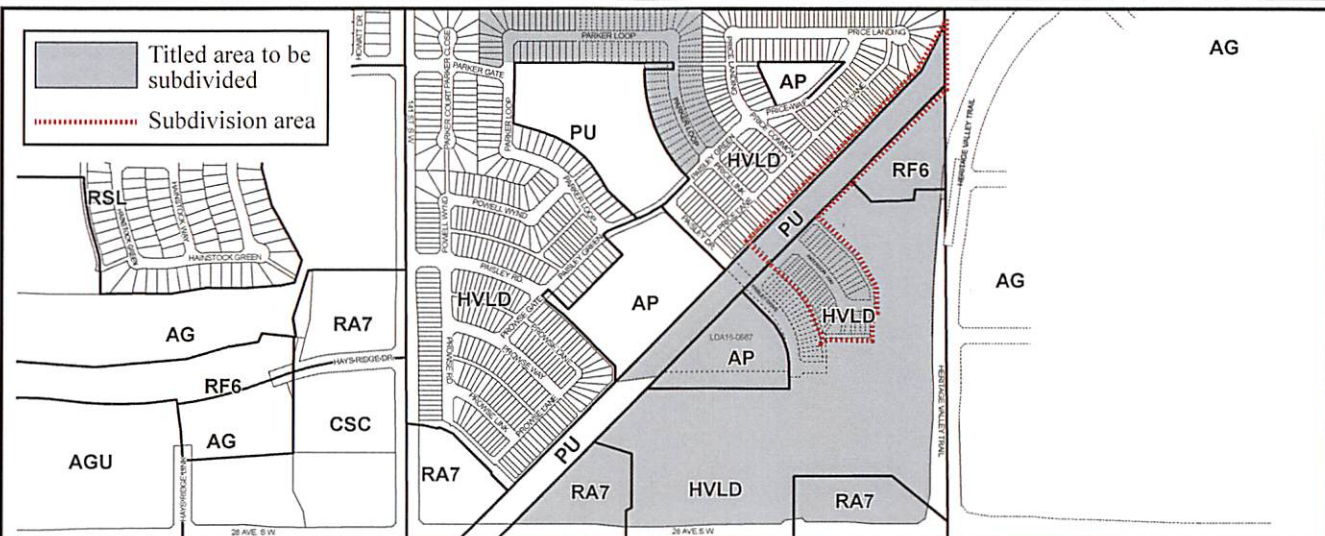
----- Limit of proposed subdivision

..... 3 m hard surface shared use path

↔ Temporary 6 m roadway



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





June 8, 2017

File No. LDA17-0146

WSP Canada Group Limited  
1200, 10909 Jasper Avenue  
Edmonton, AB T5J 3L9

ATTENTION: Shree Shinde

RE: Tentative plan of subdivision to create 44 single detached residential lots and 24 semi-detached residential lots, from Lot A, Plan 4270 NY, Lot A, Block 7, Plan 152 4703, and the NE 31-52-25-W4M located south of Stony Plain Road NW and west of 199 Street NW; **STEWART GREENS**

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**I The Subdivision by Plan is APPROVED on June 8, 2017, 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., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 18048 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto 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 That the Servicing Agreement required in Clause I (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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 constructs a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
9. that the owner install bollards to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner upgrade the existing 150 mm water main stub to a 200 mm water main stub, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for a portion of NE 31-52-25-W4M was addressed through LDA14-0037.

MR for Lot A, Block 7, Plan 152 4703 was addressed through LDA14-0037.

MR for Lot A, Plan 4270 NY was addressed by Deferred Reserve Caveat (DRC) through LDA14-0037 and DRC #152 324 492. The DRC will be carry forward on title for future park assembly.

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 five (5) 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 #243120076-001





Enclosure(s)

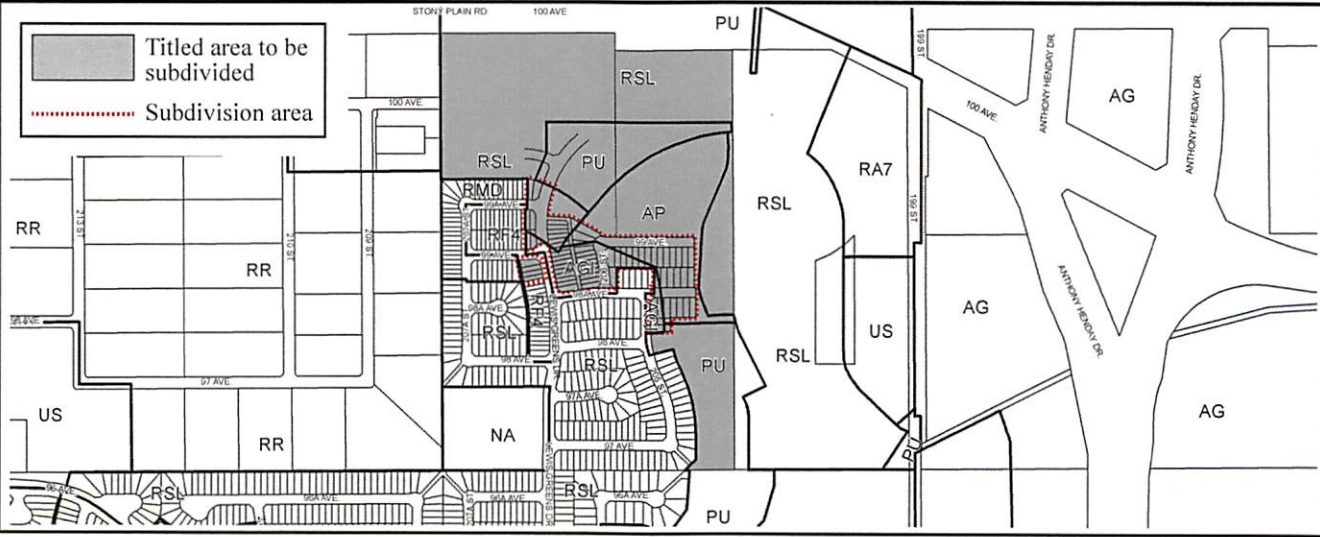
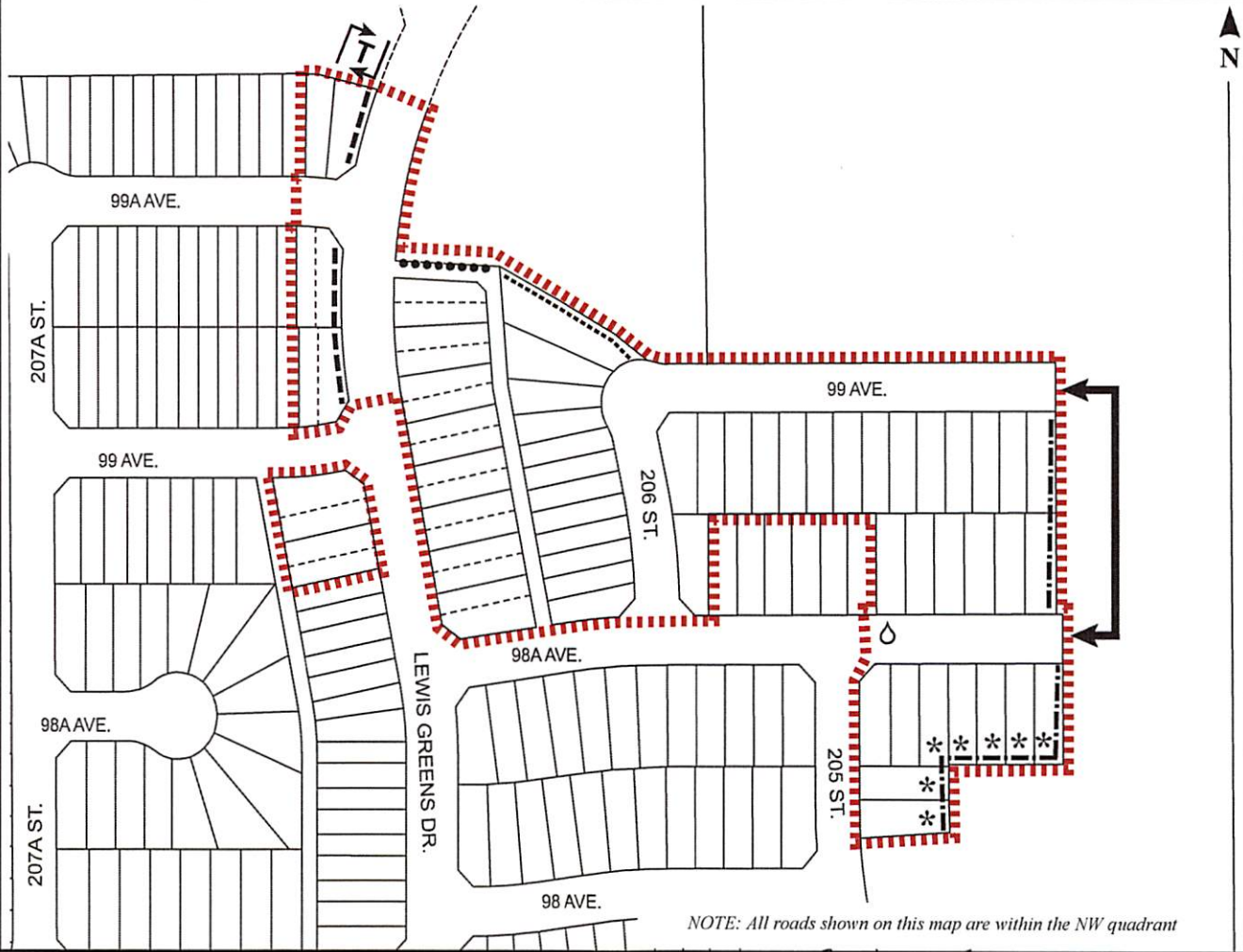


