

Thursday, June 21, 2018

10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 25

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the June 21, 2018 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the June 14, 2018 meetings be adopted.

**3. OLD BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA18-0125<br>269447132-001 | Tentative plan of subdivision to create one (1) institutional/mixed use lot from the SW 31-51-25-W4M, located south of Maskêkosihk Trail (23 Avenue) NW and east of Winterburn Road (215 Street) NW; <b>STILLWATER</b> |
|----|-----------------------------|--|

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA16-0606<br>236890141-001 | Tentative plan of subdivision to create one (1) additional lot from the NE 5-54-23-W4M located north of 167 Avenue NW and west of Meridian Street; <b>MARQUIS</b>  |
| 2. | LDA16-0607<br>236891772-001 | Tentative plan of subdivision to create two (2) other lots from the NW 4-54-23-W4M and the SW 9-54-23-W4M located north of 167 Avenue NW and east of Meridian Street; <b>MARQUIS</b>   |
| 3. | LDA18-0150<br>277246817-001 | Tentative plan of subdivision to create nine (9) multiple family lots (MFL) from Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004 located north of 23 Avenue NW and east of 111 Street NW; <b>ERMINESKIN</b> |
| 4. | LDA18-0192<br>277083436-001 | Tentative plan of subdivision to create one (1) additional industrial lot from Lot 28, Block 1, Plan 032 4935, located south of 118 Avenue NW and west of 170 Street NW; <b>ARMSTRONG INDUSTRIAL</b>                           |
| 5. | LDA18-0197<br>278823481-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 38, Plan RN46, located north of 117 Avenue NW and west of 122 Street NW; <b>INGLEWOOD</b>                         |
| 6. | LDA18-0219<br>280170714-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot E, Block S, Plan 833 HW, located north of 90 Avenue NW and east of 90 Street NW; <b>BONNIE DOON</b>                              |

7.	LDA18-0255 279831308-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 14, Plan 4978 HW, located south of 109 Avenue NW and east of 140 Street NW; <b>NORTH GLENORA</b>
8.	LDA18-0278 282345503-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 9, Plan 169 HW, located north of 76 Avenue NW and east of 110 Street NW; <b>MCKERNAN</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

June 21, 2018

File No. LDA18-0125

WSP Canada Group Ltd.  
1200 - 10909 Jasper Avenue NW  
Edmonton, AB T5J 3L9

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create one (1) institutional/mixed use lot from the SW 31-51-25-W4M, located south of Maskêkosihk Trail (23 Avenue) NW and east of Winterburn Road (215 Street) NW; **STILLWATER**

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**I The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:**

1. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the SW 31-51-25-W4M and the proposed lot (Lot 1), a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that LDA18-0115 to amend the Stillwater Neighbourhood Structure Plan shall be approved prior to the endorsement of this plan of survey;
4. that the owner dedicate Winterburn Road (215 Street) NW, as required, for road right of way and the right turn bay for a future collector roadway. Said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, 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 Deferred Servicing Agreement required in Clause I (1) require that upon the further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, amongst other things, the following:**

1. that the owner pay the Drainage Assessments applicable to this subdivision;
2. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
5. that the owner constructs offsite underground utilities including sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination.

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

Pursuant to Section 663(a) of the Municipal Government Act, reserves will be addressed with subsequent subdivision.

Please be advised that clearing and leveling of Winterburn Road (215 Street) NW will be required when road construction occurs, and future tree removal will be exempt from the collection of equitable compensation.

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

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

If you have further questions, please contact Kristen Rutherford at [kristen.rutherford@edmonton.ca](mailto:kristen.rutherford@edmonton.ca) or 780-442-5047.

Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #269447132-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 21, 2018

LDA18-0125

Limit of proposed subdivision



Dedicate as road right of way



Abandoned well site



Winterburn Rd (215 St)

