

Thursday, January 5, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 01

**PRESENT** April Gallays, Acting Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED April Gallays  
That the Subdivision Authority Agenda for the January 05, 2017 meeting be adopted.

FOR THE MOTION April Gallays **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED April Gallays  
That the Subdivision Authority Minutes for the December 22, 2016 and December 29, 2016 meetings be adopted.

FOR THE MOTION April Gallays **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA16-0405  
228045015-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 118, Plan 5109 HW, located north of 98 Avenue NW and west of 143 Street NW; **CRESTWOOD**

MOVED April Gallays  
That the application for subdivision be Approved.

FOR THE MOTION April Gallays **CARRIED**

2. LDA16-0526  
225219215-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 6, Plan 5710 HW, located north of 98 Avenue NW and east of 142 Street NW; **CRESTWOOD**

MOVED April Gallays  
That the application for subdivision be Approved.

FOR THE MOTION April Gallays **CARRIED**

**5. ADJOURNMENT**

The meeting adjourned at 10:10 a.m.



Subdivision Authority

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

January 5, 2017

File NO. LDA16-0405

LN Land Developments Technologies Inc.  
10634 - 178 Street NW  
Edmonton, AB T5S 1H4

ATTENTION: Geoff Scott

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 118, Plan 5109 HW, located north of 98 Avenue NW and west of 143 Street NW; **CRESTWOOD**

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**The Subdivision by Plan is APPROVED on January 5, 2017, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.2 m west of the east property line of Lot 32. The existing storm service enters the proposed subdivision approximately 9.75 m west of the east property line of Lot 32. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

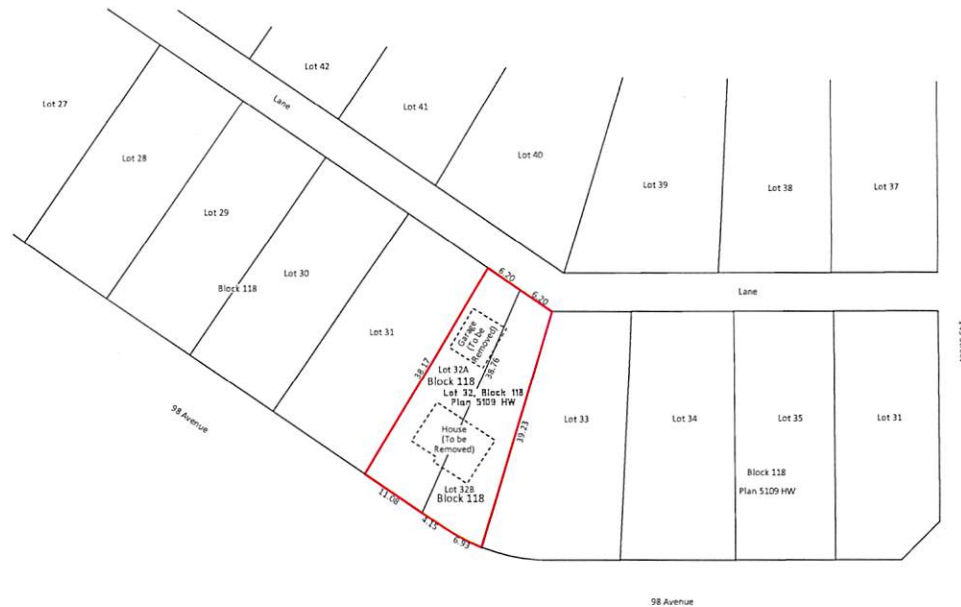
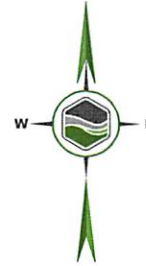


FOR

Blair McDowell  
Subdivision Authority

BM/sc/Posse #228045015-001

Enclosure(s)



PLAN No. \_\_\_\_\_  
 ENTERED AND REGISTERED  
 ON \_\_\_\_\_  
 INSTRUMENT No. \_\_\_\_\_  
 A.D. REGISTRAR \_\_\_\_\_

**UNREGISTERED**

NAME: GEOFFREY SCOTT, A.L.S.

NO FIELD INSPECTION WAS CARRIED OUT AND  
 BOUNDARIES WERE NOT ESTABLISHED ON THE  
 GROUND.