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 8, 2017

LDA17-0146

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m uniform fence as per Zoning Bylaw
- 1.2 m uniform fence
- Bollards
-  Temporary 17 m radius transit turnaround
-  Temporary 6 m roadway
-  Upgrade to 200 mm water main stub
-  Restrictive covenant re: Freeboard





Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

June 8, 2017

File No. LDA17-0171

Stantec Consulting Ltd.  
10160 - 112 Street NW  
Edmonton, AB T5K 2L6

ATTENTION: Nick Dyjach

RE: Tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 3, Plan 132 1089 located south of 28 Avenue SW and west of 141 Street SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on June 8, 2017, 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., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual; and
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies.



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

Municipal Reserve (MR) was addressed with LDA07-0489. The Deferred Reserve Caveat was discharged.

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 five (5) 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 #243767853-001

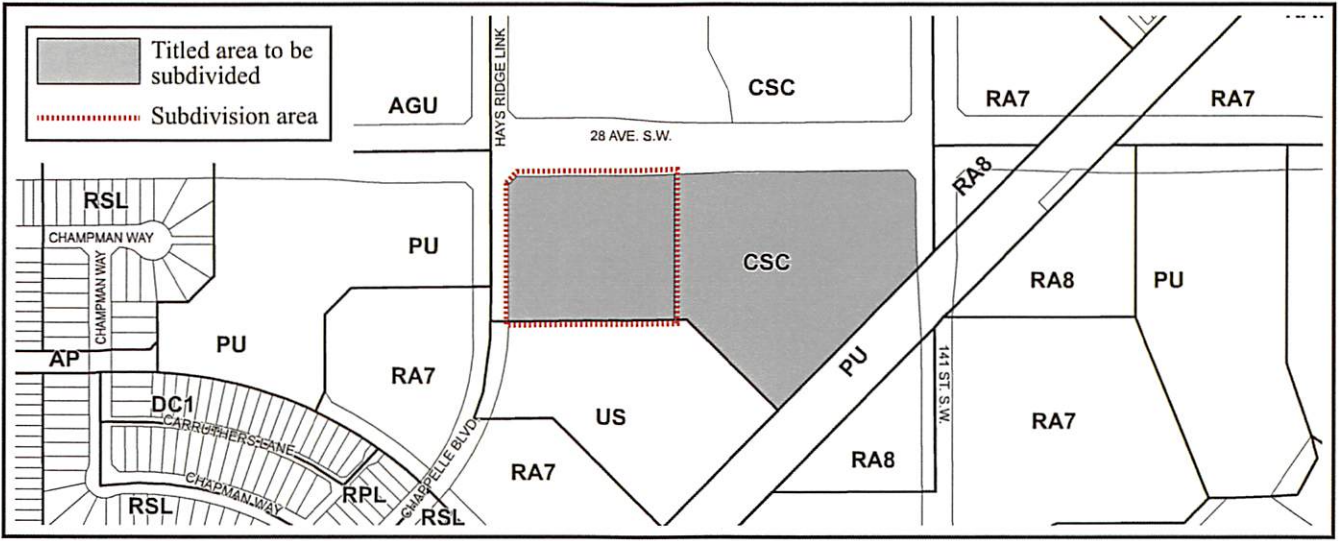
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 8, 2017

LDA17-0171

Limit of proposed subdivision





June 8, 2017

File No. LDA17-0202

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 54, Plan 3875P, located south of 107 Avenue NW and east of 128 Street NW;  
**WESTMOUNT**

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**The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing 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.