to 23 Av

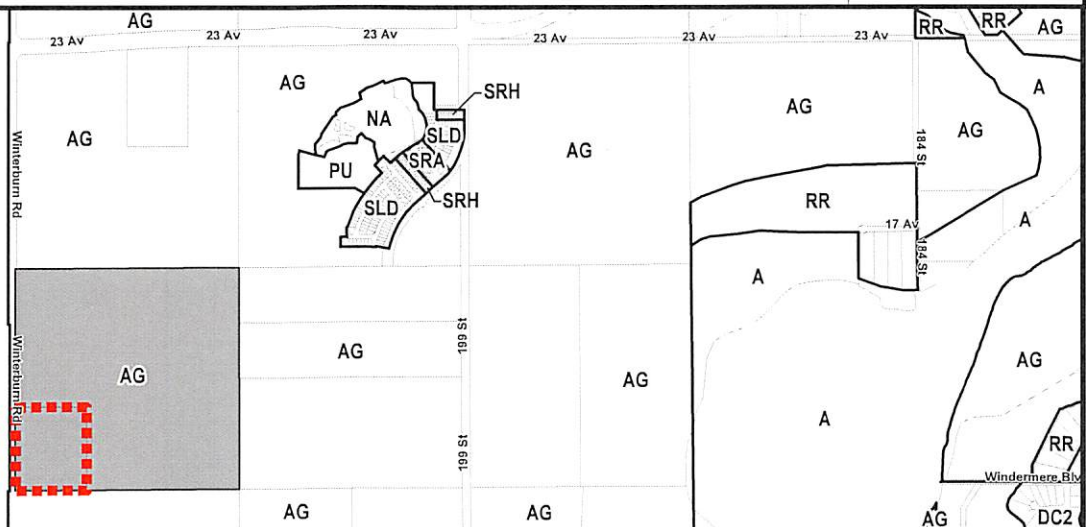
to 199 St

SW 31-51-25-W4M

Lot 1

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

Titled area to be subdivided  
Subdivision area





Subdivision Authority

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

June 21, 2018

File No. LDA16-0606

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

ATTENTION: Matthew Gratton

RE: Tentative plan of subdivision to create one (1) additional lot from the NE 5-54-23-W4M located north of 167 Avenue NW and west of Meridian Street; **MARQUIS**

---

**I The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 3.992 ha by a Deferred Reserve Caveat (DRC) registered against the proposed north lot (Lot 1) pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide MR in the amount of 1.822 ha by a DRC registered against the proposed south lot (Lot 2) pursuant to Section 669 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against proposed Lot 1 and proposed Lot 2 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act, for the Arterial Roadway Assessment dedication credit;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate Meridian Street as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

MR for the NE 5-54-23-W4M will be addressed by registering a DRC of 3.992 ha on proposed Lot 1 and a 1.822 ha DRC on proposed Lot 2. This may be reduced upon future dedication of Environmental Reserve (ER), Arterial roadways and Public Utility lots containing oil and/or gas lines.

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

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

If you have further questions, please contact Stephanie Mah at [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

Blair McDowell  
Subdivision Authority



BM/sm/Posse #236890141-001

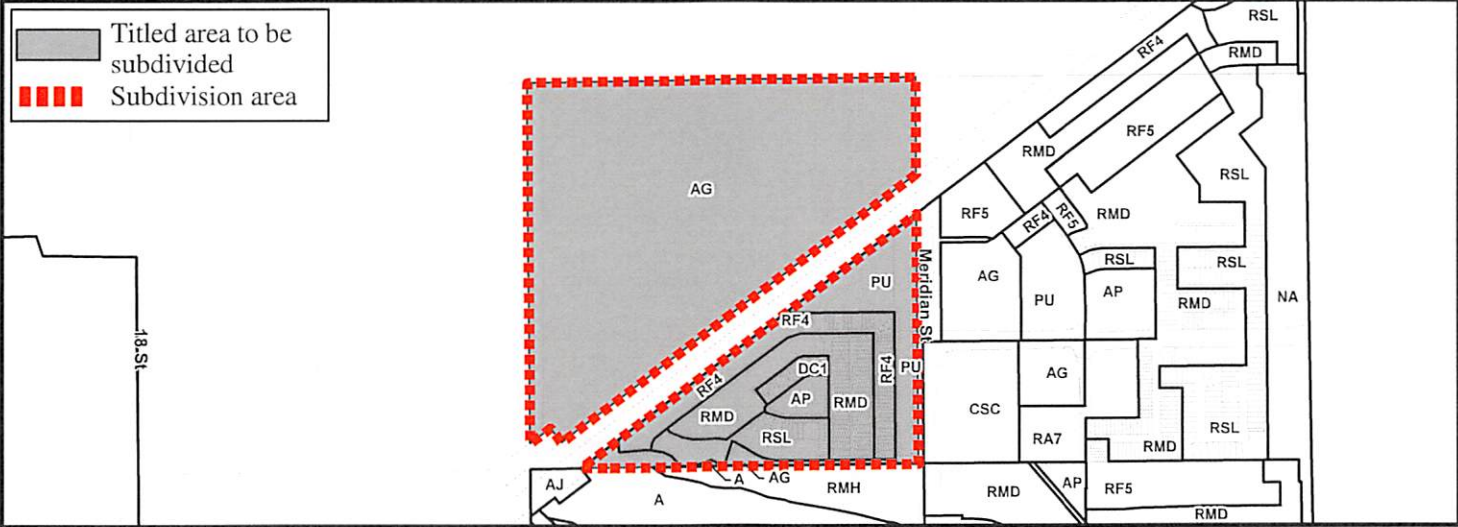
Enclosure

Limit of proposed subdivision

Dedicate as road right of way



 Titled area to be subdivided  
 Subdivision area







Subdivision Authority

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

June 21, 2018

File No. LDA16-0607

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

ATTENTION: Matthew Gratton

RE: Tentative plan of subdivision to create two (2) other lots from the NW 4-54-23-W4M and the SW 9-54-23-W4M located north of 167 Avenue NW and east of Meridian Street; **MARQUIS**

---

**I The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 5.487 ha by a Deferred Reserve Caveat (DRC) registered against the proposed north lot (Lot 1) pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide MR in the amount of 6.695 ha by a DRC registered against the proposed south lot (Lot 2) pursuant to Section 669 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against proposed Lot 1 and proposed Lot 2 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act, for the Arterial Roadway Assessment dedication credit;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate Meridian Street as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

MR for the NW 4-54-23-W4M and the SW 9-54-23-W4M will be addressed by the registration of a DRC of 5.487 ha for proposed Lot 1 and 6.695 ha for proposed Lot 2. This may be reduced upon future dedication of Environmental Reserve (ER), Arterial roadways and Public Utility lots containing oil and/or gas lines.

