

Thursday, November 3, 2016  
9:30 am.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 44

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the November 3, 2016 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the October 27, 2016 meeting be adopted.

**3. OLD BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA15-0101<br>167621618-001 | Tentative plan of subdivision to create one (1) additional institutional lot from Lot 2, Block 12, Plan 2191 NY located south of 109 Avenue NW and west of 142 Street NW; <b>MCQUEEN</b> |
|----|-----------------------------|--|

**4. NEW BUSINESS**

- |    |                             |   |
|----|-----------------------------|---|
| 1. | LDA16-0224<br>221154761-001 | Tentative plan of subdivision to create one (1) additional multi-family lot from Lot 1, Block 3, Plan 092 4862, located south of 129 Avenue NW and east of Fort Road NW; <b>BELVEDERE</b>                         |
| 2. | LDA16-0317<br>225761831-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 1, Plan 3053 HW, located north of 95 Avenue NW and west of Strathearn Drive; <b>STRATHEARN</b>       |
| 3. | LDA16-0346<br>226125162-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 2 and 3, Plan 759 AN, located east of 89 Street NW and south of 92 Avenue NW; <b>BONNIE DOON</b>                     |
| 4. | LDA16-0385<br>225196186-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 15A, Plan 2109 HW located south of 110A Avenue NW and east of 116 Street NW; <b>QUEEN MARY PARK</b> |
| 5. | LDA16-0412<br>229477677-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 17, Block 4, Plan RN 37, located north of 101A Avenue NW and east of 88 Street NW; <b>RIVERDALE</b>                   |
| 6. | LDA16-0425<br>229877202-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 8, Plan 8111 ET, located south of 124 Avenue NW and west of 80 Street NW; <b>ELMWOOD PARK</b>        |

7.	LDA16-0429 230579430-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 5, Plan 5375 HW, located north of 106A Avenue NW and east of 159 Street NW; <b>BRITANNIA YOUNGSTOWN</b>
8.	LDA16-0437 230790273-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 14, Plan 4116 HW located south of 87 Avenue NW and west of 117 Street NW; <b>WINDSOR PARK</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

November 3, 2016

File NO. LDA15-0101

Kevin Ozubko  
600, 12220 Stony Plain Road NW  
Edmonton, AB T5N 3Y4

Dear Mr. Ozubko:

RE: Tentative plan of subdivision to create one (1) additional institutional lot from Lot 2, Block 12, Plan 2191 NY located south of 109 Avenue NW and west of 142 Street NW; **MCQUEEN**

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**The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following conditions:**

1. that the owner enter into a Municipal Improvement Agreement with the City of Edmonton for the construction of a bus stop and amenities pad (contact Loli Fernandez at 780-944-7683);
2. that the owner register a sewer main easement in favour of the City of Edmonton as shown on the attached sketch (6.0 m in uniform width), and said easement shall be registered prior to or concurrent with the final plan of survey; 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
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 (i.e. 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 (\$636.00 – 2016 fees) 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.

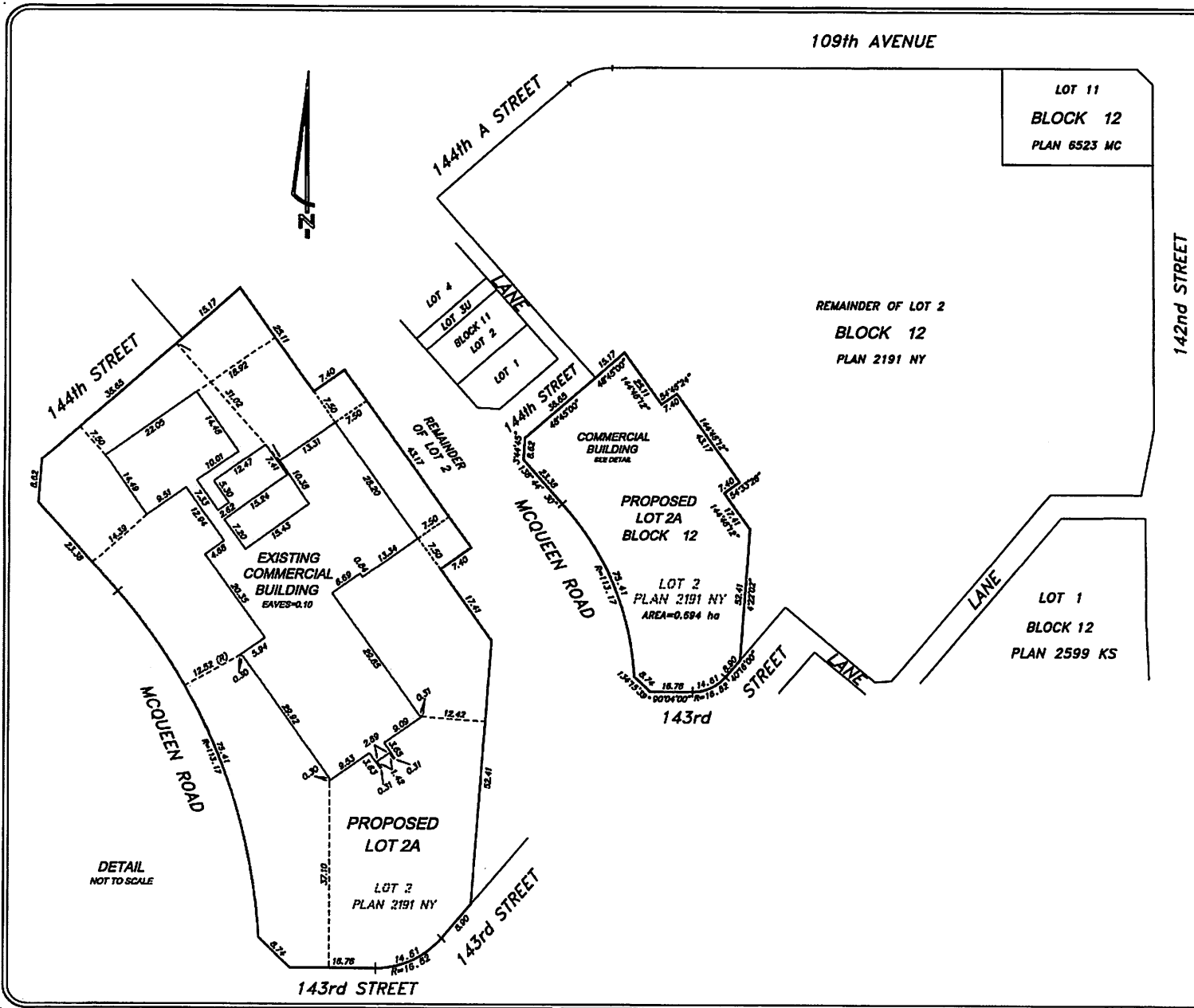
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #167621618-001