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.77 m north of the south property line of Lot 9. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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 *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) 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

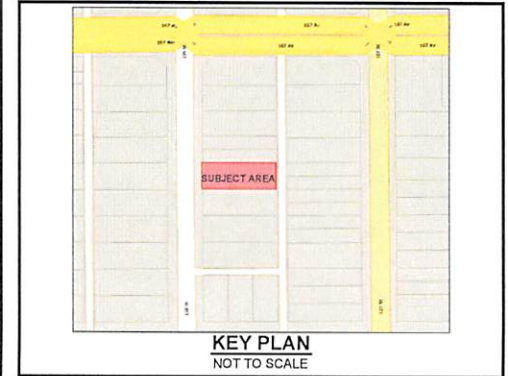
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Enclosure(s)

MIRO HLIVKA

**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 RFL
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS . . . . .
- AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
2	JUNE 2, 2017	ADD DEFLECTION AT BACK AND REMOVE DEFLECTION AT FRONT OF PROPERTY LINE	AN
1	MAY 31, 2017	ADD DEFLECTION AT FRONT OF PROPERTY LINE	AN
0	APR. 5, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

**WEST MOUNT**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

OF

LOT 9, BLOCK 54, PLAN 3875P

WITHIN

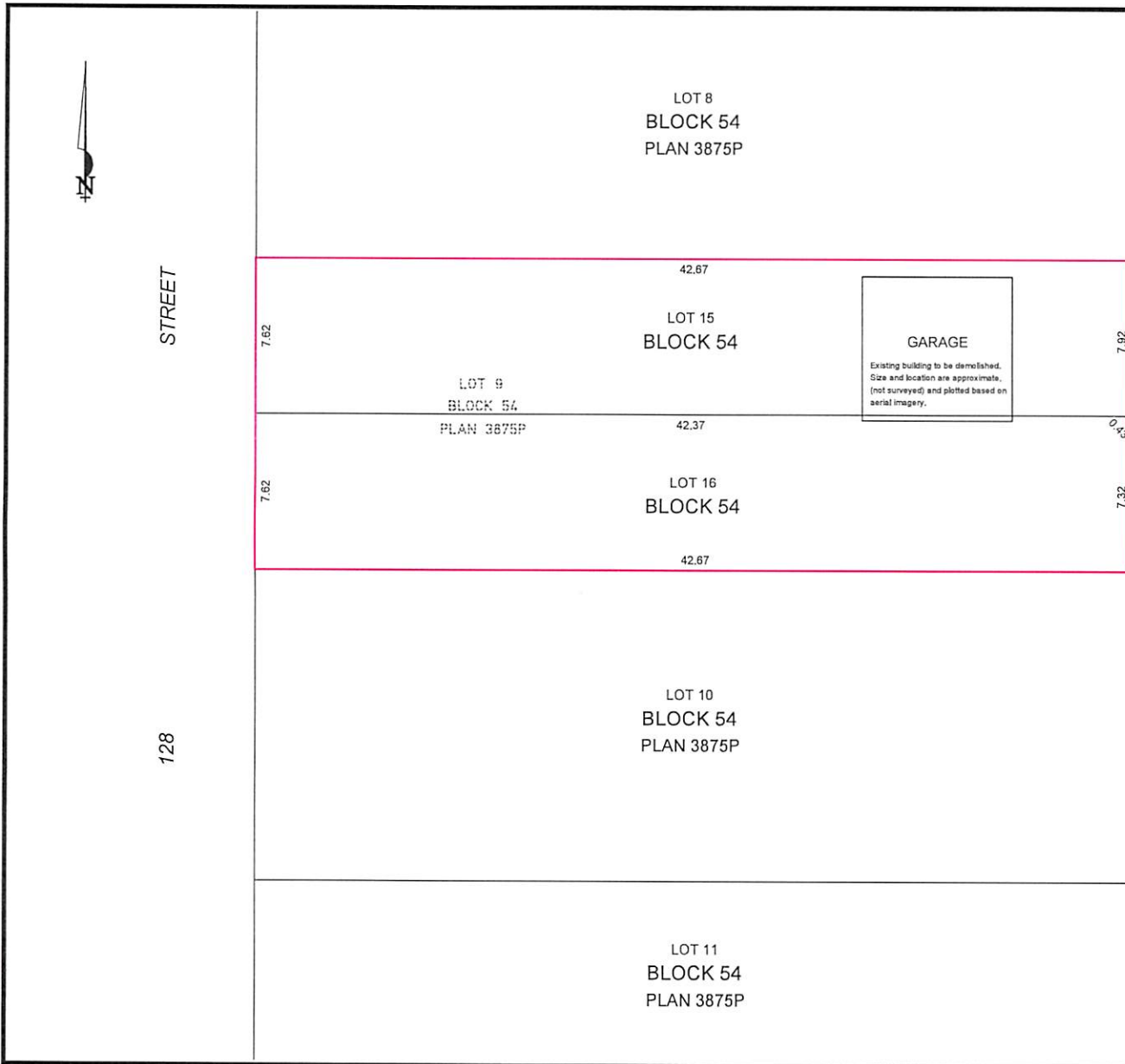
RIVER LOT 2 EDMONTON SETTLEMENT  
(THEO. SEC. 1 - TWP. 53 - RGE. 25 - W. 4th MER.)

**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. 61700016T	DRAFTED BY: AN	CHECKED BY: BM
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Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

June 8, 2017

File No. LDA17-0209

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 16, Plan 1367 HW, located direction of 76 Avenue NW and west of 116 Street NW;  
**BELGRAVIA**

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**The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.6 m east of the west property line of Lot 7 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);



4. that 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 *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