There is a significant amount of MR owing for the NW 4-54-23-W4M. A 2.50 ha future Natural Area (MR) lot will be purchased by the City of Edmonton.

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

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

If you have further questions, please contact Stephanie Mah at [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

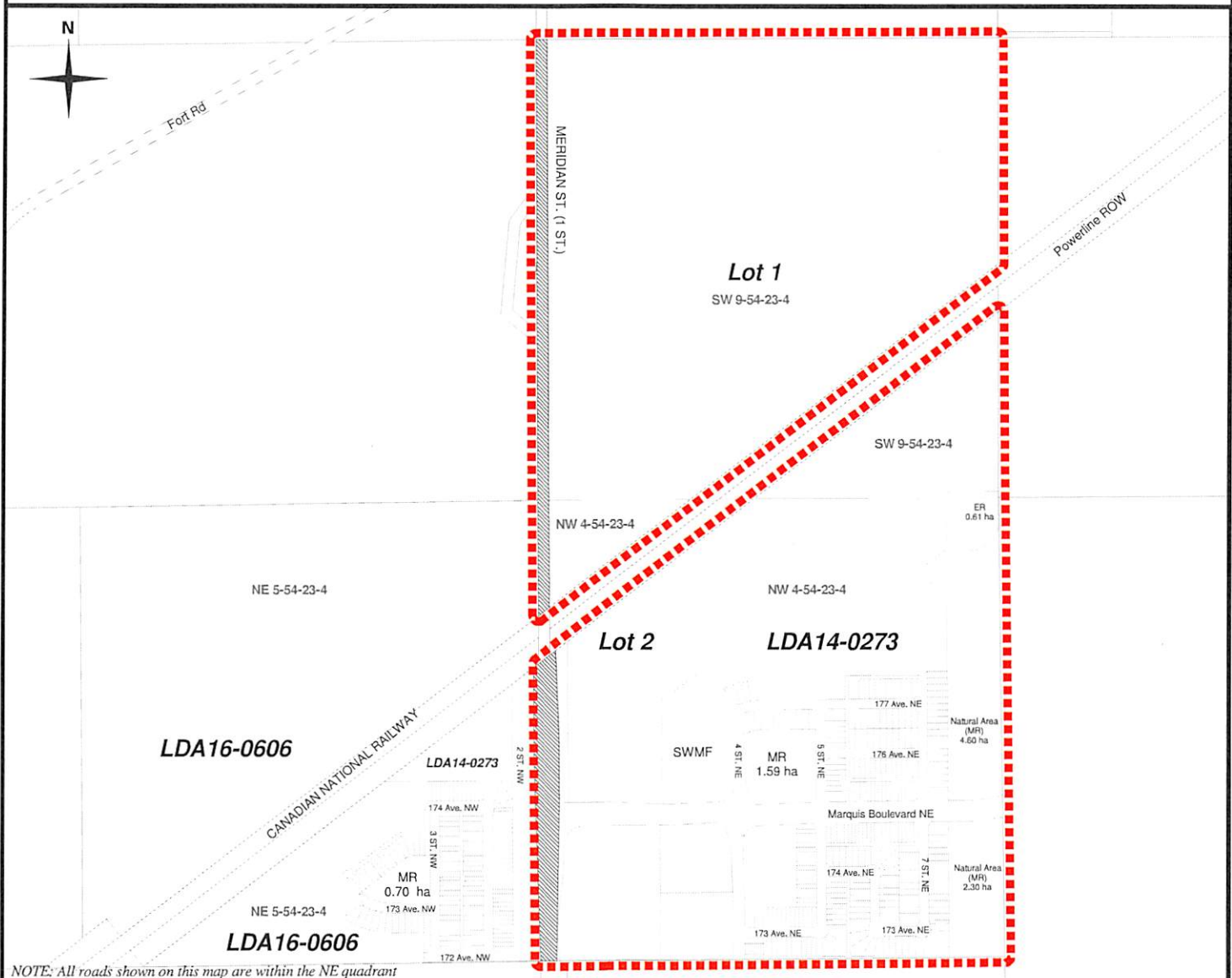
Blair McDowell  
Subdivision Authority

BM/sm/Posse #236891772-001



Enclosure

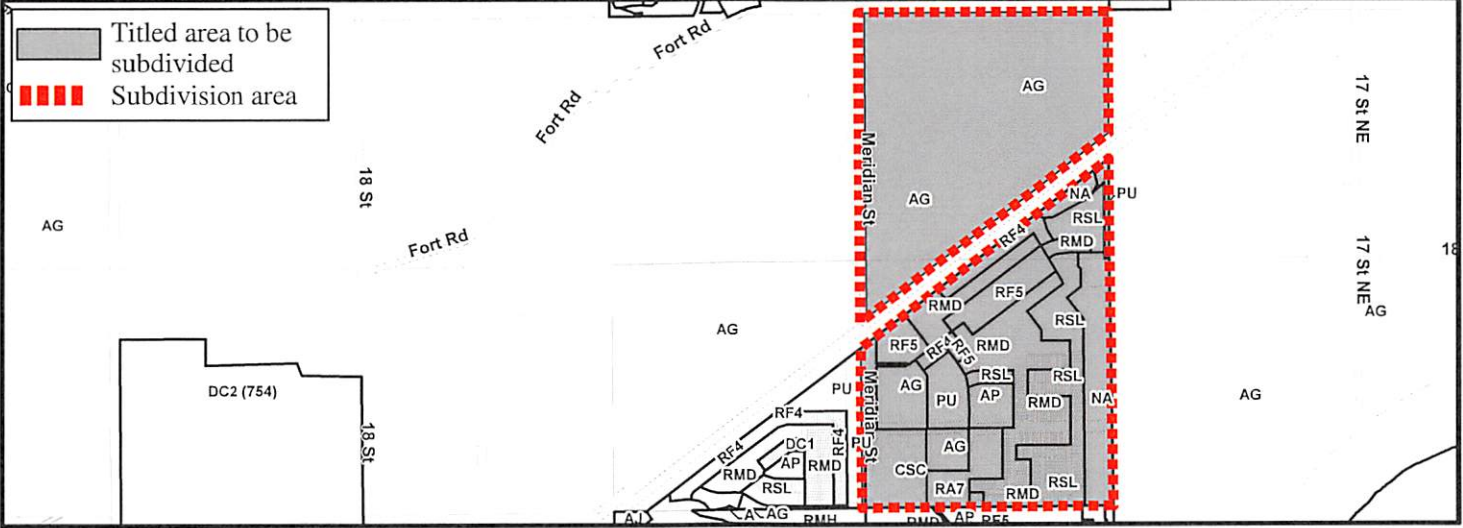
Limit of proposed subdivision

Dedicate as road right of way



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

 Titled area to be subdivided  
 Subdivision area





Subdivision Authority

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

June 21, 2018

File No. LDA18-0150

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create nine (9) multiple family lots (MFL) from Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004 located north of 23 Avenue NW and east of 111 Street NW; **ERMINESKIN**

---

**I The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register easements for overland flow of storm water and the construction of water, storm and sanitary sewer main extensions, to the satisfaction of EPCOR Water Services Inc., EPCOR Drainage Services, and Subdivision and Development Coordination;
4. that the owner register an easement for cross lot access with Phase 2 as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner constructs underground utilities including watermain (including hydrants), sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner provides accommodations for temporary major drainage with Phase 1 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserves were addressed through previous subdivision.

Please be advised that public access easements will be required upon submission of development permit applications for the internal private roadways, including pedestrian and bicycle facilities. Easements for public access and underground utilities must be from face-of-curb to face-of curb.

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

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

If you have further questions, please contact Kyle Witiw at [kyle.witiw@edmonton.ca](mailto:kyle.witiw@edmonton.ca) or 780-442-4308.