Enclosure(s)



LOT: 2		BLOCK: 12		PLAN: 2191 NY	
APPLICANT: THE BOARD OF TRUSTEES OF THE EDMONTON BOARD OF PUBLIC WORKS DISTRICT NO. 7					
ADDRESS: 10735 MCQUEEN ROAD					
MUNICIPALITY: EDMONTON					
TITLE: 231 X 212		SEARCH DATE: 2015-02-04			
SURVEY DATE: 2015-02-25		SCALE: 1:1500			

**NOTES:**

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
 THERE MAY BE ADDITIONAL SURVEY INFORMATION ON THE BACK OF THIS PAGE  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED  
 BY LEGAL SURVEY

**LEGEND:**

LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ..... ●

FILE: E10675 THIS INFORMATION IS A GUIDELINE ONLY AND IS SUBJECT TO CHANGE

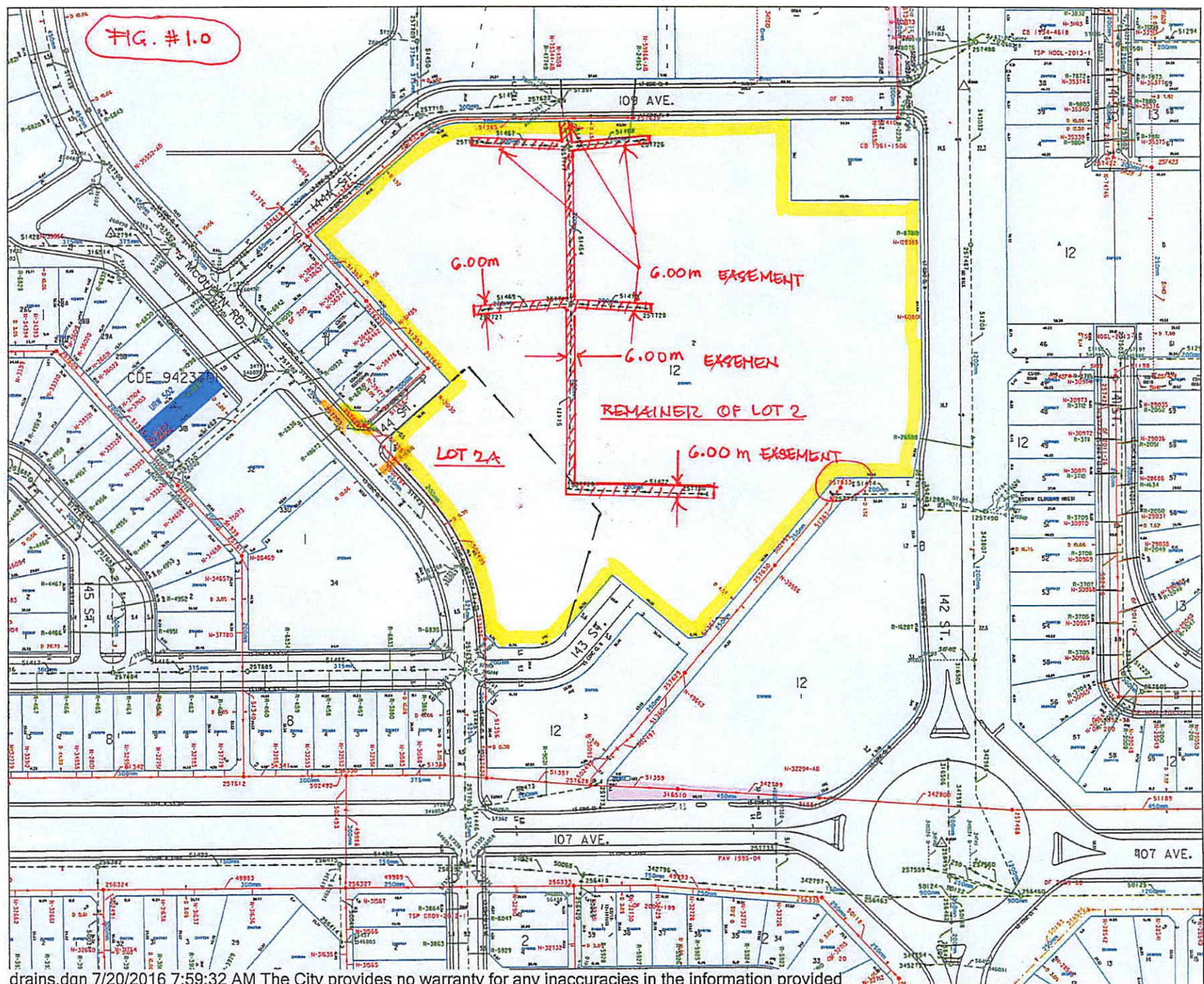
CERTIFICATE OF TITLE AREA	= 4.95 ha
AREA IN PARCEL(S) BEING CREATED	= 0.694 ha
TOTAL BUILDING AREA	= 1900.1 sq.m
TOTAL SITE COVERAGE	= 27.4%

