

Thursday, September 22, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 38

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the September 22, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the September 15, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA16-0304  
225452017-001 Tentative plan of subdivision to revise conditionally approved LDA14-0199 (46 single detached residential lots to 53 single detached residential lots), from Lot A, Plan 3422TR, the NE-15-51-24-W4M, and the NW-15-51-24-W4M, located south of 25 Avenue SW and east of Orchards Boulevard SW; **THE ORCHARDS AT ELLERSLIE**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA16-0380  
228523233-001 Tentative plan of subdivision to revise conditionally approved LDA14-0357 (20 twenty to 21 twenty-one row housing lots) and to relocate an alley access from Lot A, Block 14, Plan 162 3032, and the NE 8-52-23-W4M, located south of 40A Avenue NW and east of Maple Way; **MAPLE**

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

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA16-0238 218985773-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 16 and the north half of Lot 15, Block 6, Plan 8701 S located north of 93 Avenue NW and east of 94 Street NW; <b>BONNIE DOON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0257 222841300-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 69, Block 7, Plan 122 3245 located north of Lessard Road NW and west of 199 Street NW; <b>THE HAMPTONS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0281 222661672-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 6, Block 14, Plan RN 64 located north of 120 Avenue and west of 122 Street; <b>PRINCE CHARLES</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA16-0290 224773126-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 17, Plan 2955 MC located north of 58 Avenue NW and east of 113A Street NW; <b>LENDRUM PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA16-0318 225413532-001	Tentative plan of subdivision to create two (2) semi-detached residential units from Unit 2, Plan 122 2257 located east of Sylvancroft Lane NW and south of Stony Plain Road NW; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA16-0319 225880999-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 40, Block 87, Plan 5109 HW located north of 97 Avenue NW and west of 145 Street NW; <b>CRESTWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA16-0322 226280747-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit in two (2) pieces from Lot 91, Block 8, Plan 122 5025, located north of Trumpeter Way NW and east of 205 Street NW; <b>TRUMPETER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
10.	LDA16-0329 226054620-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 28, Plan 1252 AH located north of 91 Avenue NW and east of 117 Street NW; <b>WINDSOR PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
11.	LDA16-0332 226881989-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 130, Plan 2602 HW, located south of 102 Avenue NW and east of 142 Street NW; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
12.	LDA16-0352 227133781-001	Tentative plan of subdivision to create one (1) additional single detached lot from Lot 6, Block 23, Plan 3875P; locate west of 128 Street NW and north of 108 Avenue NW; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
13.	LDA16-0355 226761055-001	Tentative plan of subdivision to revise conditionally approved LDA13-0398 (32 previously approved semi-detached lots to 24 new single family dwellings), from Lots 8-17 and 25-42, Block 11, Plan 162 2397, located south of Hiller Road and west of 170 Street; <b>KESWICK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
14.	LDA16-0402 228948507-001	Tentative plan of subdivision to revise conditionally approved LDA14-0581 (from 21 rowhousing lots to 18 single detached residential lots) from the SW 13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; <b>DESROCHERS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

**5.**

**ADJOURMENT**

The meeting adjourned at 9:45 a.m.



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0304

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

ATTENTION: Anna Moir

Dear Ms. Moir:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0199 (46 single detached residential lots to 53 single detached residential lots), from Lot A, Plan 3422 TR, the NE-15-51-24-W4M, and the NW-15-51-24-W4M, located south of 25 Avenue SW and east of Orchards Boulevard SW; **THE ORCHARDS AT ELLERSLIE**

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**I The Subdivision by Plan is APPROVED on September 22, 2016, 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 approved subdivision LDA14-0199 be registered concurrently with this subdivision;
3. that Bylaw 17773 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. that the owner be permitted to register this plan of subdivision in stages, 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 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 construct 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); and
2. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination.

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

If you have further questions, please contact Madeleine Baldwin at 780-496-5672 or [madeleine.baldwin@edmonton.ca](mailto:madeleine.baldwin@edmonton.ca).

Yours truly,

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

Blair McDowell  
Subdivision Authority

BM/mb/Posse #225452017-001

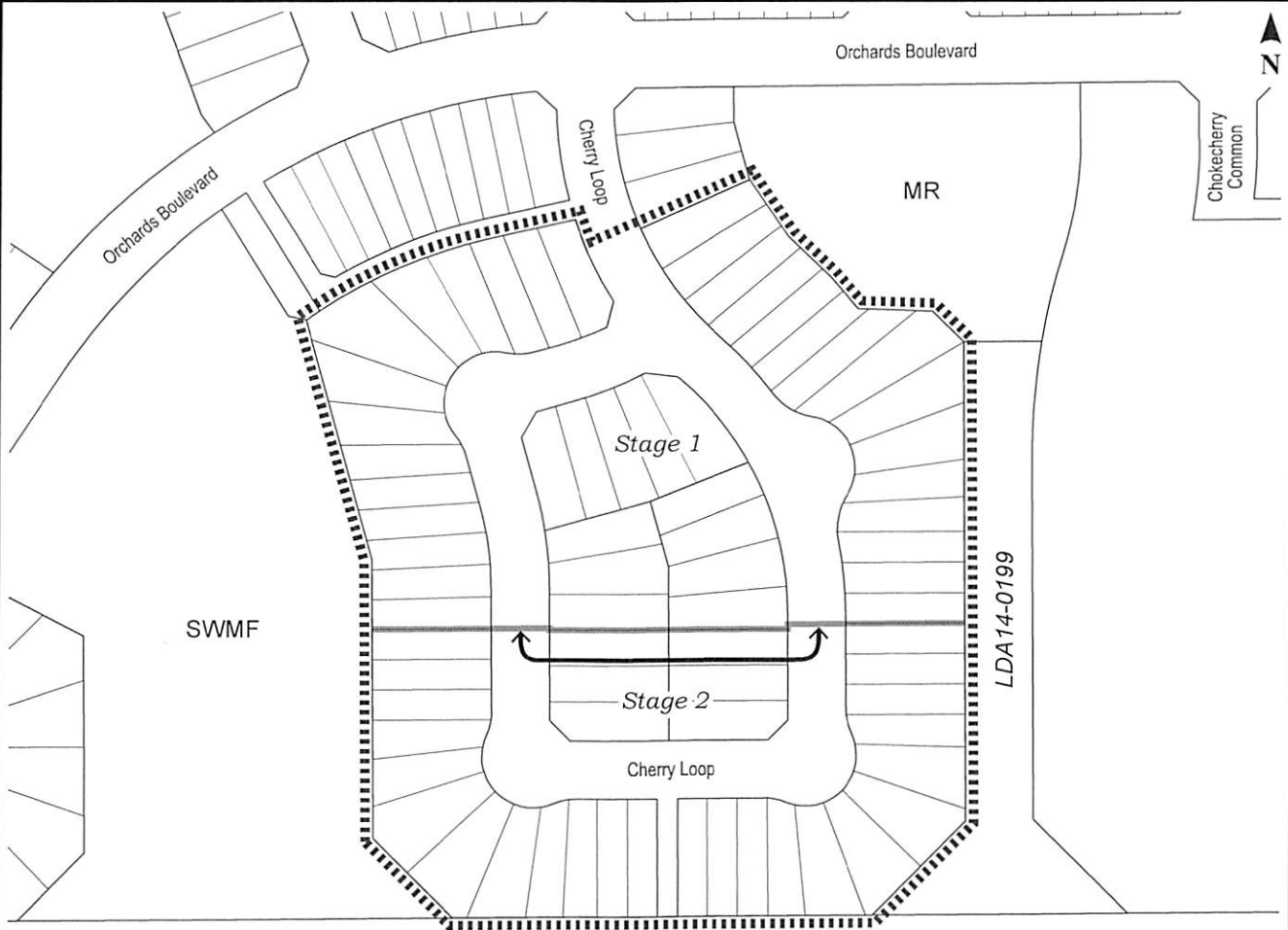
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