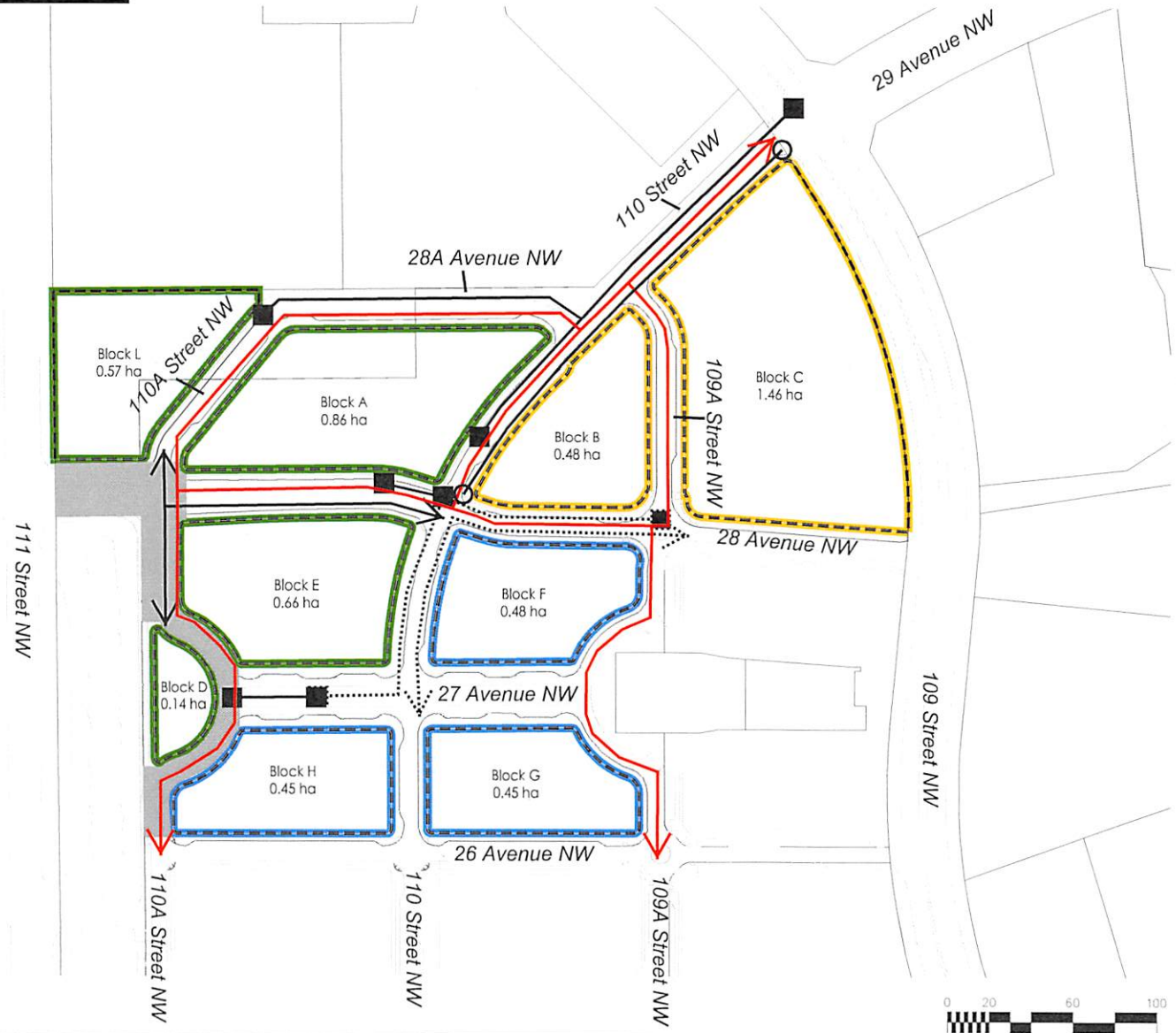
Regards,

Blair McDowell  
Subdivision Authority

BM/kw/Posse #277246817-001

Enclosures

LDA18-0150 - ENCLOSURE I  
June 21, 2018



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

Copyright Reserved  
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
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 5.55 hectares, including 9 mixed-use lots.

- LEGEND**
- Phase 1
  - Phase 2
  - Phase 3
  - Cross lot access easement
  - Sanitary sewer extension (Phase 1)
  - Sanitary sewer extension (Phase 2)
  - Storm sewer extension (Phase 1)
  - Storm sewer extension (Phase 2)
  - Temporary major drainage infrastructure (Phase 1)
  - Watermain extension

PLAN SHOWING PROPOSED SUBDIVISION  
OF PORTION OF PLAN 0022925, BLOCK 32, LOT 5A  
& PLAN 0022004, BLOCK 32, LOT 9  
Edmonton, AB

Title  
TENTATIVE PLAN OF SUBDIVISION  
CENTURY PARK - PHASE 1

Project No. 1161 106940 MR  
Scale 1:2000  
April 23, 2018



V:\1161\Active\116106940\Drawing\moodle\_files\Planning\subd\subd\_Century Park\_23Apr2018.dwg

ORIGINAL SHEET - ANSI B



Subdivision Authority

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

June 21, 2018

File No. LDA18-0192

Challenger Geomatics Ltd.  
200-9945 50 Street NW  
Edmonton, AB T6A 0L4

ATTENTION: Robert Cream

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 28, Block 1, Plan 032 4935, located south of 118 Avenue NW and west of 170 Street NW; **ARMSTRONG INDUSTRIAL**

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**The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water, sanitary and storm) to the proposed lots;
2. that the owner submit a detailed site mechanical and lot grading plan in accordance with current City of Edmonton Design and Construction Standards, to the satisfaction of Development Services and EPCOR Drainage Services; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Stephanie Mah at [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #277083436-001  
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$3,192 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

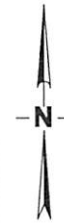
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- EPCOR Water may require the registration of a multiple service check valve restrictive covenant against this property. If there is on-site water main looping between the existing services, each services must contain a check valve within private property in accordance with the Canadian Plumbing Code. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



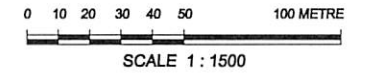
**118 AVENUE**  
ROAD PLAN 5178 TR



**TENTATIVE PLAN SHOWING  
PROPOSED SUBDIVISION  
OF  
Lot 28, Block 1,  
Descriptive Plan 032 4935**

N.E. 1/4 SEC. 9, TWP. 53, RGE. 25, W. 4 M.