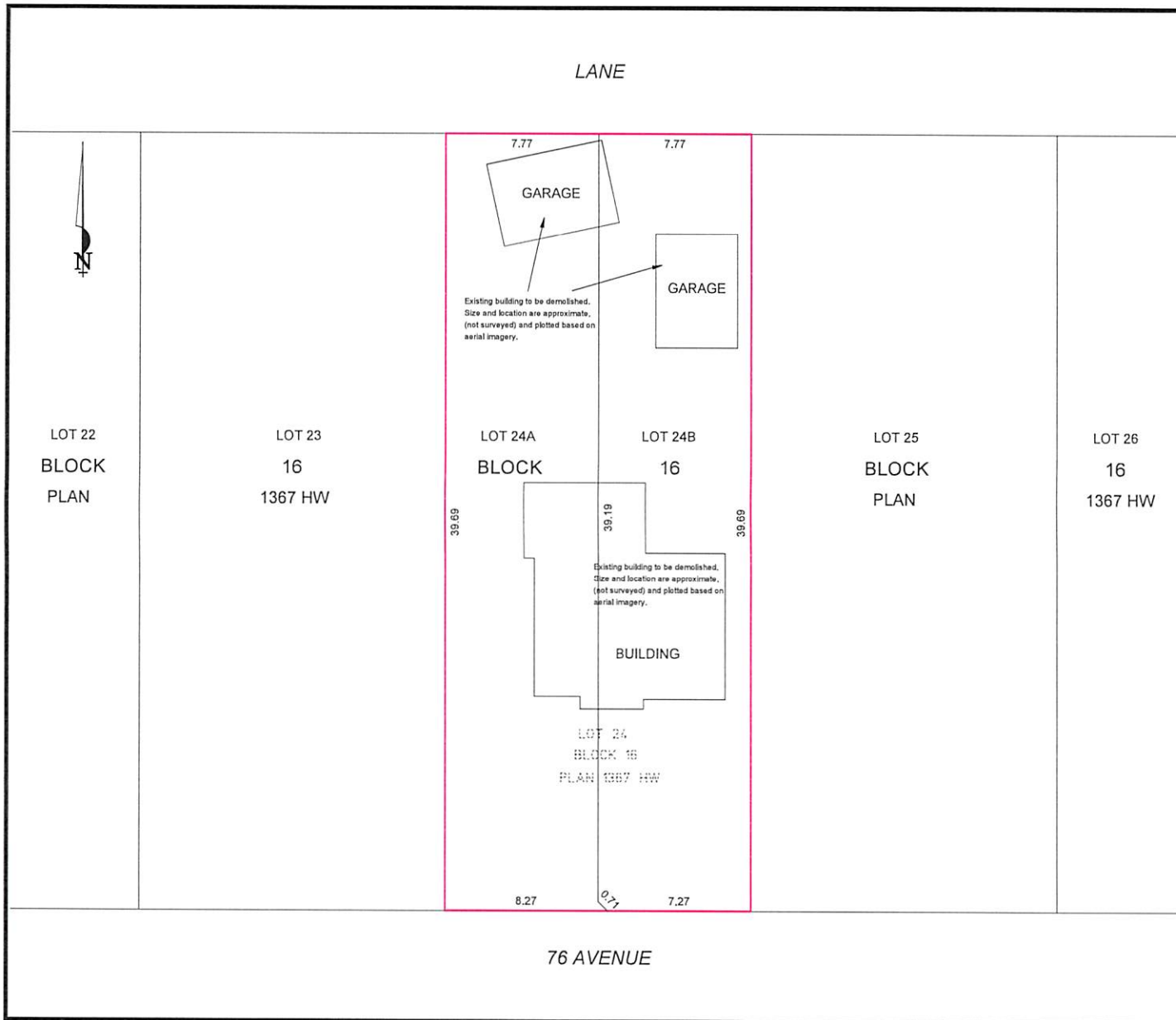
If you have further questions, please contact Stephen Raitz at [stephen.raitz@edmonton.ca](mailto:stephen.raitz@edmonton.ca)

Regards,

Blair McDowell  
Subdivision Authority

BM/sr/Posse# 245265199-001

Enclosure(s)



## SAN RUFO HOMES

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- 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 RFT1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.062 ha.



REV. NO.	DATE	ITEM	BY
1	JUNE 2, 2017	ADD DEFECTION	AN
0	APR. 7, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

## BELGRAVIA

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

OF

LOT 24, BLOCK 16, PLAN 1367 HW

WITHIN THE

FRAC. S.W. 1/4 SEC.30 - TWP.52 - RGE.24 - W.4th MER.

## EDMONTON - ALBERTA

2017

SCALE: 1:200

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

FILE NO:	61700018T	DRAFTED BY:	AN	CHECKED BY:	ME
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Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

June 8, 2017

File No. LDA17-0215

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 4 Plan 3458 HW, located west of 93 Street NW and north of 69 Avenue NW; **HAZELDEAN**

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**The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Jatinder Tiwana at 780-496-5696); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 81.08m east of the east property line of 95 Street. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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 *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Steven Ketz at [steven.ketza@edmonton.ca](mailto:steven.ketza@edmonton.ca) or 780-944-0250.

Regards,

Blair McDowell  
Subdivision Authority

BM/sk/Posse #245448904-001

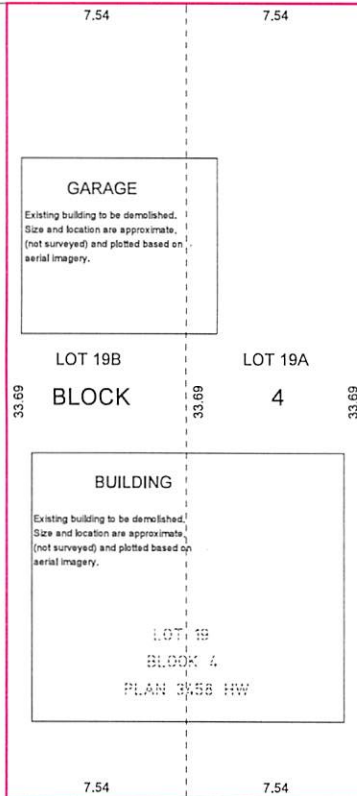
Enclosure(s)



LANE

LOT 21A  
BLOCK  
PLAN 012 4010

LOT 20  
4  
PLAN 3458 HW



LOT 18  
BLOCK  
PLAN

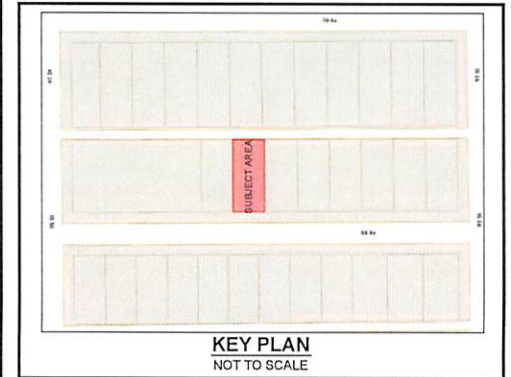
LOT 17  
4  
3458 HW

69 AVENUE

### ACCENT INFILLS

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- 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.F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.051 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 10, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

## HAZELDEAN

TENTATIVE PLAN SHOWING PROPOSED

### SUBDIVISION

OF

LOT 19, BLOCK 4, PLAN 3458 HW

WITHIN THE

N.E. 1/4 SEC. 21 - TWP. 52 - 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.	61700020T	DRAFTED BY:	AN	CHECKED BY:	MK
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Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

June 8, 2017

File No. LDA17-0235

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 12, Plan 6045HW, located south of 65 Avenue NW and east of 93 Street NW;  
**HAZELDEAN**

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**The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Jatinder Tiwana at 780-496-5696);
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 36.2 m east of the east property line of 93 Street NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);



4. that 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 *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