**TENTATIVE PLAN  
OF SUBDIVISION**

**Alberta Geomatics Inc.**

Suite 201, 8782-50 AVENUE  
 EDMONTON ALBERTA T6E 5K8  
 email: abgeo@telus.net  
 PHONE: (780) 437-8033  
 FAX: (780) 437-8024

FIG. #1.0





Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

November 3, 2016

File NO. LDA16-0224

Northland Surveys  
100, 18103 – 105 Avenue NW  
Edmonton, AB T5S 2L5

ATTENTION: Chad Finner

Dear Mr. Finner:

RE: Tentative plan of subdivision to create one (1) additional multi-family lot from Lot 1, Block 3, Plan 092 4862, located south of 129 Avenue NW and east of Fort Road NW; **BELVEDERE**

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**The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following conditions:**

1. that the owner register an easement for cross lot access as shown on the attached Enclosure (contact [matthew.bennett2@edmonton.ca](mailto:matthew.bennett2@edmonton.ca) for more information). The City shall be a party to the easement; 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
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 (\$2,812.00) 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 Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #221154761-001

Enclosure(s)



# BELVEDERE TENTATIVE PLAN

SHOWING A

## PROPOSED SUBDIVISION

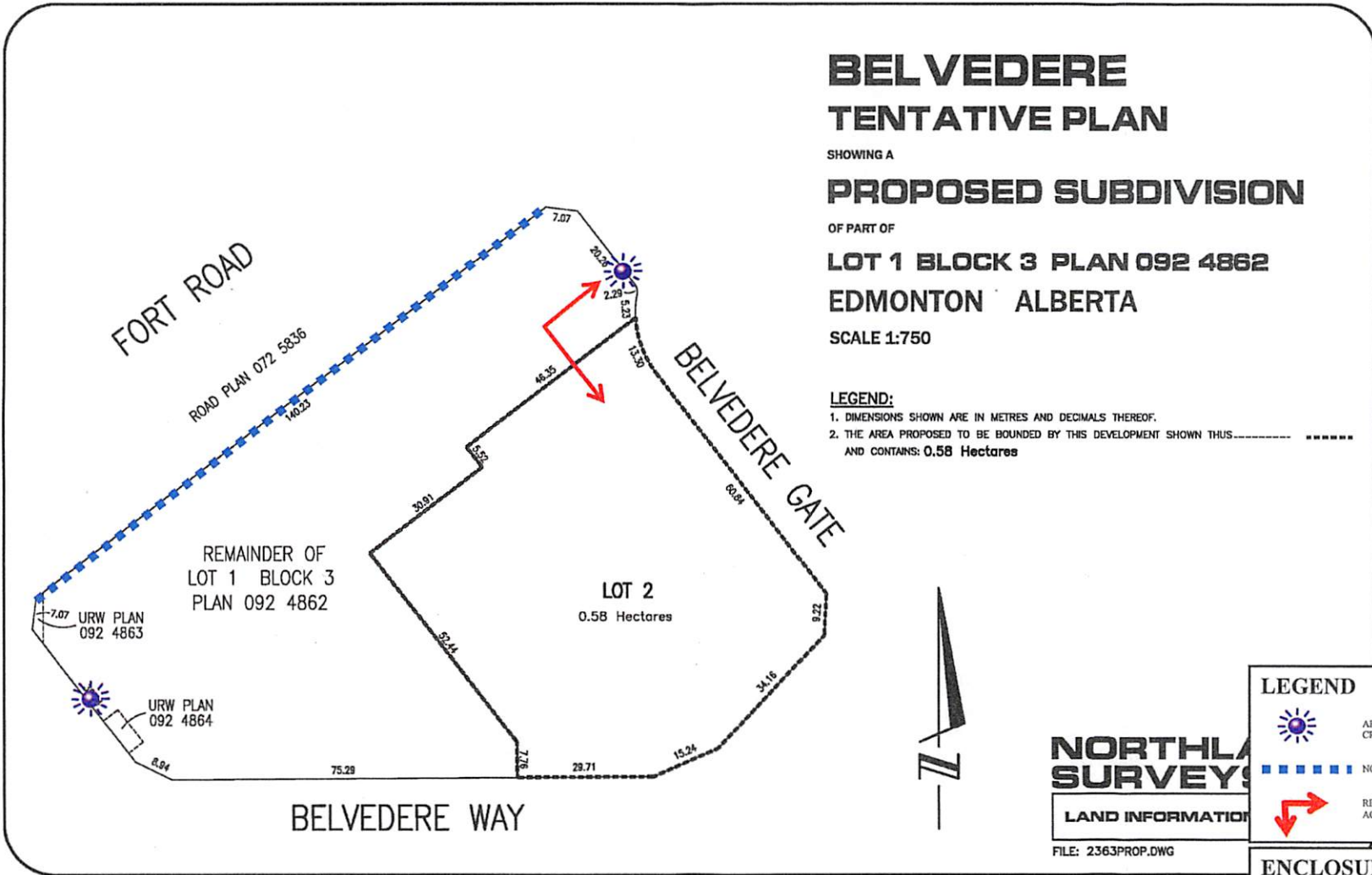
OF PART OF

**LOT 1 BLOCK 3 PLAN 092 4862**  
**EDMONTON ALBERTA**

SCALE 1:750

**LEGEND:**

1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS----- AND CONTAINS: 0.58 Hectares



**NORTH  
SURVEYS**

LAND INFORMATION

FILE: 2363PROP.DWG

**LEGEND**

- APPROVED COMMERCIAL CROSSING ACCESS
- NO ACCESS TO FORT ROAD
- REGISTER CROSS LOT ACCESS EASEMENT

**ENCLOSURE**

FILE: LDA16-0224  
DATE: JUNE 15, 2016



Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

November 3, 2016

File NO. LDA16-0317

Architecture | Tkalcic Bengert  
10315 – 109 Street NW  
Edmonton, AB T5J 1N3

ATTENTION: Joe Tkalcic

Dear Mr. Tkalcic:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 1, Plan 3053 HW, located north of 95 Avenue NW and west of Strathearn Drive;  
**STRATHEARN**

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**The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following conditions:**

1. that the owner register a Top of Bank Restrictive Covenant in favour of the City of Edmonton against the proposed lots, as per the applicable development restrictions shown in the geotechnical report "Building Set Back Assessment Proposed Residential Re-Development 9260 – Strathearn Drive" dated October 7, 2013, prepared by Shelby Engineering Ltd., (File No. 1-17197), and addendum (File No. 1-17197), dated November 1, 2013; 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.88 m west of the east property line of Lot 2. 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 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 (\$636.00) 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.