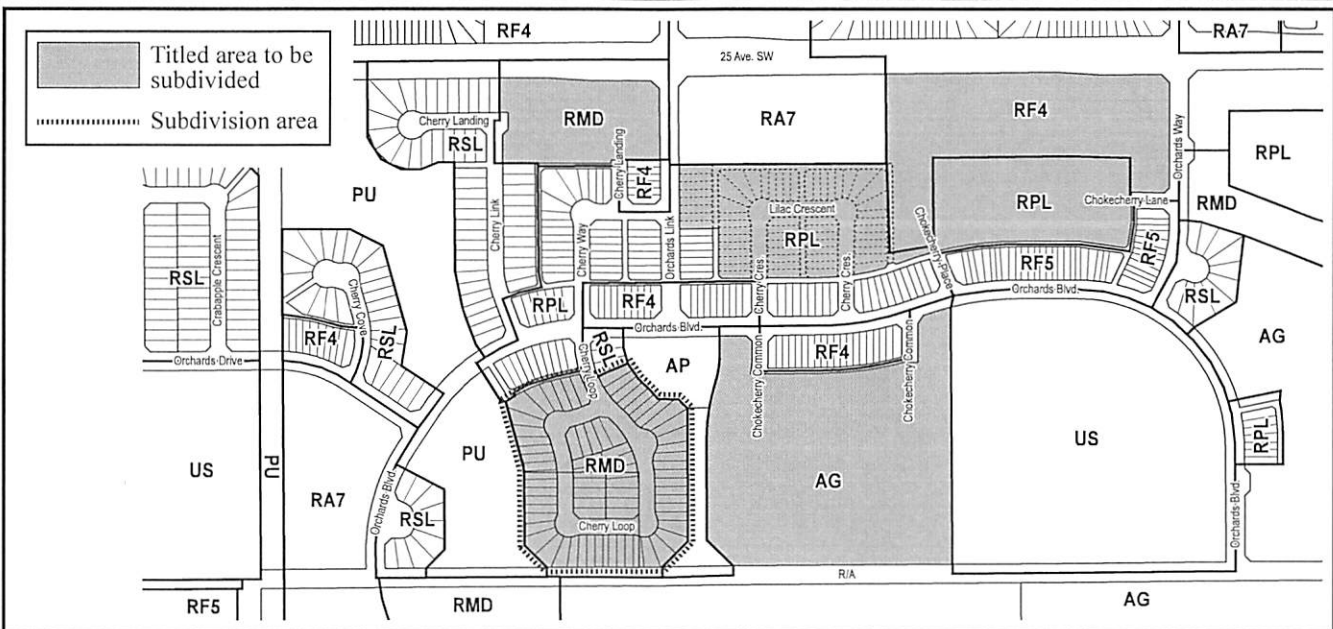
September 22, 2016

LDA16-0304

----- Limit of proposed subdivision  
←→ Temporary 6 m roadway



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





Subdivision Authority

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

September 22, 2016

File NO. LDA16-0380

Stantec Consulting  
10160 – 112 Street NW  
Edmonton, AB T5K 2L6

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0357 (20 to 21 row housing lots) and to relocate an alley access from Lot A, Block 14, Plan 162 3032, and the NE 8-52-23-W4M, located south of 40A Avenue NW and east of Maple Way; **MAPLE**

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**I The Subdivision by Plan is APPROVED on September 22, 2016, 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 approved subdivision LDA14-0357 (Stage 3) be registered concurrent with Stage 2 of this application;
3. that the owner be permitted to register this plan of subdivision in stages, 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;
4. that the subdivision boundary be amended 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 construct a temporary 6m wide 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); and
2. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination.



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

Municipal Reserve (MR) for Lot A, Block 14, Plan 162 3032 and the NE 8-52-23-W4M was addressed through LDA14-0357

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 Mark Harrison at 780-944-0459 or [mark.harrison@edmonton.ca](mailto:mark.harrison@edmonton.ca).

Yours truly,



Blair McDowell  
Subdivision Authority

BM/mh/Posse #228523233-001

Enclosure(s)

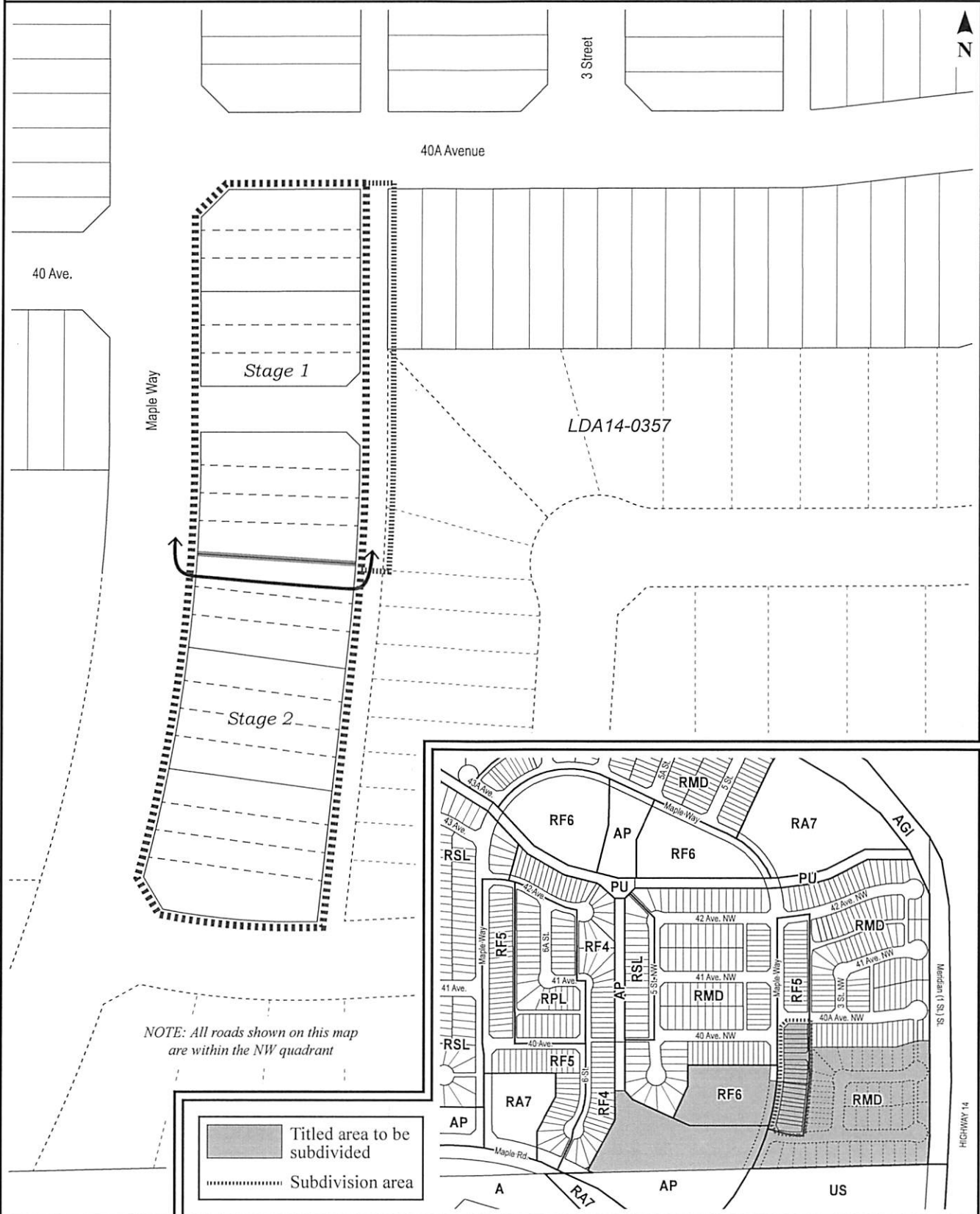
SUBDIVISION CONDITIONS OF APPROVAL MAP

September 22, 2016

LDA16-0380

----- Limit of proposed subdivision  
----- Amend subdivision boundary

↔ Temporary 6 m roadway





Subdivision Authority

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

September 22, 2016

File NO. LDA16-0238

Greg Doucette  
9355 – 94 Street NW  
Edmonton, AB T6C 3V6

Dear Mr. Doucette:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 16 and the north half of Lot 15, Block 6, Plan 8701 S located north of 93 Avenue NW and east of 94 Street NW; **BONNIE DOON**

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**The Subdivision by Plan is APPROVED on September 22, 2016, 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 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) 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.