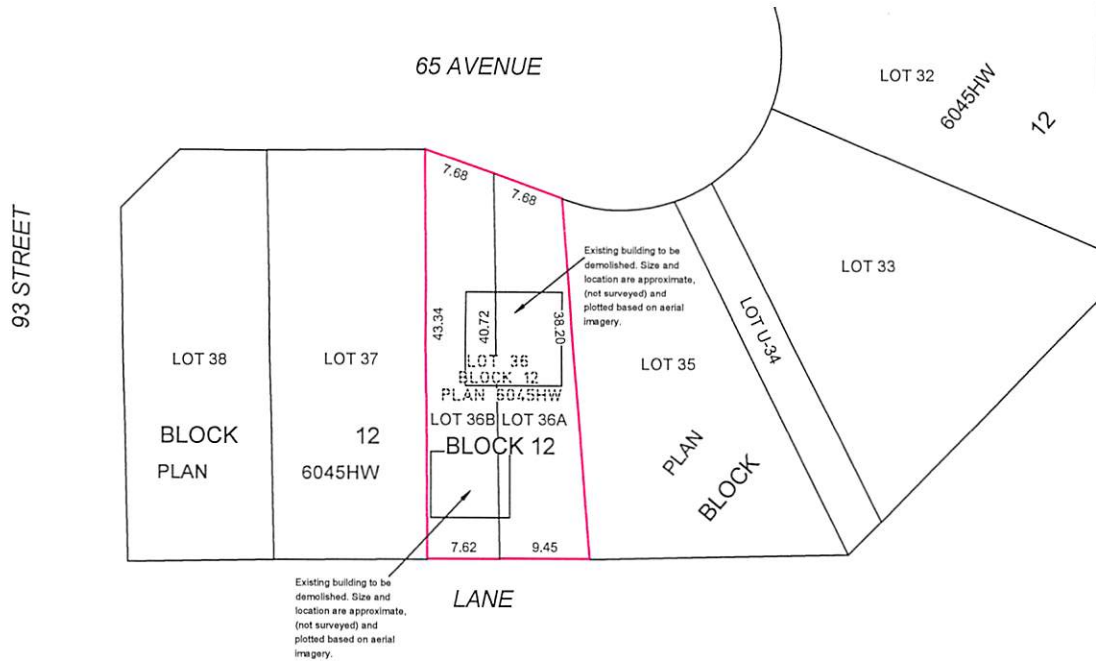
If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #245919577-001

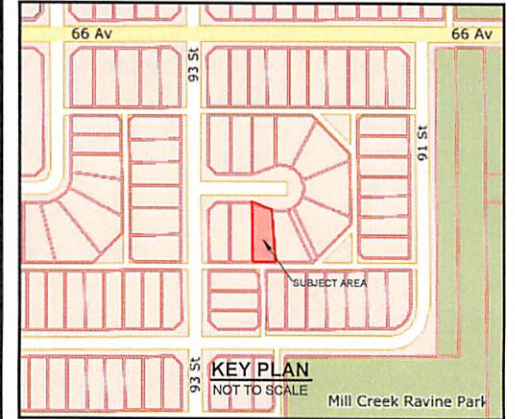
Enclosure(s)



## CARSON BUILT

### 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 RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS . . . . .
- AND CONTAINS: 0.064 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 19/17	ORIGINAL PLAN COMPLETED	TP

### REVISIONS

## HAZELDEAN

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

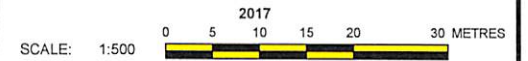
OF

LOT 36, BLOCK 12, PLAN 6045HW

WITHIN THE

N.E. 1/2 SEC. 21 - TWP. 52 - 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. 61700019T	DRAFTED BY: TP	CHECKED BY: BM
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Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

June 8, 2017

File No. LDA17-0241

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 23, Plan 3875P, located south of 109 Avenue NW and west of 128 Street NW;  
**WESTMOUNT**

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**The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 1.95 m north of the south property line of Lot 7. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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 *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) 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

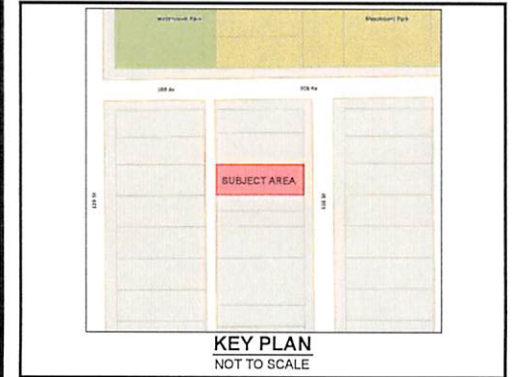
BM/mb/Posse #246178778-001

Enclosure(s)

URBANAGE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- 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: 0.055 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 20, 2017	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

**WESTMOUNT**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

OF

LOT 7, BLOCK 23, PLAN 3875 P

WITHIN

RIVER LOT 2, EDMONTON SETTLEMENT

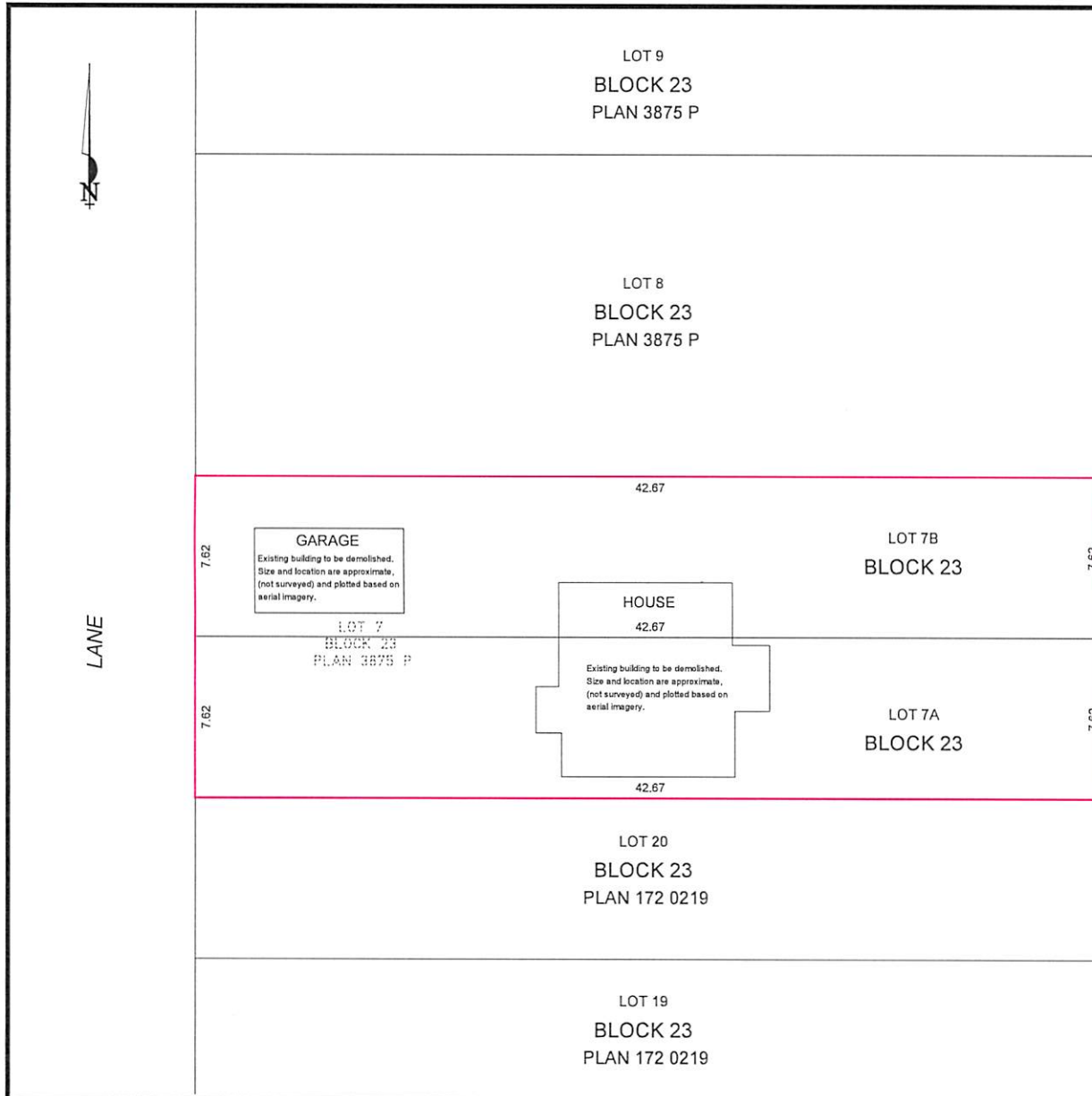
(THEO. N.E. 1/4 SEC.1-TWP.53 - RGE.25-W.4th MER.)