**CITY OF EDMONTON - ALBERTA**



**NOTE:**

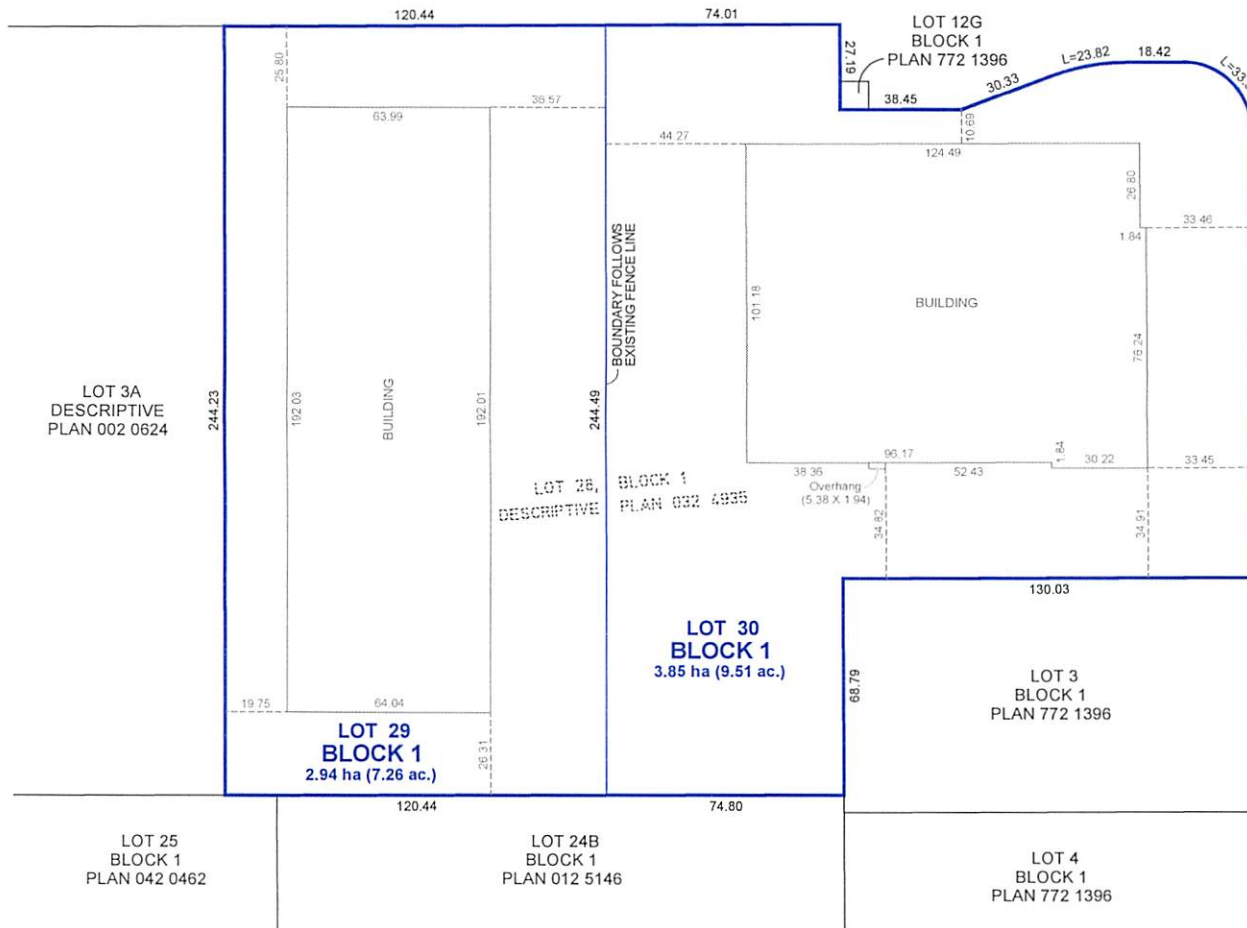
- Distances are shown in metres and decimals thereof
- Area affected by this plan shown bounded thus . . . and contains 6.79 ha (16.77 ac.)

**LIST OF ABBREVIATIONS USED ON THIS PLAN**

ac.....	Acres
ALS.....	Alberta Land Surveyor
ha.....	hectare
L.....	Length of Curve
M.....	Meridian
N,S,E,W.....	North, South, East, West
R/W.....	Right of Way
RGE.....	Range
SEC.....	Section
TWP.....	Township

**170 STREET**

LOT 13U BLOCK 1 PLAN 772 1396  
R/W PLAN 1415 KS



Dated at Edmonton, Alberta on  
MARCH 14, 2018

ROBERT CREAM, ALS



**CHALLENGER** www.challengeomatics.com  
Edmonton | Calgary | Ft. McMurray  
Grande Prairie | Drayton Valley | Whitehorse  
Yellowknife

DWN BY: IG | CHK. BY: KF/RC | DATE: MAR. 13, 2018 | FILE: 52046-TENT



Subdivision Authority

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

June 21, 2018

File No. LDA18-0197

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 38, Plan RN46, located north of 117 Avenue NW and west of 122 Street NW;  
**INGLEWOOD**

---

**The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:**

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/sk/Posse #278823481-001  
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 122 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.4 m north of the south property line off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

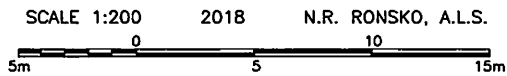
SHOWING SUBDIVISION OF

LOT 2, BLOCK 38, PLAN RN46 (XLVI)