Yours truly,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #218985773-001

Enclosure(s)

# BONNIE DOON TENTATIVE PLAN

SHOWING A

## PROPOSED SUBDIVISION

OF

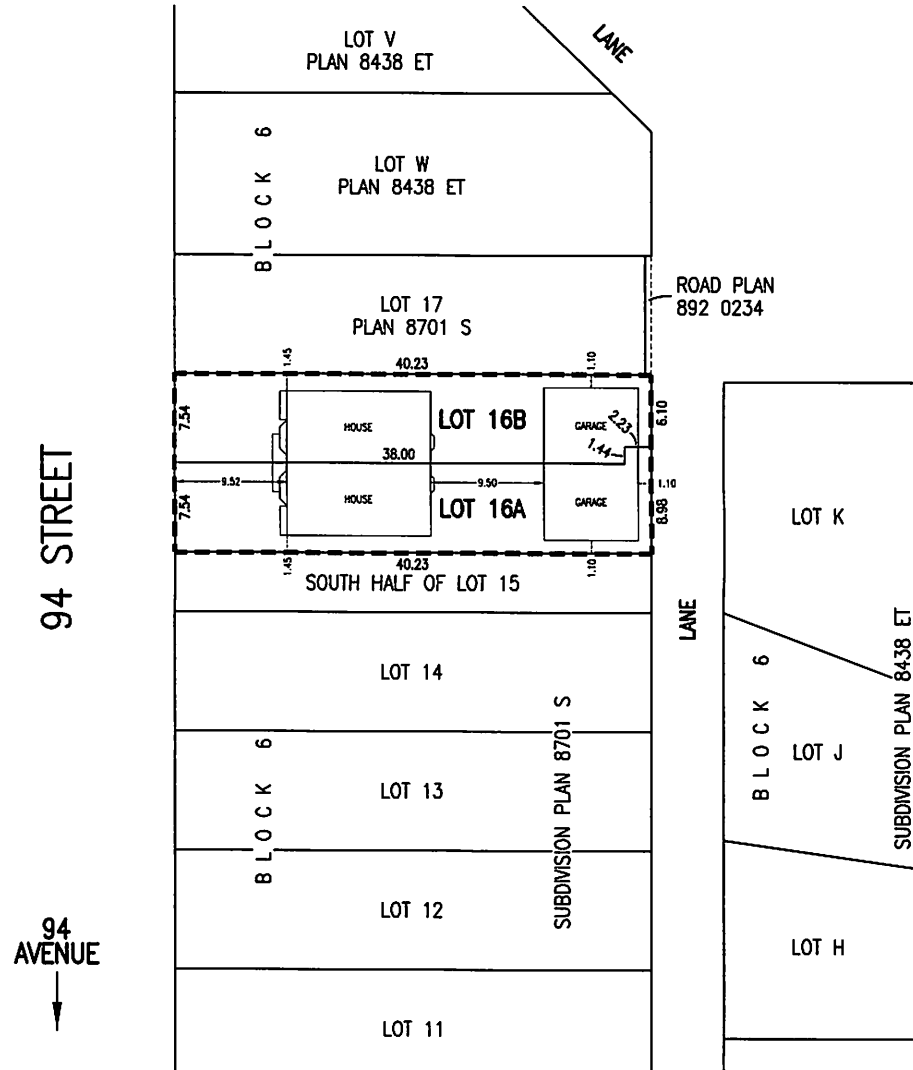
**LOT 16 AND THE NORTH HALF OF LOT 15  
BLOCK 6 PLAN 8701 S**

**EDMONTON ALBERTA**

SCALE 1:400

### LEGEND:

1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS - - - - - AND CONTAINS: 0.06 Hectares



**NORTHLAND  
SURVEYS**

LAND INFORMATION

FILE: 2368PROP.DWG

MAY 19, 2016



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0257

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 one (1) multiple family residential unit and one (1) remnant unit from Lot 69, Block 7, Plan 122 3245 located north of Lessard Road NW and west of 199 Street NW; **THE HAMPTONS**

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**The Subdivision by Phased Condominium is APPROVED on September 22, 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 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 (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 (\$2812.00) 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 Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,

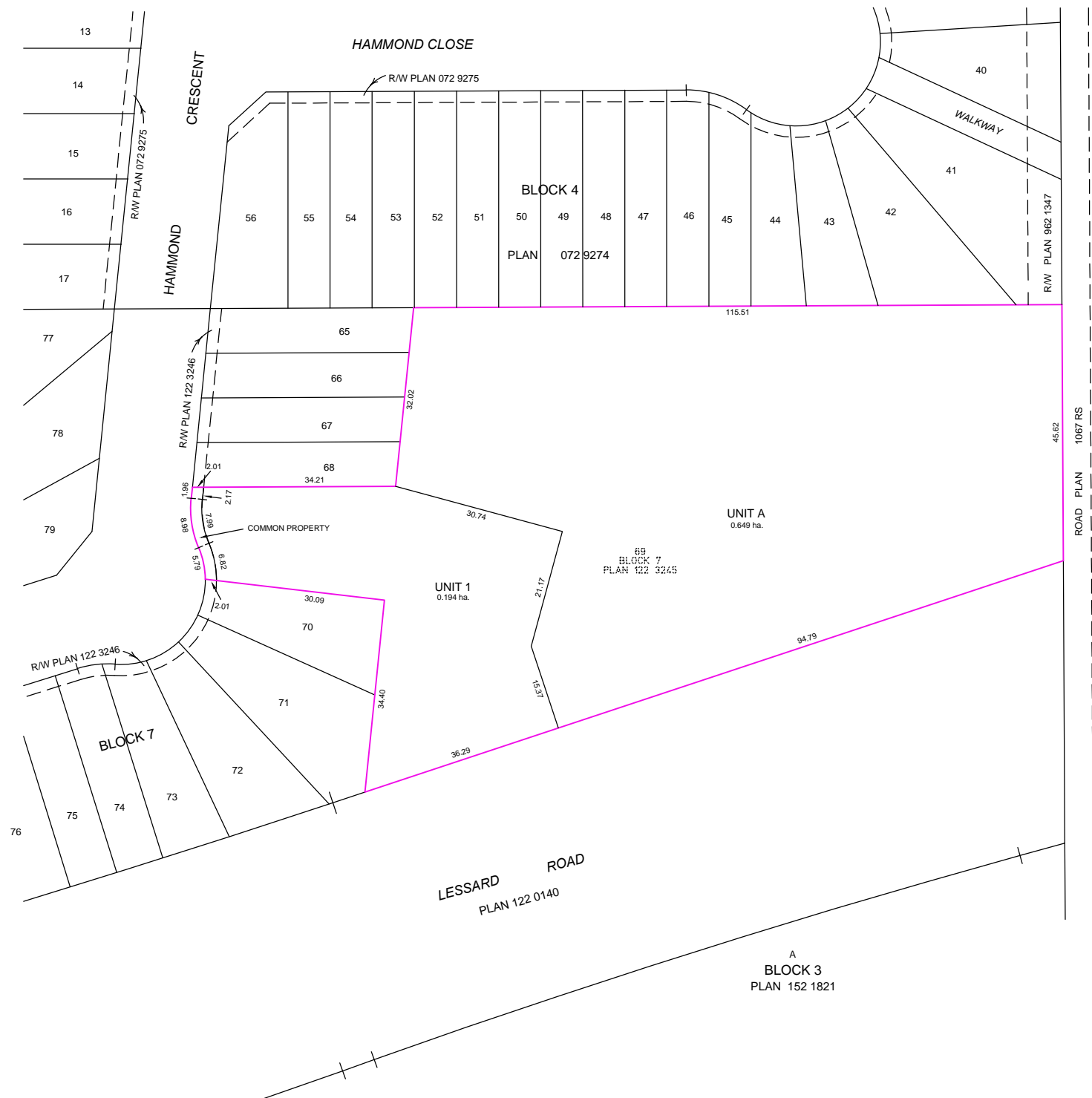


Blair McDowell  
Subdivision Authority

BM/gq/Posse #222841300-001

Enclosure(s)

O:\2016\11600186-1682773-Alberta Ltd Phased Condominium Deliverables\PRELIMINARY\11600186D.May31.16.dwg 31/05/2016 1:54:42 PM