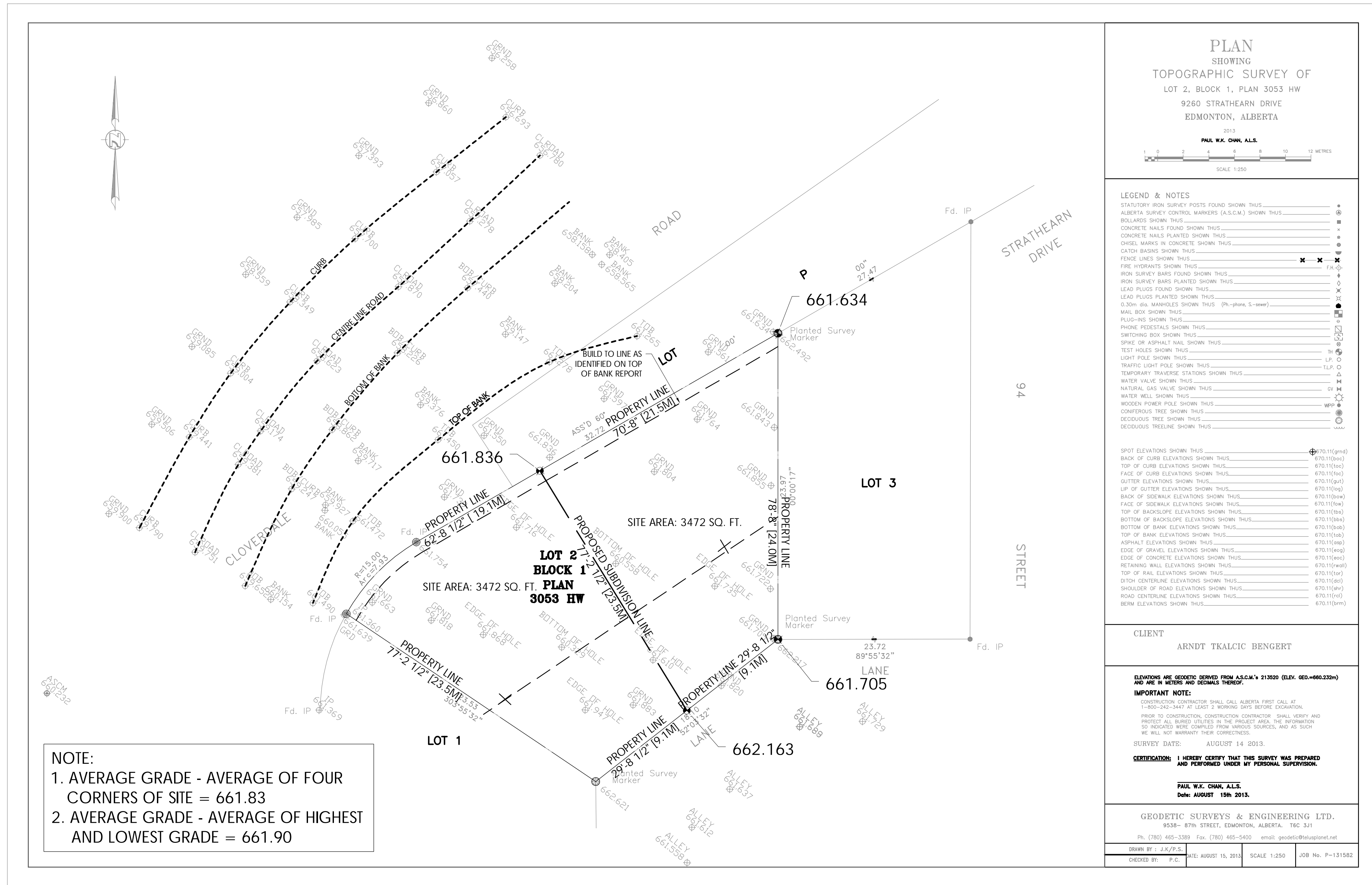
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

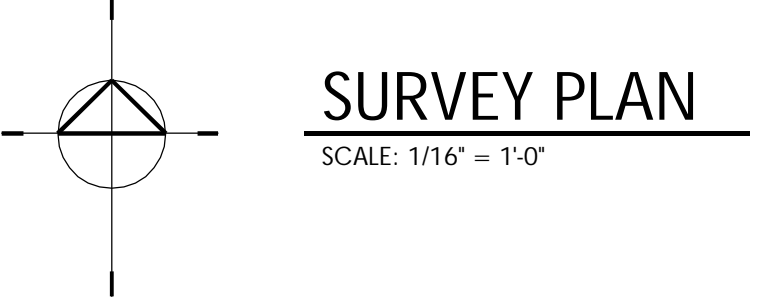
Blair McDowell  
Subdivision Authority

BM/sc/Posse #225761831-001

Enclosure(s)



**NOTE:**  
1. AVERAGE GRADE - AVERAGE OF FOUR CORNERS OF SITE = 661.83  
2. AVERAGE GRADE - AVERAGE OF HIGHEST AND LOWEST GRADE = 661.90



**STRATHEARN RESIDENTIAL**  
**9260 STRATHEARN DRIVE EDMONTON, AB.**  
PROGRESS DRAWINGS July 7, 2016

Architecture  
Tkalcic Bengert

**DP01**

**SURVEY PLAN**





Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

November 3, 2016

File NO. LDA16-0346

Geodetic Surveys and Engineering Ltd.  
9538 – 87 Street NW  
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