**ABBREVIATIONS**

- Ac. .... acres
- A.L.S. .... Alberta Land Surveyor
- ASCM .... Alberta Survey Control Marker
- Bk. .... block
- Bo. .... boundary
- calc. .... calculated
- ck.m. .... check measured
- countersink
- C. of T. .... Certificate of Title
- E. .... East
- fd. .... found
- ha .... hectare
- I. .... iron post
- I.Bar .... iron bar
- M. .... mound or meridian
- Mp. .... marker post
- Mk. .... mark
- Mkd. .... marked
- N. .... North
- P. .... standard C.L.S. Post (Brass Cap)
- Pf. .... placed
- P/A .... pipeline
- Pit .... 4 pits
- (R). .... Radial Bearing
- ref. .... reference
- Re-est. .... re-established
- Rest. .... restored
- Rge. .... range
- R/W .... right-of-way
- S. .... South
- Sec. .... section
- Twp. .... township
- W. .... West

**LEGEND**

- Alberta Survey Control Marker shown thus
- Statutory Iron Post found shown thus
- Statutory Iron Posts placed and stamped P274 shown thus
- Iron Bars found shown thus
- Witness Monuments found shown thus
- Temporary Points shown thus
- Geo-Reference point shown thus

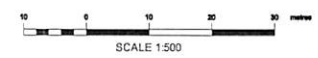
Where applicable marker posts are placed 0.30 metre North of planted posts.  
 Area to be registered under this plan shown thus \_\_\_\_\_  
 and contains Lot 32A, Block 118 = 0.033 ha  
 Lot 32B, Block 118 = 0.033 ha  
 Total = 0.066 ha

**REGISTERED OWNERS**

RAMNEET KAUR SAMRA  
 SURINDER SINGH GREWAL

SUBDIVISION AUTHORITY:  
 CITY OF EDMONTON  
 FILE No.: \_\_\_\_\_

**TENTATIVE PLAN**  
 SHOWING  
**PROPOSED SUBDIVISION**  
 WITHIN  
**LOT 32, BLOCK 118, PLAN 5109 KS**  
 WITHIN  
 E.1/2 Sec.35 Twp.52 Rge.25 W.4M.  
**CITY OF EDMONTON**  
**ALBERTA**



JOB NO. LN003062-001\_TENT\_0  
 DWN: KV  
 ECD: GS

LN LAND DEVELOPMENT TECHNOLOGIES  
 #101 10524 118 Street #200 808 Franklin Avenue  
 Edmonton, Alberta T5S 1H4 Fort McMurray, Alberta T9H 2K5  
 Phone: 780-488-8064 Phone: 780-791-0075



Subdivision Authority

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

January 5, 2017

File NO. LDA16-0526

Paramount Homes Builders Inc.  
7915 - 104 Street NW  
Edmonton, AB T6E 4E1

ATTENTION: Dan Daly

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 6, Plan 5710 HW, located north of 98 Avenue NW and east of 142 Street NW; **CRESTWOOD**

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

**Please be advised of the following:**

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2. that the existing services (water and sanitary) enter the proposed subdivision approximately 14.33 m north of the south property line of Lot 36. The existing storm service enters the proposed subdivision approximately 16.25 m west of the east property line of Lot 36. 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;
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Regards,