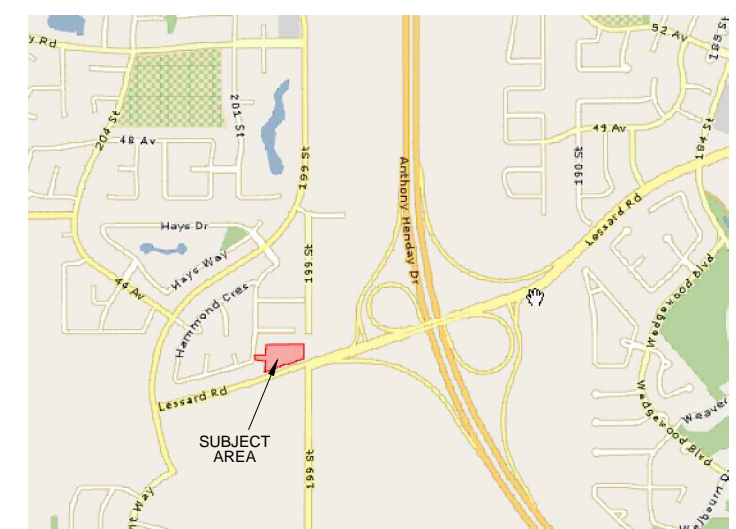
GOVERNMENT ROAD ALLOWANCE  
(199 STREET)



## 1682473 Alberta Ltd

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF5.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS ..... AND CONTAINS: 0.846 ha.



**KEY PLAN**  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	May 30/16	ORIGINAL PLAN COMPLETED	RH

REVISIONS

**HAMPTONS**  
TENTATIVE PLAN SHOWING PROPOSED  
**PHASED CONDOMINIUM DEVELOPMENT**  
OF  
LOT 69, BLOCK 7, PLAN 122 3245  
WITHIN THE  
N.E. 1/4 SEC. 7 - TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**

2016  
SCALE: 1:1000 (11x17)

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

FILE NO. 11600186T	FIELD BY: **	DRAFTED BY: RH	CHECKED BY: MK
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Subdivision Authority

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

September 22, 2016

File NO. LDA16-0281

Bin Li  
208 Ferguson Place NW  
Edmonton, AB T6R 2C8

Dear Mr. Li:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 6, Block 14, Plan RN 64 located north of 120 Avenue and west of 122 Street;  
**PRINCE CHARLES**

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**The Subdivision by Plan is APPROVED on September 22, 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 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) 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

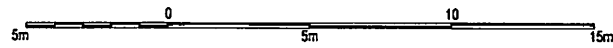
BM/gq/Posse #222661672-001

Enclosure(s)

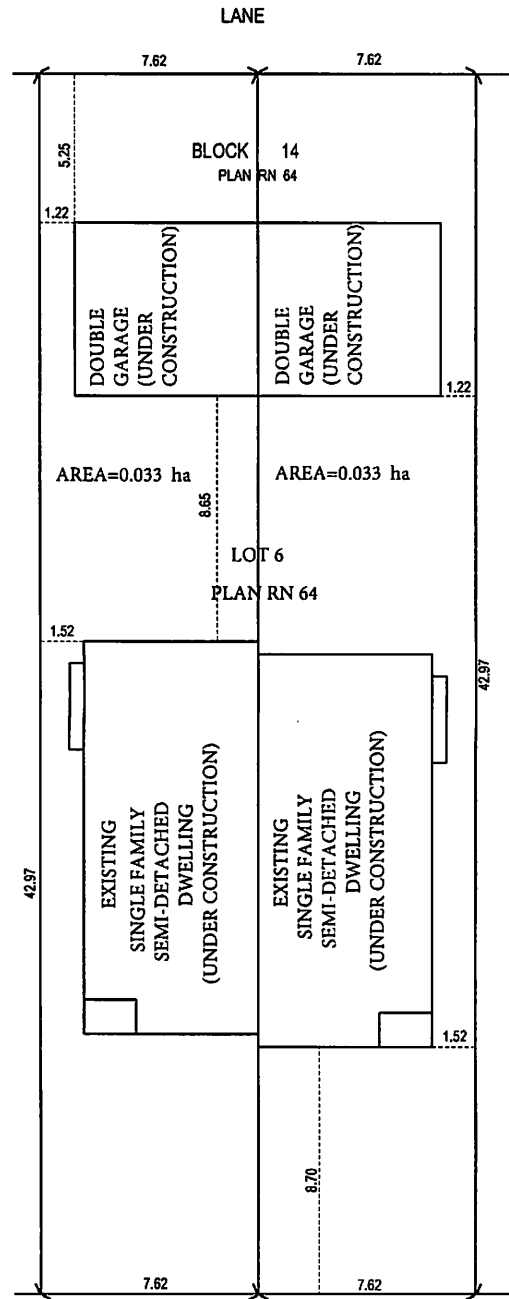
TENTATIVE PLAN  
 SHOWING SUBDIVISION OF  
 LOT 6 BLOCK 14 PLAN RN 64

EDMONTON ALBERTA

SCALE 1:250



LOT 5  
 PLAN RN 64



LOT 7  
 PLAN RN 64

122<sup>nd</sup> STREET  
 TO 121<sup>st</sup> AVENUE



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0290

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 one (1) additional single detached residential lot from Lot 29, Block 17, Plan 2955 MC located north of 58 Avenue NW and east of 113A Street NW;  
**LENDRUM PLACE**

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**The Subdivision by Plan is APPROVED on September 22, 2016, 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; 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 7.6 m north of the south property line of Lot 29. The existing storm service enters the proposed subdivision approximately 9.1 m north of the south property line of Lot 29. As per the Sewers and Waterworks Bylaws, these services can not 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) 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,



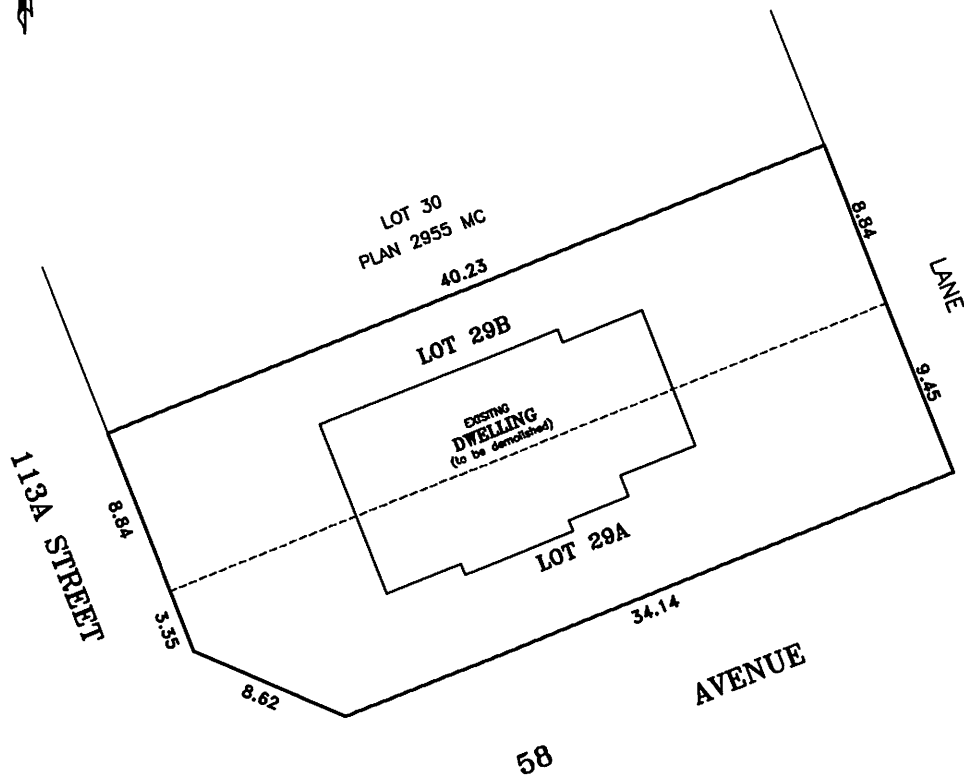
Blair McDowell  
Subdivision Authority

BM/gq/Posse #224773126-001

Enclosure(s)

TENTATIVE PLAN  
SHOWING  
**PROPOSED SUBDIVISION**  
OF  
LOT 29, BLOCK 17, PLAN 2955 MC  
S.E. 1/4. SEC. 19, TWP. 52, RGE. 24, W. 4M  
**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 0.072 ha.