Dear Mr. Chan:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 2 and 3, Plan 759 AN, located east of 89 Street NW and south of 92 Avenue NW;  
**BONNIE DOON**

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**The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following condition(s):**

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to each half of the semi-detached dwelling. However, for buildings constructed prior to 1992 there is an option to retain the existing services (please refer to Attachment 1); 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
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 (i.e. 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 (\$636.00 – 2016 fees) 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 Gilbert Quashie-Sam at 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Yours truly,

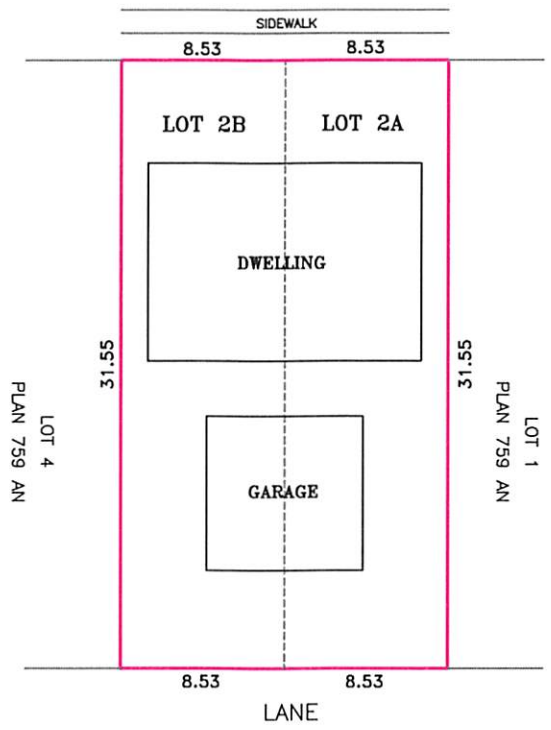
Blair McDowell  
Subdivision Authority

BM/gq/Posse #226125162-001

Enclosure(s)

TENTATIVE PLAN  
 SHOWING  
**PROPOSED SUBDIVISION**  
 OF  
 LOTS 2 & 3, PLAN 759 AN  
 RIVER LOT 23  
 EDMONTON – ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ..... ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————  
 AND CONTAINS 0.053 ha.



**GEODETTIC SURVEYS & ENGINEERING LTD.**  
 9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1  
 Ph. (780) 465-3389 Fax. (780) 465-5400 email: geodetic@telusplanet.net

DRAWN BY: P.S.	SCALE 1 : 300	JOB No. 1161042
DATE : JULY 13th, 2016.		

Attachment 1

**CONDITIONAL DRAINAGE SERVICING FOR EXISTING SEMI-DETACHED HOMES ON ONE LOT APPLYING FOR SUBDIVISION APPROVAL**

The following conditions must be met for the City to consider as an option, not to enforce Sections 15: 3(a) and 3(b) and 3(c) of the Sewers Bylaw, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties.

1. The building must have been constructed prior to 1992.
2. The applicants for subdivision must verify that the private sanitary and/or storm drainage systems for each unit are connected separately outside of the building. If the storm or sanitary drainage systems are interconnected within or under the building structure, the subdivision application will not be supported.
3. The private building sewers on the property must be inspected with a camera by Drainage Services. The condition of the sanitary and/or storm building sewers must be verified as being functional and free of defects and able to provide effective sewer servicing.
4. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the excavation, repair or replacement of the sanitary or storm building sewers within each separate lot by both owners. The caveat must save harmless the City from liability due to failure or repair of the private building sewers foundation drainage systems and roof drainage systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots.
5. Surface drainage and discharge of roof leaders and/or sump pump discharge must be corrected so as not to cause a nuisance, hazard or damage to either the subdivided lots or neighbouring properties.
6. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be serviced with sanitary and/or storm directly from city sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services.
7. The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

Water service piping will not be party to this conditional support of the subdivision applications.

***Should the applicant/owner fail to satisfy the City regarding the above conditions, the application for subdivision will not be supported until the conditions of the Sewers Bylaw are met.***



**WATER SERVICING FOR EXISTING SEMI-DETACHED HOMES ON ONE LOT  
APPLYING FOR SUBDIVISION APPROVAL  
TO CREATE TWO SEPARATELY TITLED LOTS**

The following conditions must be met for the City to consider as an option, not to enforce Section 7.2.1(f) of Schedule 2 (Terms and Conditions of Service) of the Waterworks Bylaw, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties.

1. The subdivision application must be supported by the City of Edmonton Asset Management and Public Works Department, Drainage Services Branch.
2. The applicants for subdivision must verify that the private water systems for each unit are connected separately outside of the building. If the water systems are interconnected within or under the building structure, the subdivision application will not be supported.
3. The condition of the private water systems must be verified as being functional and free of defects and the private systems must be able to provide effective water servicing to both dwelling units. The applicants / owners are accepting the existing water system(s) "as-is". The cost of any re-location, modification or upgrading required by the owners at any time, will be entirely the responsibility of the owners.
4. The applicants / owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the operation, maintenance, excavation, repair or replacement of the water systems within each separate lot by both owners. The caveat must save harmless the City, and EPCOR from liability for any cost, loss or damage due to failure or repair of the private water systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots.
5. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be separately serviced with water directly from city water mains, and must not interconnect any private water system to any other private water system.
6. The Chief Plumbing Inspector must also support the subdivision.