**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.	61700026T	DRAFTED BY:	AN	CHECKED BY:	ME
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128 STREET

LANE







Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

June 8, 2017

File No. LDA17-0243

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5B, Block 2, Plan 772 3032, located south of 54 Avenue NW and west of 109a Street NW;  
**PLEASANTVIEW**

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**The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing water services enter the proposed subdivision approximately 9.1 m east of the west property line of Lot 5B and that the existing sanitary services enter the proposed subdivision approximately 11.5 m east of the Manhole #227294 and the location at the main is assumed straight out. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);



4. that 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 *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) 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.

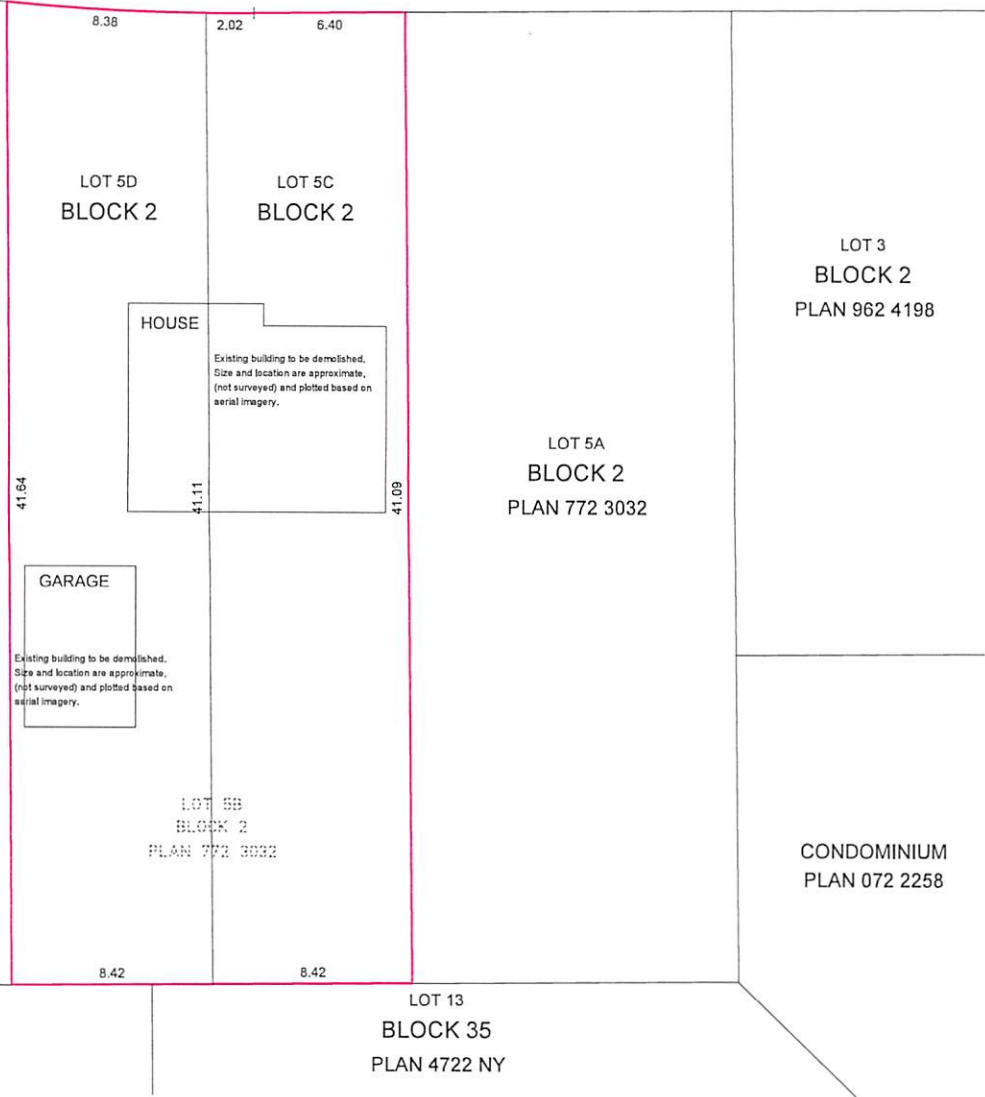
Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #246143901-001

Enclosure(s)

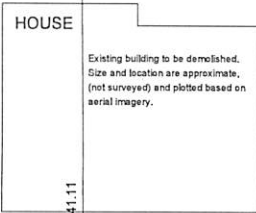
54 AVENUE



LOT 6A  
BLOCK 35  
PLAN 962 RS

LOT 5D  
BLOCK 2

LOT 5C  
BLOCK 2



LOT 5A  
BLOCK 2  
PLAN 772 3032

LOT 3  
BLOCK 2  
PLAN 962 4198

LOT 5B  
BLOCK 2  
PLAN 772 3032

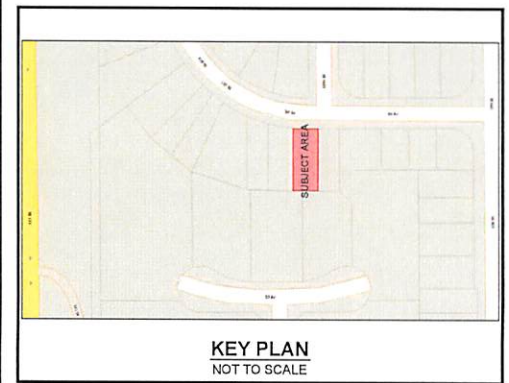
CONDOMINIUM  
PLAN 072 2258

LOT 14  
BLOCK 35  
PLAN 4722 NY

LOT 13  
BLOCK 35  
PLAN 4722 NY

ACE LANGE HOMES

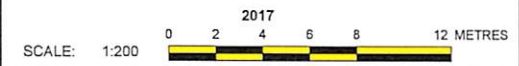
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
  - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE ZONING OF THIS SUBJECT AREA IS R-F1.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 20, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

**PLEASANTVIEW**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 5B, BLOCK 2, PLAN 772 3032  
WITHIN THE  
N.W. 1/4 SEC. 17 - TWP. 52 - 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 T5B 1G7

FILE NO. 61700028T	DRAFTED BY: AN	CHECKED BY: ME
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Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

June 8, 2017

File No. LDA17-0254

Hagen Surveys (1982) Ltd.  
8920 - 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20A, Block 15, Plan 772 0171, located south of 97 Avenue NW and east of 155 Street NW; **WEST JASPER PLACE**

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**The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
3. that 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 *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
4. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
6. 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; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) 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 #246688170-001

Enclosure(s)

# TENTATIVE PLAN

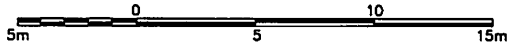
SHOWING SUBDIVISION OF

LOT 20A, BLOCK 15, PLAN 772 0171

IN THE  
W.1/2 SEC.35-52-25-4

EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.