**GEODETIC 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.

DATE : JUNE. 27th, 2016.

SCALE 1 : 300

JOB No. 116677





Subdivision Authority

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

September 22, 2016

File NO. LDA16-0318

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 two (2) semi-detached residential units from Unit 2, Plan 122 2257 located east of Sylvancroft Lane NW and south of Stony Plain Road NW;  
**WESTMOUNT**

---

**The Subdivision by Bare Land Condominium is APPROVED on September 22, 2016, 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 (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) 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 #225413532-001

Enclosure(s)



# TENTATIVE PLAN

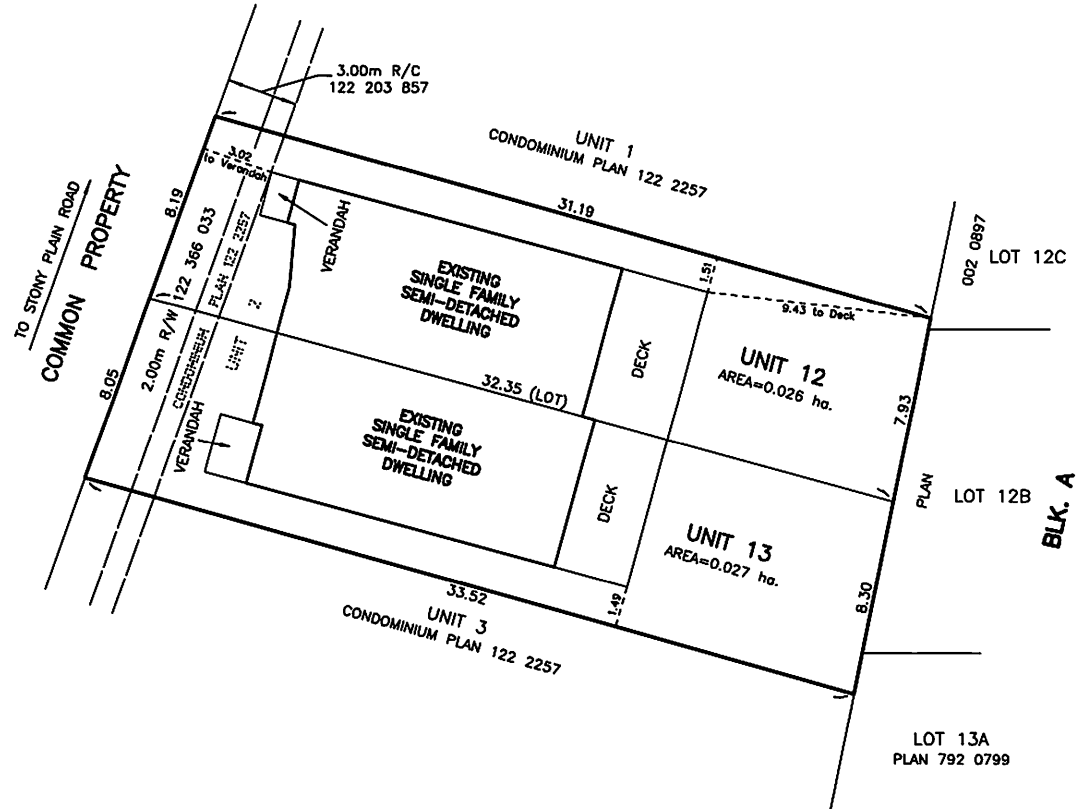
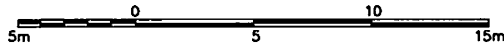
SHOWING SUBDIVISION OF

UNIT 2, CONDOMINIUM PLAN 122 2257

IN THE  
S.E.1/4 SEC.1-53-25-4

EDMONTON ALBERTA

SCALE 1:200 2016 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: June 30, 2016  
REVISED: -

FILE NO. 16S0487

DWG.NO. 16S0487T



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0319

Alberta Geomatics Inc.  
201, 8762 – 50 Avenue NW  
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

Dear Mr. Strozyk:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 40, Block 87, Plan 5109 HW located north of 97 Avenue NW and west of 145 Street NW;  
**CRESTWOOD**

---

**The Subdivision by Plan is APPROVED on September 22, 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 10.1 m north of the south property line of Lot 40. The existing storm service enters the proposed subdivision approximately 9.1 m north of the south property line of Lot 40. As per the Sewers and Waterworks Bylaws, these services can not 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) 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).

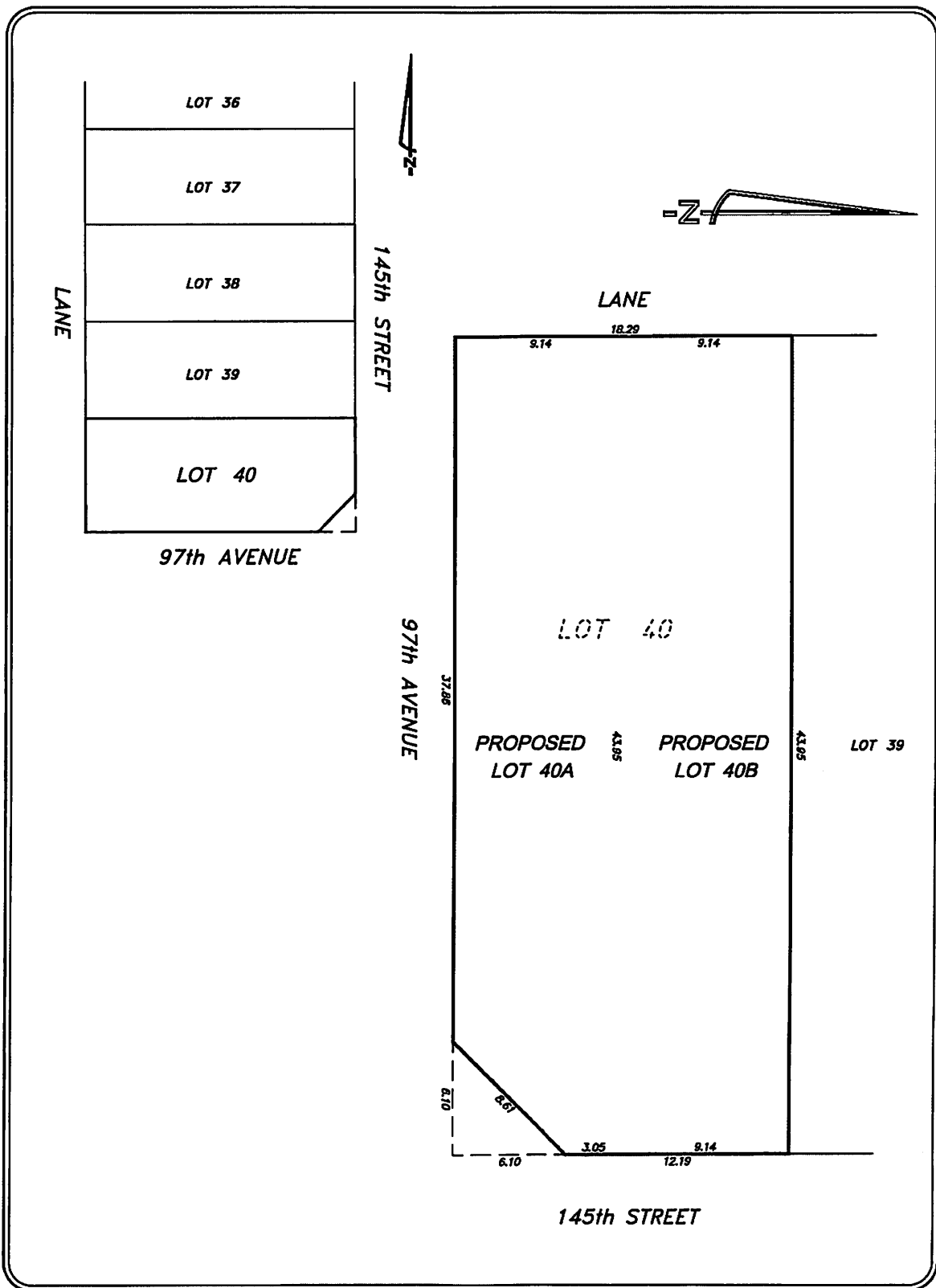
Yours truly,




Blair McDowell  
Subdivision Authority

BM/gq/Posse #225880999-001

Enclosure(s)



## TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: <a href="mailto:abgeo@telus.net">abgeo@telus.net</a> PH: (780) 437-8033 FAX: (780) 437-8024		<p><b>NOTE:</b></p> <p>ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF          NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED          BY LEGAL SURVEY</p>	
<b>LOT: 40</b> <b>BLOCK: 87</b> <b>PLAN: 5109 HW</b>		<b>ZONING: RF1</b>	
<b>SUBDIVISION: CRESTWOOD</b> <b>ADDRESS: 14506 - 97 AVENUE</b>			
<b>BUILDER/OWNER: M. WONG</b> <b>EDMONTON</b>			
<b>FILE: E12924</b>	<b>LOT AREA: 0.08 ha</b>		<b>SCALE: 1:250</b>
<b>DRAWN BY: J.K.</b>	<b>CHECKED BY: P.S.</b>		<b>2016-07-12</b>



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0322

Stantec Geomatics Ltd.  
10160 – 112 Street NW  
Edmonton, AB T5K 2L6

ATTENTION: Peter Plehwe

Dear Mr. Plehwe:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit in two (2) pieces from Lot 91, Block 8, Plan 122 5025, located north of Trumpeter Way NW and east of 205 Street NW; **TRUMPETER**

---

**The Subdivision by Phased Condominium is APPROVED on September 22, 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 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 (\$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 #226280747-001

Enclosure(s)





N.E. 1/4 SEC. 19,  
TWP. 53, RGE. 25, W.4 MER.



Stantec Geomatics Ltd.  
10160-112th Street NW  
Edmonton, Alberta, Canada  
T5K 2L6  
Tel. 780-917-7000  
Fax. 780-917-7289  
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.  
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Client

JAYA HOMES

TENTATIVE PLAN SHOWING

PROPOSED PHASED  
CONDOMINIUM DEVELOPMENT

OF

LOT 91, BLOCK 8, PLAN 122 5025

WITHIN THE


S.E. 1/4 SEC. 19, TWP. 53, RGE. 25, W.4 MER.

TRUMPETER

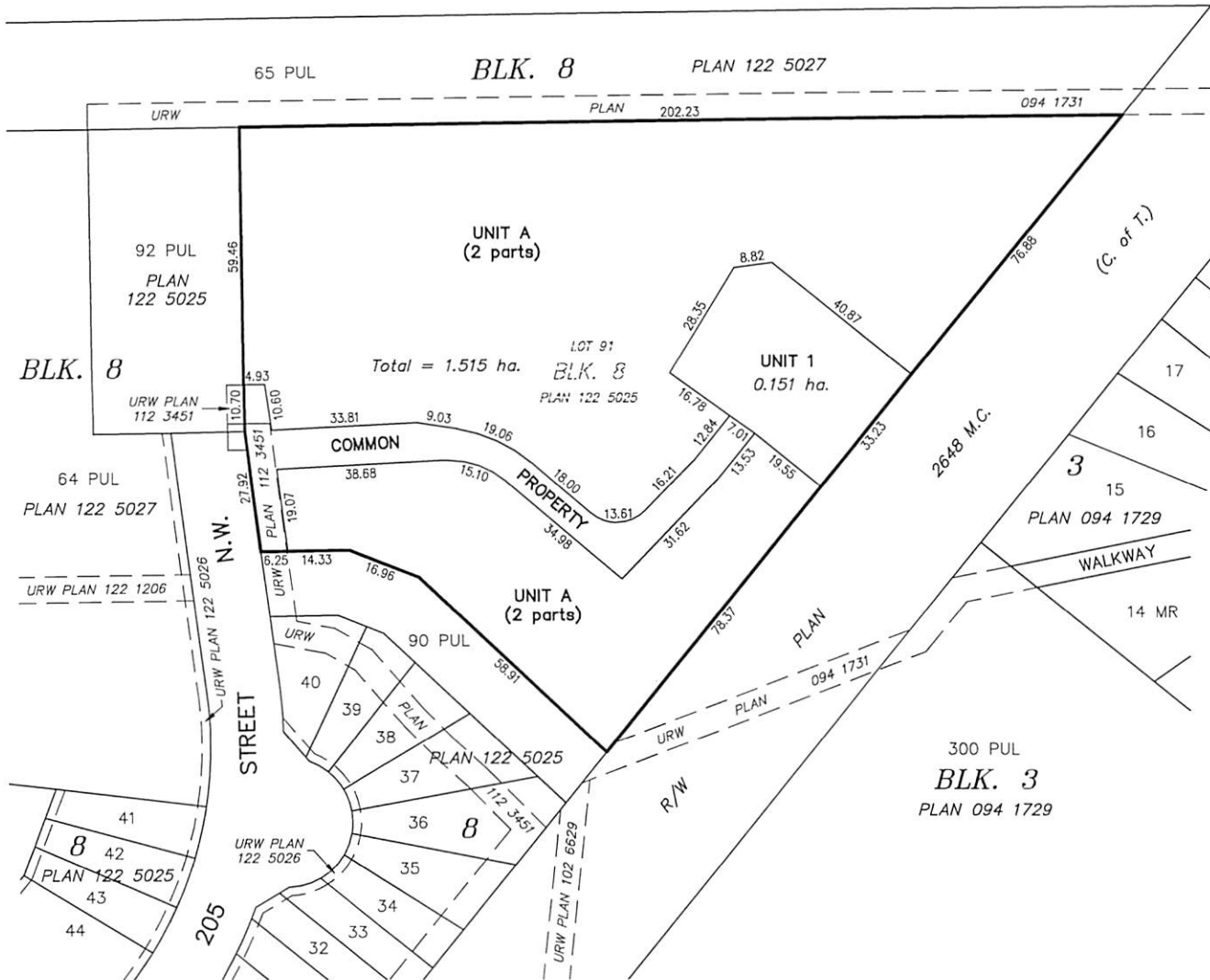
SCALE 1 : 1000

JULY 2016

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 1.79 Hectares

V:\1542\active\154270923\drawing\70923\_1n1.dwg  
7/13/2016 9:51 AM By: Plehwe, Peter





Subdivision Authority

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

September 22, 2016

File NO. LDA16-0329

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 2, Block 28, Plan 1252 AH located north of 91 Avenue NW and east of 117 Street NW;  
**WINDSOR PARK**

---

**The Subdivision by Plan is APPROVED on September 22, 2016, subject to the following conditions:**

1. that the owner make satisfactory arrangements with the Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed lots. These arrangements shall include the removal of the existing 20mm lead water line that provides service to Lot 22 (contact Water and Sewer Servicing at 780-496-5444);
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; 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) 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 #226054620-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

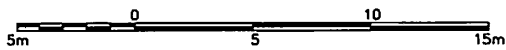
LOT 2, BLOCK 28, PLAN 1252 A.H.