***Should the applicant/owner fail to satisfy the City regarding the above conditions, the application for subdivision will not be supported until the conditions of the Waterworks Bylaw are met.***

**For more information please contact the Drainage Services Branch, Asset Management & Public Works Department @ 496 - 5444.**



Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

November 3, 2016

File NO. LDA16-0385

Graeme Bell  
17427 – 105 Avenue NW  
Edmonton, AB T5S 2G8

Dear Mr. Bell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 15A, Plan 2109 HW located south of 110A Avenue NW and east of 116 Street NW; **QUEEN MARY PARK**

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**The Subdivision by Plan is APPROVED on November 3, 2016, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.7 m south of the north property line of Lot 15. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
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 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);
5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. 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 (\$636.00 – 2016 fees) 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 Gilbert Quashie-Sam at 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Yours truly,

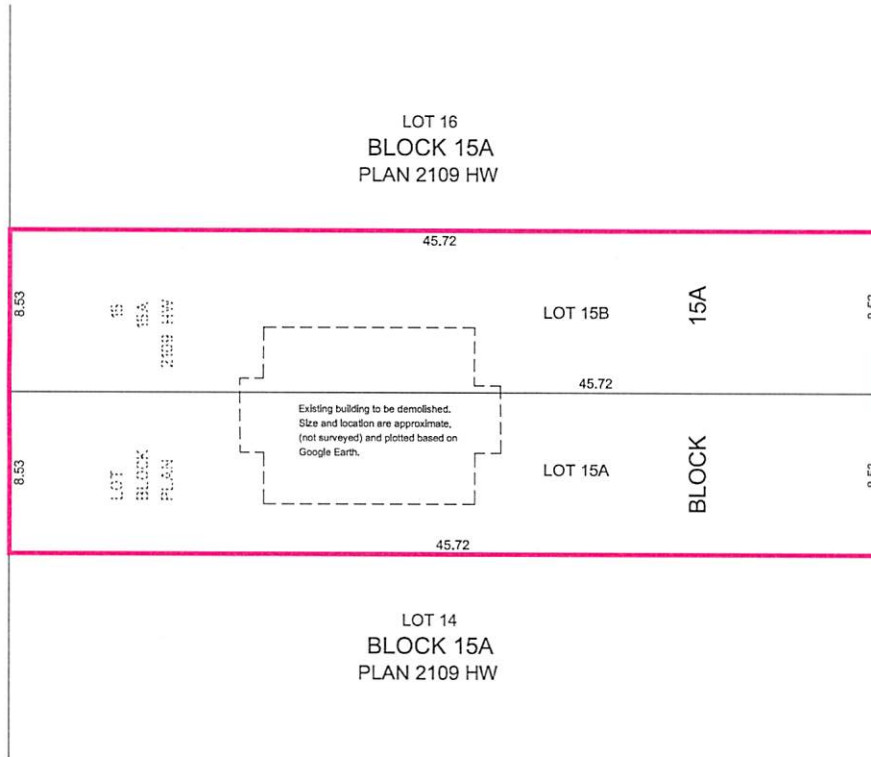
Blair McDowell  
Subdivision Authority

BM/gq/Posse #225196186-001

Enclosure(s)



116 STREET



LANE

### ALAIR 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: 0.078 ha.

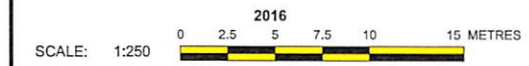


0	JUN.22/16	ORIGINAL PLAN COMPLETED	JF
REV. NO.	DATE	ITEM	BY
REVISIONS			

## QUEEN MARY PARK

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 15, BLOCK 15A, PLAN 2109 HW  
WITHIN THE  
HUDSON'S BAY RESERVE  
THEORETICAL  
S.E. 1/4 SEC. 7 - TWP. 53 - RGE. 24 - W. 4TH MER.  
**EDMONTON - ALBERTA**



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

FILE NO.	61600021T	DRAFTED BY:	JF	CHECKED BY:	MK
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Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

November 3, 2016

File NO. LDA16-0412

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

ATTENTION: Ben De Jong

Dear Mr. De Jong:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 17, Block 4, Plan RN 37, located north of 101A Avenue NW and east of 88 Street NW;  
**RIVERDALE**

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**The Subdivision by Plan is APPROVED on November 3, 2016, 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 Alannah at 780-442-2503); 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
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 (\$636.00) 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.

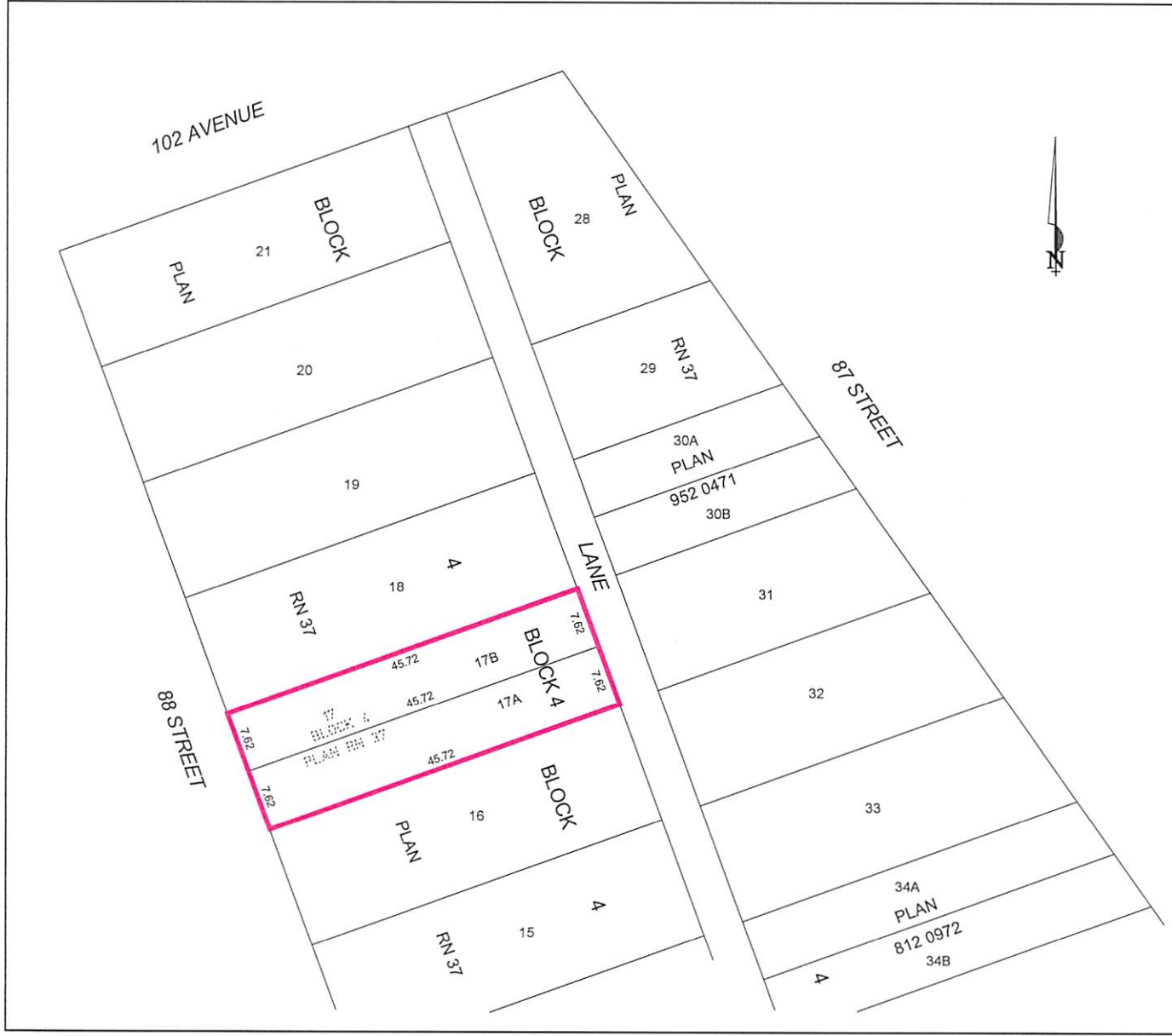
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #229477677-001