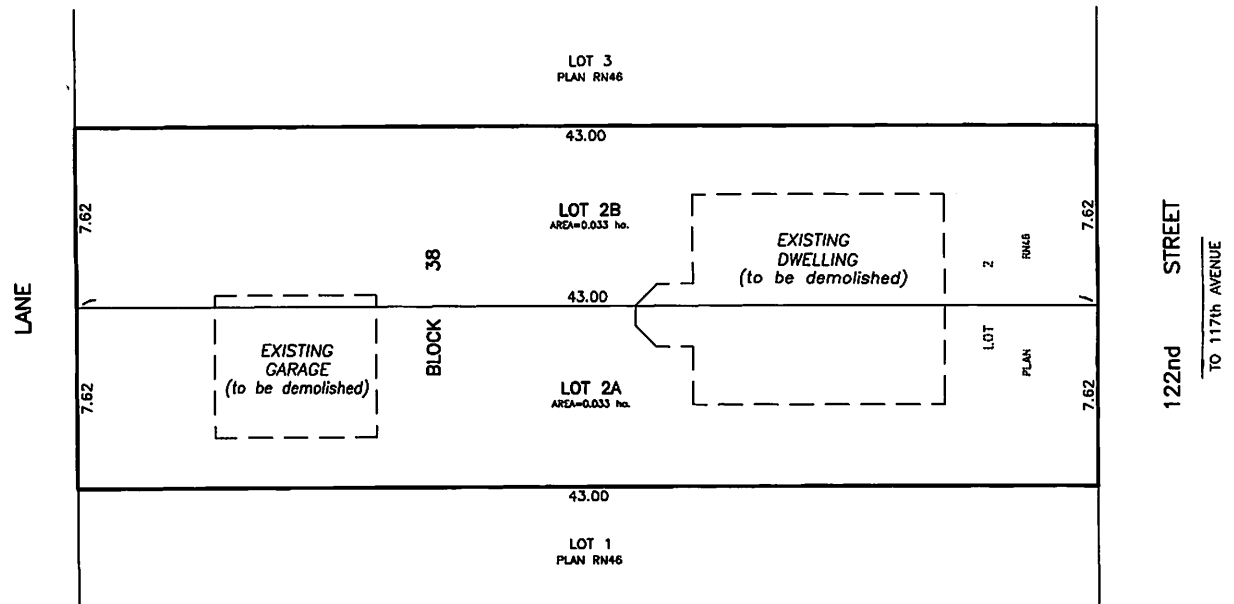
IN THE

S.W.1/4 SEC.7-53-24-4

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 4, 2018  
REVISED: -

FILE NO. 18S0232

DWG.NO. 18S0232T



Subdivision Authority

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

June 21, 2018

File No. LDA18-0219

Satt Engineering Ltd.  
207 - 3132 Parsons Road NW  
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot E, Block S, Plan 833 HW, located north of 90 Avenue NW and east of 90 Street NW; **BONNIE DOON**

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**The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:**

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #280170714-001  
Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 90 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

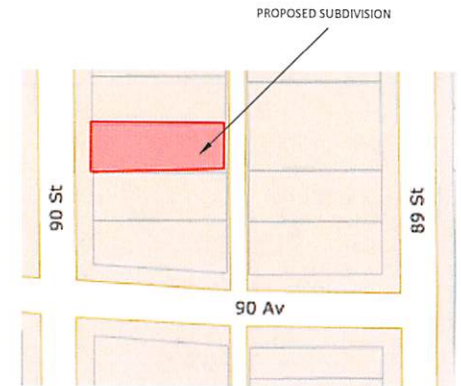
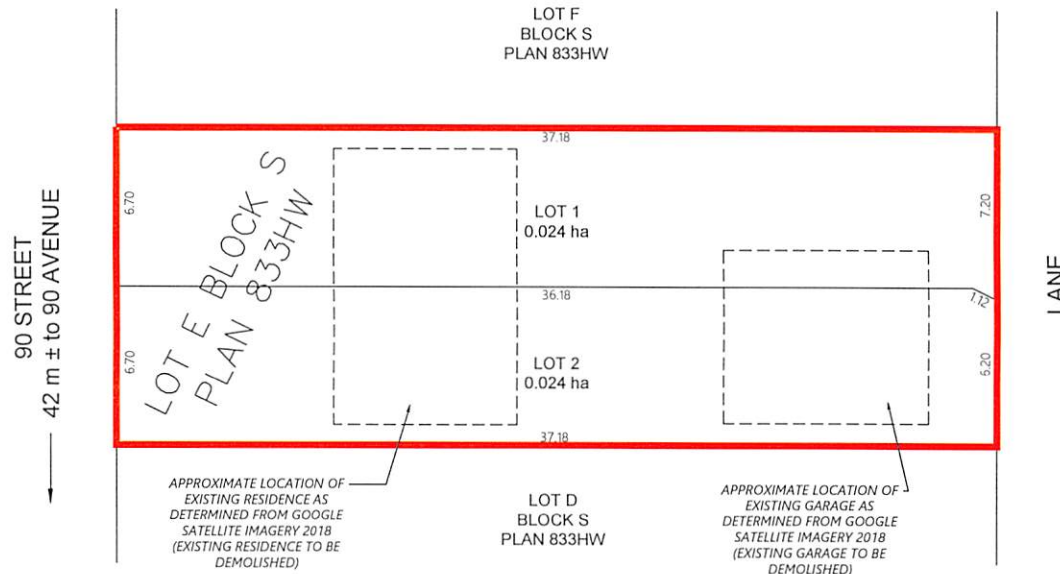
Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.6 m south of the north property line of Lot E off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
 LOT E, BLOCK S, PLAN 833HW  
 WITHIN  
 RIVER LOT 23 EDMONTON SETTLEMENT  
 (N.W.1/4 SEC. 27 TP 52 RGE. 24 - W.4th MER.)  
 BOONIE DOON AREA  
 EDMONTON, ALBERTA  
 SCALE: 1:200