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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP



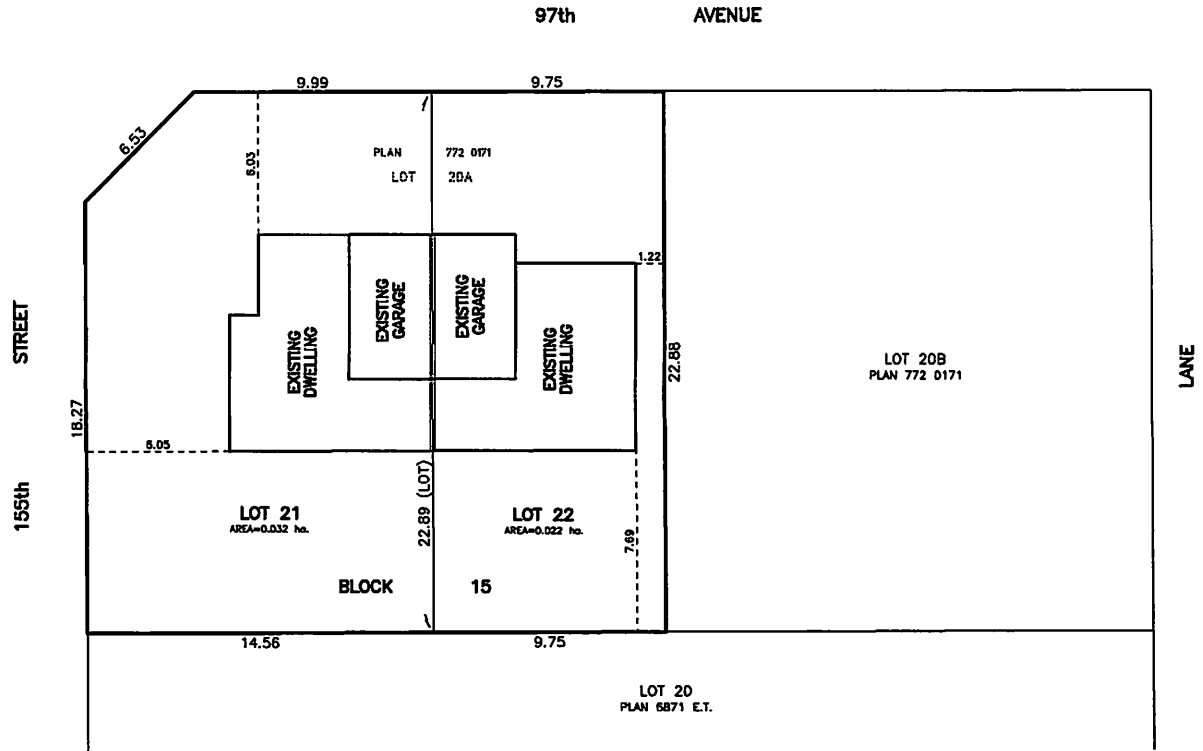
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 27, 2017  
REVISED: -

FILE NO. 17S0234

DWG.NO. 17S0234T







Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

June 8, 2017

File No. LDA17-0255

Delta Land Surveys Ltd.  
9809 - 89 Avenue NW  
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create two (2) Bare Land Condominium units for a semi-detached dwelling from Lot K, Plan 108HW, located north of 76 Avenue NW and east of 109 Street NW; **MCKERNAN**

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**The Subdivision by Bare Land Condominium is APPROVED on June 8, 2017, subject to the following condition(s):**

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

**Please be advised of the following:**

1. that all municipal services enter the site through Common Property;
2. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
3. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. 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; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) 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 #246485196-001

Enclosure(s)

77 AVENUE

13.41

COMMON PROPERTY

6.71

6.71

1.50

1.50

6.05

1.22

DWELLING  
(PROPOSED)

LOT 6  
PLAN 3594ET

LOT L  
PLAN 108HW

1.22

43.74

UNIT 2  
CONDOMINIUM  
PLAN 172

43.74

UNIT 1  
CONDOMINIUM  
PLAN 172

43.73

0.91

GARAGE  
(PROPOSED)

0.91

6.00

6.71

6.71

LANE



# DRAWING

THIS DRAWING IS PREPARED FOR:  
KEN CHEN

SHOWING PROPOSED  
BARE LAND CONDOMINIUM OF  
LOT K, PLAN 108HW  
10931 - 77 AVENUE  
CITY OF EDMONTON - ALBERTA

**NOTES:**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. DWELLING/GARAGE SIZE AND LOCATION DERIVED FROM PLOT PLAN SUBMITTED BY CUENT FOR DEVELOPMENT PERMIT (184778823-001/005).

**DELTA LAND SURVEYS LTD.**  
9809-89 AVE, EDMONTON, AB, T6E-2S3  
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300

JOB NO. F0813LTO

APR. 26, 2017.



June 8, 2017

File No. LDA17-0257

Alberta Geomatics Inc.  
8762 50 Avenue NW  
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 85, Plan 6334 HW, located north of 95 Avenue NW and east of 149 Street NW;  
**CRESTWOOD**

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**The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.1 m south of the north property line of Lot 3. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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 *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) 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.