Enclosure(s)



**URBIS DEVELOPMENTS LTD.**

- 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 RF2.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.070 ha.



**KEY PLAN**  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	AUGUST 26, 2016	ORIGINAL PLAN COMPLETED	DN

REVISIONS

**RIVERDALE**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 17, BLOCK 4, PLAN RN 37  
WITHIN  
RIVER LOT 20, EDMONTON SETTLEMENT  
(THEO. TWP. 53 - RGE. 24 - W. 4TH MER.)  
**EDMONTON - ALBERTA**

2016

SCALE: 1:500 (11x17)

**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704 - 178 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 61600033T	DRAFTED BY: DN	CHECKED BY: RS
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Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

November 3, 2016

File NO. LDA16-0425

1033037 Ab. Ltd.  
180 Portage Close  
Sherwood Park, AB T8H 2R6

ATTENTION: Bill Paliwoda

Dear Mr. Paliwoda:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 8, Plan 8111 ET, located south of 124 Avenue NW and west of 80 Street NW;  
**ELMWOOD PARK**

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**The Subdivision by Plan is APPROVED on November 3, 2016, 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; 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 26.8 m south of the south property line of 124 Avenue. 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 (\$636.00) 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 Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

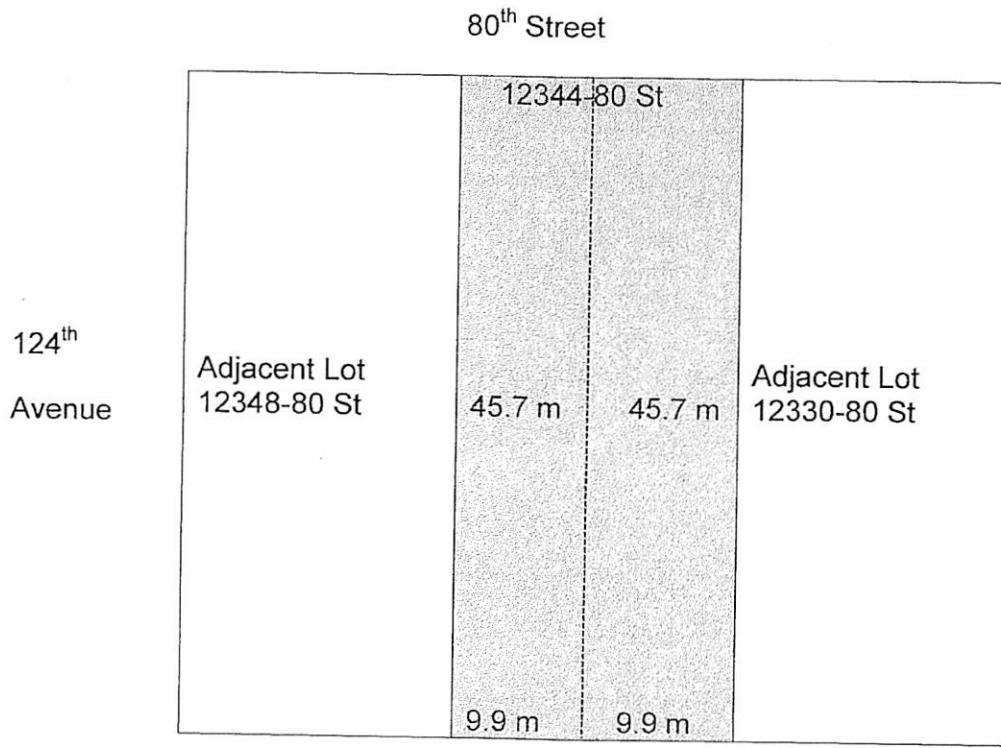
Blair McDowell  
Subdivision Authority

BM/sc/Posse #229877202-001

Enclosure(s)

Tentative Plan of Proposed Subdivision of yellow shaded area at 12344-80 Street, Edmonton into two equal lots.