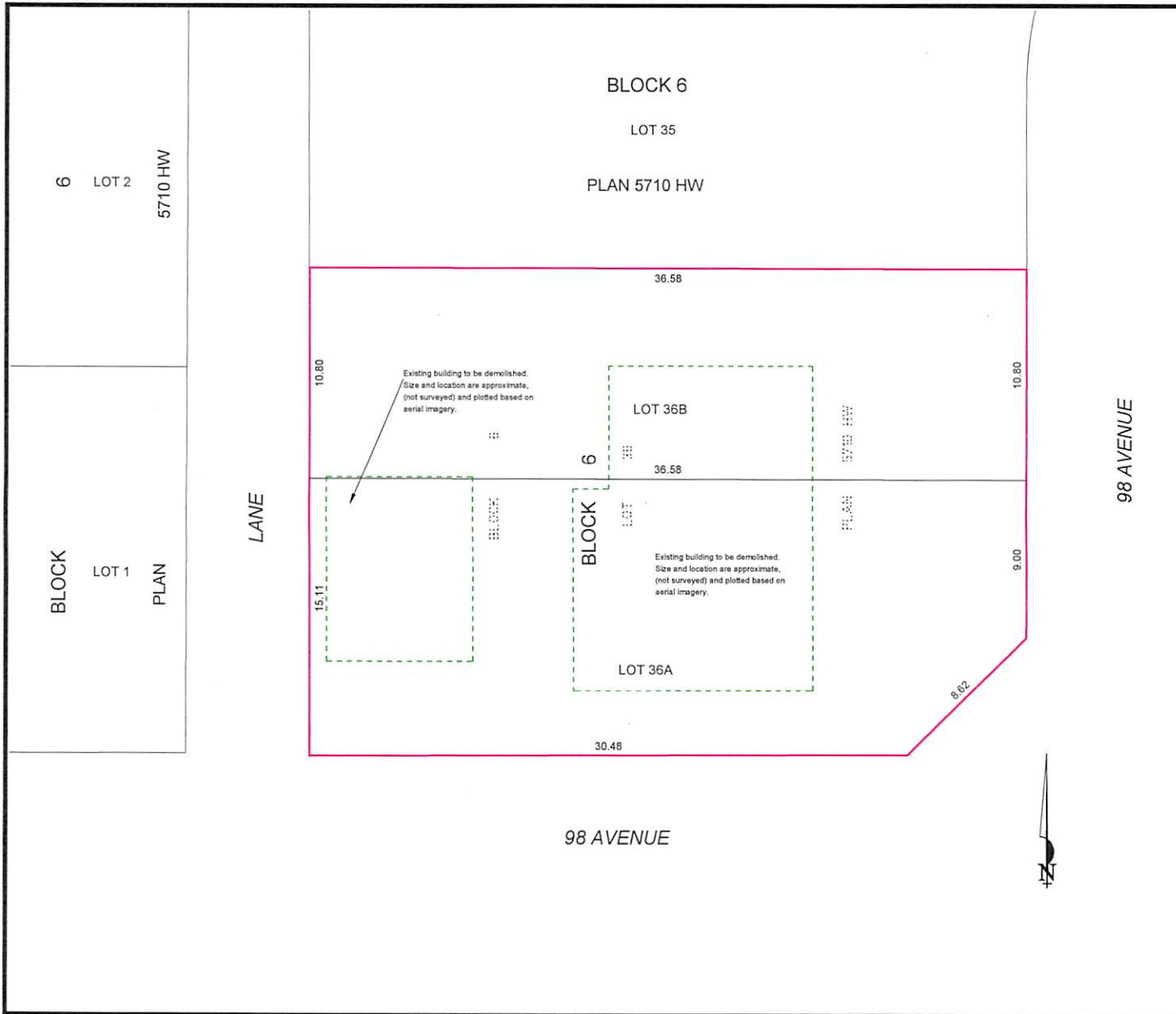


*for*

Blair McDowell  
Subdivision Authority

BM/sc/Posse #225219215-001

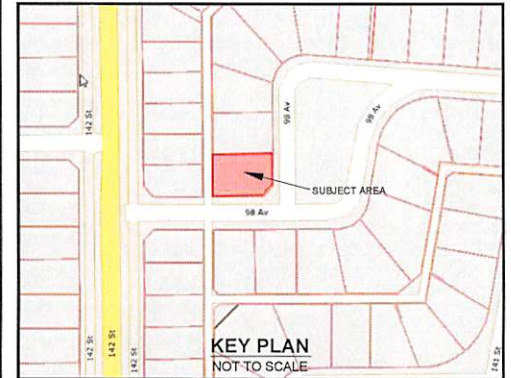
Enclosure(s)



**PARAMOUNT HOME BUILDERS**

**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 RP1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS \_\_\_\_\_ AND CONTAINS: 0.093 ha.



REV. NO.	DATE	ITEM	BY
1	NOV. 4/16	ADJUSTED LOT SIZES	TP
0	OCT. 28/16	ORIGINAL PLAN COMPLETED	TP

**REVISIONS**

**CRESTWOOD**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

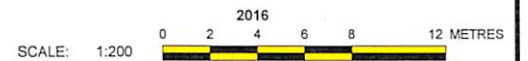
OF

LOT 36, BLOCK 6, PLAN 5710 HW

WITHIN THE

FRACTIONAL N.W. 1/4 SEC. 36 - TWP. 52 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**



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

FILE NO.	61600039T	DRAFTED BY:	TP	CHECKED BY:	JM
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