IN

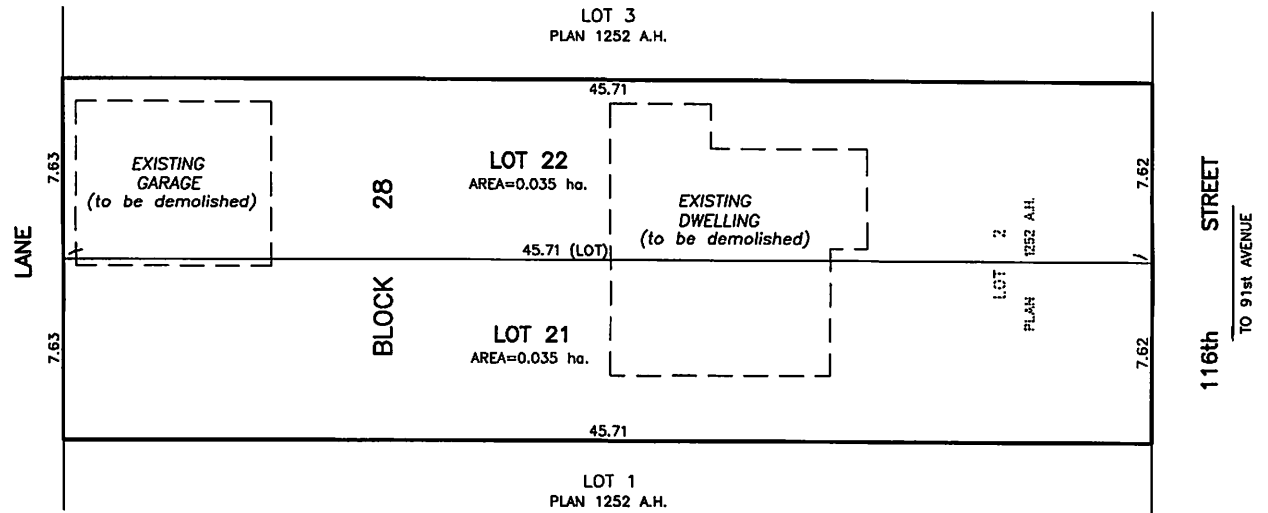
RIVER LOT 3, EDMONTON SETTLEMENT  
THEO. TWP.52 RGE.24 W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2016 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: July 14, 2016

REVISED: -

FILE NO. 16S0525

DWG.NO. 16S0525T



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0332

Hagen Surveys Ltd.  
8929 – 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 3, Block 130, Plan 2602 HW, located south of 102 Avenue NW and east of 142 Street NW;  
**GLENORA**

---

**The Subdivision by Plan is APPROVED on September 22, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):**

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 10.2 m east of the west 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 in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;
5. 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;
6. 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;
7. 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;
8. 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
9. 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 #226881989-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

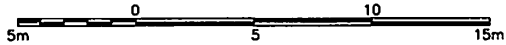
LOT 3, BLOCK 130, PLAN 2602 H.W.

IN THE

S.W. 1/4 SEC.1-53-25-4

EDMONTON ALBERTA

SCALE 1:200 2016 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

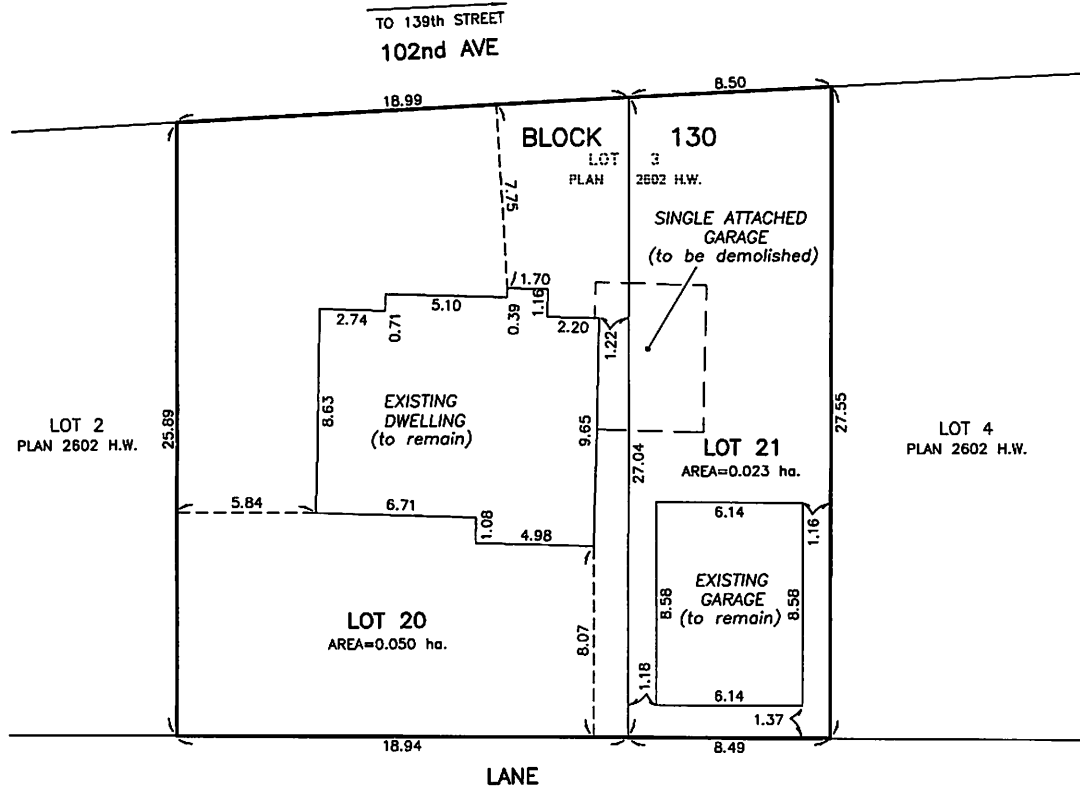
DRAWN BY: RTP

CALC'D. BY: RTP

DATE: July 26, 2016  
 REVISED: -

FILE NO. 16S0573

DWG.NO. 16S0573T







Subdivision Authority

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

September 22, 2016

File NO. LDA16-0355

IBI Group Inc.  
10830 Jasper Avenue  
Edmonton, AB T5J 2B3

ATTENTION: Paul Riley

Dear Mr Riley:

RE: Tentative plan of subdivision to revise conditionally approved LDA13-0398 (32 previously approved semi-detached lots to 24 new single family dwellings), from Lots 8-17 and 25-42, Block 11, Plan 162 2397, located south of Hiller Road and west of 170 Street; **KESWICK**

---

**I The Subdivision by Plan is APPROVED on September 22, 2016, subject to the following conditions:**

1. that the approved subdivision LDA13-0398, be registered prior to or concurrent with this application;
2. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination;
3. that LDA16-0401 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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 Lolia Pokima at 780-508-9520 or [loliam.pokima@edmonton.ca](mailto:loliam.pokima@edmonton.ca).

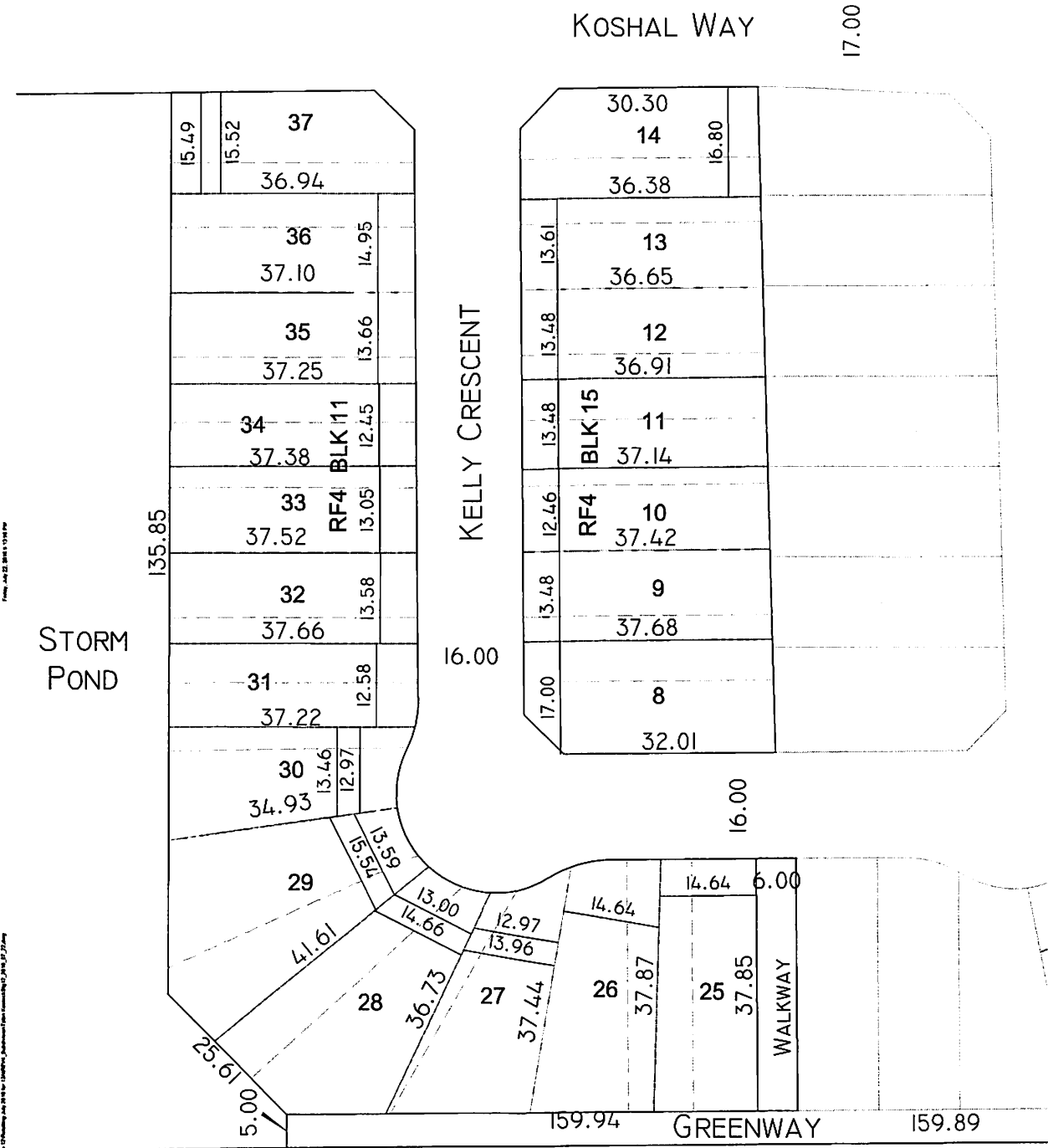
Yours truly,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a light blue circular stamp or watermark.