Legal description: Lot 4, Block 8, Plan 8111ET



Date revised: September 1, 2016

Distances are in meters

Existing home to be demolished



Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

November 3, 2016

File NO. LDA16-0429

Allen Liaw  
9327 – 93 Street NW  
Edmonton, AB T6C 3T7

Dear Mr. Liaw:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 5, Plan 5375 HW, located north of 106A Avenue NW and east of 159 Street NW;  
**BRITANNIA YOUNGSTOWN**

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**The Subdivision by Plan is APPROVED on November 3, 2016, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.4 m east of the west property line of Lot 15. 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 there are sensitive fittings as shown on the attached enclosure. Maintain a 1.5 m clearance when doing any construction work and do not perform any vibratory/hydrovac work or park any heavy equipment near them (for additional information, contact Loche MacKinnon at 780-420-5408);
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 (\$636.00) 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 Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #230579430-001

Enclosure(s)



**TENTATIVE PLAN  
SHOWING SUBDIVISION OF  
LOT 15, BLOCK 5, PLAN 5375HW**

**LANE**



**106A AVENUE NW**



Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

November 3, 2016

File NO. LDA16-0437

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 14, Plan 4116 HW located south of 87 Avenue NW and west of 117 Street NW; **WINDSOR PARK**

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**The Subdivision by Plan is APPROVED on November 3, 2016, 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; 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 26.8 m south of the south property line of 87 Avenue NW. The existing storm service enters the proposed subdivision approximately 28.8 m south of the south property line of 87 Avenue 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 (i.e. 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 (\$636.00 – 2016 fees) 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 Gilbert Quashie-Sam at 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #230790273-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 32, BLOCK 14, PLAN 4116 H.W.

IN

TWP.52 - RGE.24 - W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.  
0 5 10 15m



TO 87th AVENUE  
118th STREET

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

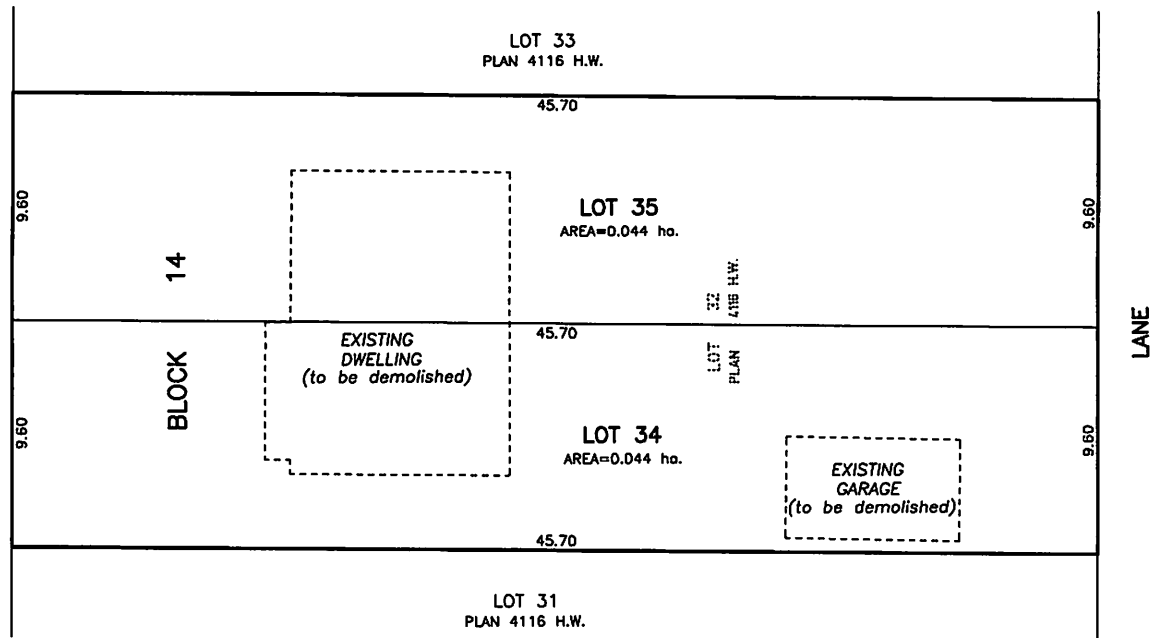
DRAWN BY: RTP

CALC'D. BY: RTP

DATE: September 15, 2016  
REVISED: -

FILE NO. 16S0756

DWG.NO. 16S0756T





Thursday, October 27, 2016  
1:00 pm



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 43

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the October 27, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

**2. ADOPTION OF MINUTES**

MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the October 20, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.	LDA16-0141 188996924-001	Tentative plan of subdivision to create four (4) semi-detached residential lots and 28 row housing lots, from Lot S, Block 99, Plan 122 5024, and the SW 13-51-25-W4M located north of 41 Avenue SW and east of Charles Link SW; <b>CHAPPELLE</b>
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MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

2.	LDA16-0363 227399461-001	Tentative plan of subdivision to create one (1) additional rural residential lot from Lot 6A, Block 1, Plan 902 2286, located north of Ellerslie Road SW and west of 8A Avenue SW; <b>WINDERMERE</b>
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MOVED	Blair McDowell	
	That the application for subdivision be Refused as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA16-0349 227209299-001	Tentative plan of subdivision to create one (1) unit and one (1) remnant unit is six (6) pieces from Lot 78, Block 12, Plan 162 0719, located east of Haddow Drive NW; <b>HADDOW</b>
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MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0394 228347144-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 29 and 30, Block 21, Plan 2715 AN located south of 119 Avenue NW and east of 38 Street NW; <b>BEACON HEIGHTS</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0417 229903288-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 52, Plan 2136 KS located north of 108 Avenue NW and east of 107B Avenue NW; <b>CAPILANO</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA16-0423 230194642-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 32, Plan RN 94 located north of 122 Avenue NW and east of 88 Street NW; <b>DELTON</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA16-0428 230042176-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 37, Plan 4977 HW, located west of 80 Street NW and north of 104 Avenue; <b>FOREST HEIGHTS</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA16-0443 231067366-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block M, Plan 5602 HW, located west of 87 Street and south of 90 Avenue NW; <b>BONNIE DOON</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b> The meeting adjourned at 1:15 p.m.	