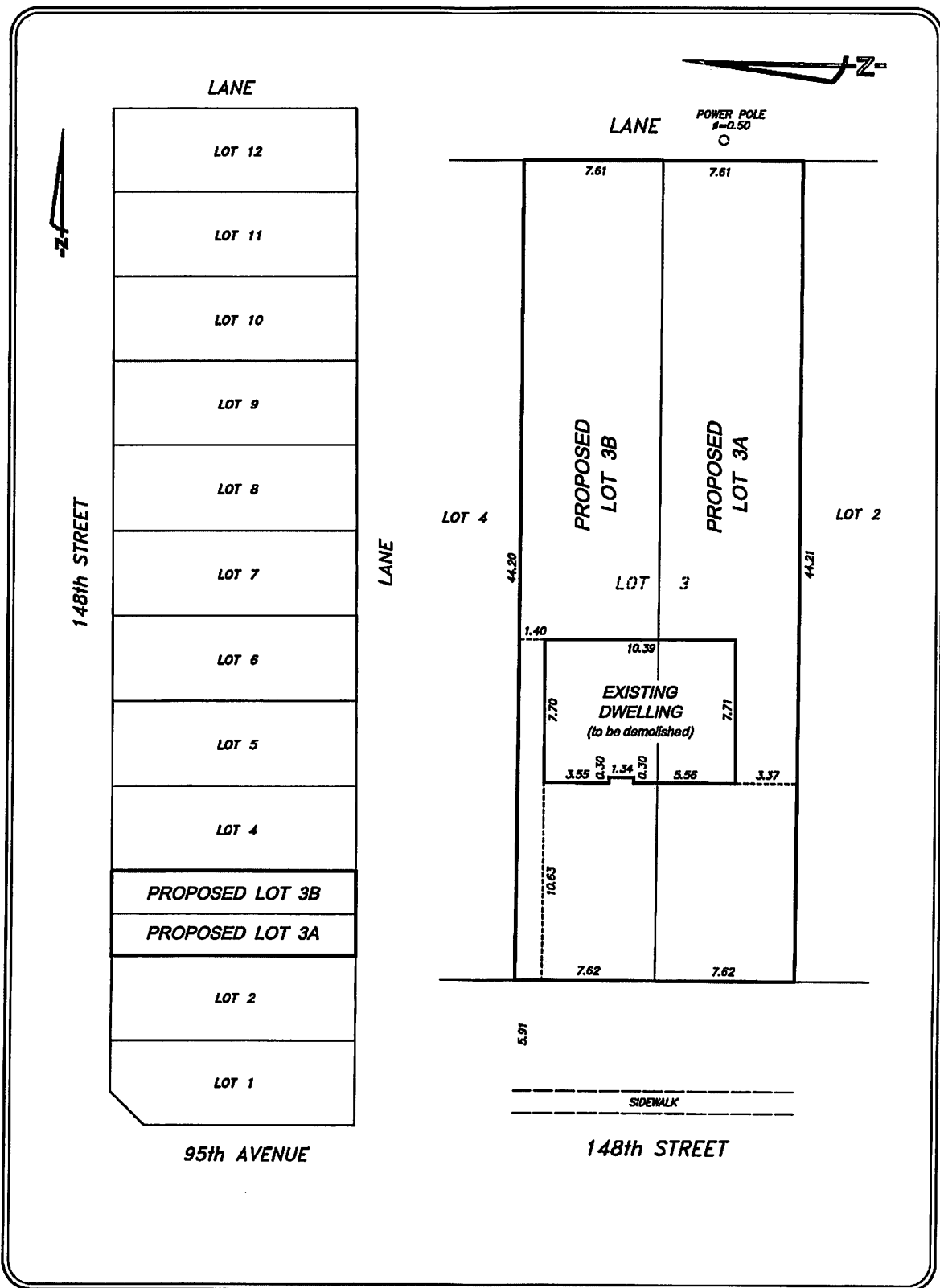
Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #246589561-001

Enclosure(s)





## TENTATIVE PLAN

Suite 201, 8762-50 AVENUE  
 EDMONTON ALBERTA T6E 5K8  
 email: abgeo@telus.net  
 PH: (780) 437-8033  
 FAX: (780) 437-8024

**Alberia  
 Geomatics  
 Inc.**

**NOTE:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 NUMBER OF PARCEL CREATED 2

ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED  
 BY LEGAL SURVEY

LOT: 3      BLOCK: 85      PLAN: 6334 HW

SUBDIVISION: CRESTWOOD      ADDRESS: 9511-148 STREET

BUILDER/OWNER: OGGI HOMES INC.      EDMONTON

ZONING: R/F1

FILE: E14058

LOT AREA: 0.067ha.

SCALE: 1:250

DRAWN BY: D.S.

CHECKED BY: P.S.

2017-04-27

Thursday, June 1, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 22

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 1, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 25, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA16-0074  
186995837-001

Tentative plan of subdivision to create 62 single detached residential lots from the NE 22-51-24-W4M located south of Rabbit Hill Road SW and west of 156 Street SW ; **GLENRIDDING RAVINE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA16-0579  
237194691-001

Tentative plan of subdivision to create 79 single detached residential lots and one (1) Public Utility lot, from Lot 1, Block D, Plan 162 0360 and Block D, Plan 892 2649 located south of 18 Avenue SW and east of Rabbit Hill Road SW; **GLENRIDDING RAVINE**

MOVED

Blair McDowell

That the application for subdivision be Approved As Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA16-0600 233542686-001	Tentative plan of subdivision to create 32 single detached residential lots, one (1) multiple family lot (MFL), one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, from the NE 6-52-25-W4M located west of 199 Street and south of Edgemont Boulevard; <b>THE UPLANDS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA17-0140 240984903-001	Tentative plan of subdivision to create 114 single detached residential lots from Lot 1 Block 3, Plan 132 0711 located south of Ellerslie Road SW and east of 141 Street SW; <b>GRAYDON HILL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA17-0167 243943445-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22A, Block 18, Plan 812 1462 located north of Laurier Drive NW and east of Whitemud Drive NW; <b>LAURIER HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA17-0204 245186806-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 75, Plan 7251 AD located north of 96 Avenue NW and west of 148 Street NW; <b>CRESTWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA17-0206 245262054-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 6 and 7, Block 42, Plan 6800AK, located north of 104 Avenue NW and east of 82 Street NW; <b>FOREST HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA17-0207 245247014-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 23, Plan 235 HW, located south of 100 Avenue NW and west of 153 Street NW; <b>WEST JASPER PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA17-0216 245590069-001	Tentative plan of subdivision to create three (3) additional single detached residential lots from Lots 7, 8 and 9, Block 22, Plan RN 46 located south of 115 Avenue NW and west of 123 Street NW; <b>INGLEWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
10.	LDA17-0228 245483759-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 2, Plan 5972 KS located north of 66 Avenue NW and east of 131 Street NW; <b>GRANDVIEW HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
11.	LDA17-0231 245908263-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 11, Plan 5682 HW located south of 74 Avenue NW and east of 93 Street NW; <b>RITCHIE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
12.	LDA17-0239 246100947-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 15, Plan 5112 HW located north of 93 Avenue NW and west of 83 Street NW; <b>HOLYROOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
13.	LDA17-0240 246220441-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 42, Block 9, Plan 3624 HW located north of 109a Avenue NW and west of 137 Street NW; <b>NORTH GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
14.	LDA17-0247 246412064-001	Tentative plan to subdivide a portion of Lot 100MR, Block 54, Plan 162 1162 for the purpose of consolidation with Unit 34, Condo Plan 122 3111, located east of 184 Street NW and south of Lessard Road NW; <b>DONSDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

15.	LDA17-0249 246588758-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 30, Plan RN94, located south of 123 Avenue NW and west of 85 Street NW; <b>EASTWOOD</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved As Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
16.	LDA17-0251 246407453-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 13, Plan 1367HW, located west of 116 Street NW and north of 77 Avenue NW; <b>BELGRAVIA</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURMENT</b> The meeting adjourned at 10:30 a.m.		