Blair McDowell  
Subdivision Authority  
BM/lp/Posse #226761055-001  
Enclosure(s)

DRAFT

04/22/2016



From: 04/22/2016 10:14 PM

04/22/2016 10:14 PM

--- APPROVED LOTTING

ALL AREAS ARE MEASURED AND ALL DIMENSIONS HAVE BEEN PROVIDED (P.P.). THIS PLAN IS NOT TO BE USED FOR MARKETING PURPOSES. LOT AND BLOCK NUMBERS ARE PRELIMINARY AND SUBJECT TO CHANGE AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.



IBI GROUP  
300 - 10830 Jasper Avenue  
Edmonton AB T5J 2B3 Canada  
tel 780 428 4000 fax 780 426 3256  
ibigroup.com

**KESWICK - Relotting to RF4 Lots in Kelly Crescent**  
Revised Lots Detail Plan with Approved Lotting (LDA15-0066)  
Beaverbrook Communities

DATE: July 22, 2016  
DESIGNED BY: GS  
DRAWN BY: GS  
CHECKED BY: DS  
SCALE: 1:600  
JOB NUMBER: 36892.100





Subdivision Authority

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

September 22, 2016

File NO. LDA16-0402

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

ATTENTION: Yolanda Lew

Dear Mr. Lew:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0581 (from 21 rowhousing lots to 18 single detached residential lots) from the SW 13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

---

**The Subdivision by Plan is APPROVED on September 22, 2016, subject to the following conditions:**

1. that the approved subdivision LDA14-0581 (Stage 2) be approved concurrent with this application; 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 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;
2. 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;
3. 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
4. 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.

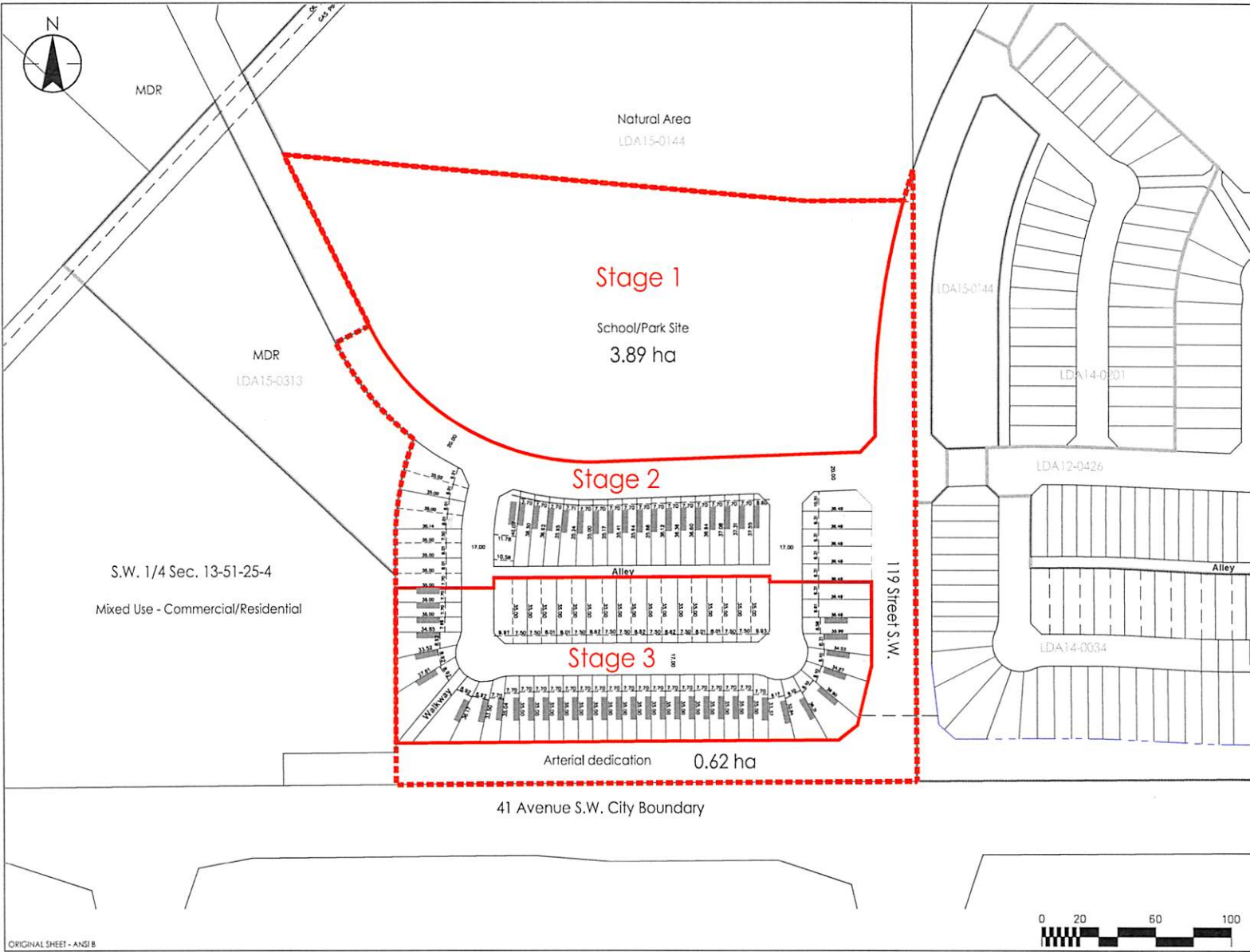
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a light blue circular stamp.

Blair McDowell  
Subdivision Authority  
BM/sc/Posse #228948507-001  
Enclosure(s)





10160-112 Street  
 Edmonton, AB T5K 2L6  
 Tel. 780.917.7000  
 www.stantec.com

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 The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Notes  
 All distances are expressed in metres and decimals thereof.  
 Area to be subdivided outlined thus ■■■■ and contains approximately 9.06 hectares, including 88 residential lots  
 Zero Lot Line dwelling location indicated thus ||.

Revision	By	YY/MM/DD

Client/Project  
 HV NINE LTD.  
 HERITAGE VALLEY SCDB  
 SW 1/4 Sec.13-51-25-4  
 Edmonton, AB

Title  
 TENTATIVE PLAN OF SUBDIVISION  
 Desrochers Stage 13

Project No. 1161 07868  
 Scale 1:2000  
 February 24, 2015

V:\1161\active\116107868\drawing\subdivision\Stage 13\subd\_desrochers\_stage13\_18c2201.dwg

ORIGINAL SHEET - ANS1 B