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.049 ha



**Satt Associates Inc.**  
*Always Striving For Excellence.*  
 #206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
 (587) 315 6887

R1-JUNE 18, 2018  
 Revise due to services

Job # : SA 18- 426 R1

Drawn by: AA

Checked by: FS



Subdivision Authority

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

June 21, 2018

File No. LDA18-0255

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 14, Plan 4978 HW, located south of 109 Avenue NW and east of 140 Street NW; **NORTH GLENORA**

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**The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:**

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

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

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

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

If you have further questions, please contact Kristen Rutherford at [kristen.rutherford@edmonton.ca](mailto:kristen.rutherford@edmonton.ca) or 780-442-5047.

Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #279831308-001  
Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 140 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

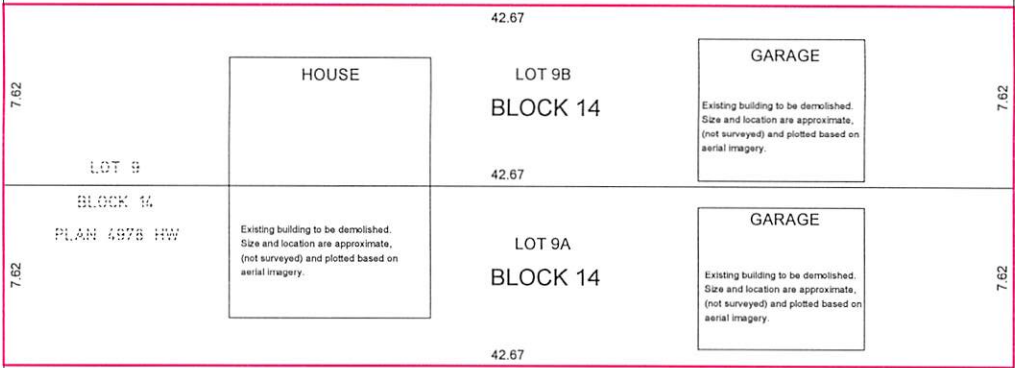
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water, sanitary and storm) enter the proposed subdivision approximately 7.2 m south of the north property line of Lot 9 off 140 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

140 STREET

LOT 11  
BLOCK 14  
PLAN 4978 HW

LOT 10  
BLOCK 14  
PLAN 4978 HW



LOT 8B  
BLOCK 14  
PLAN 172 2583

LOT 8A  
BLOCK 14  
PLAN 172 2583

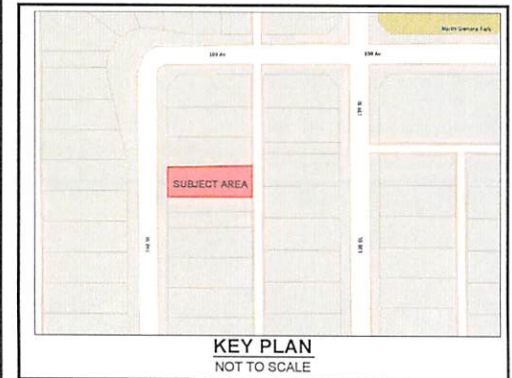
LANE



### LINCOLNBERG MASTER BUILDER

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 16, 2018	ORIGINAL PLAN COMPLETED	AN

REVISIONS

## NORTH GLENORA

### TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF

LOT 9, BLOCK 14, PLAN 4978 HW

WITHIN THE RIVER LOT 21

N.W. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - W. 4th MER.

## EDMONTON - ALBERTA



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

FILE NO. 61800081T	DRAFTED BY: AN	CHECKED BY: DS
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Subdivision Authority

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

June 21, 2018

File No. LDA18-0278

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 9, Plan 169 HW, located north of 76 Avenue NW and east of 110 Street NW; **MCKERNAN**

---

**The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:**

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #282345503-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 110 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

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- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

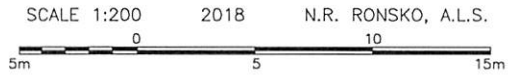
# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT C, BLOCK 9, PLAN 169 H.W.

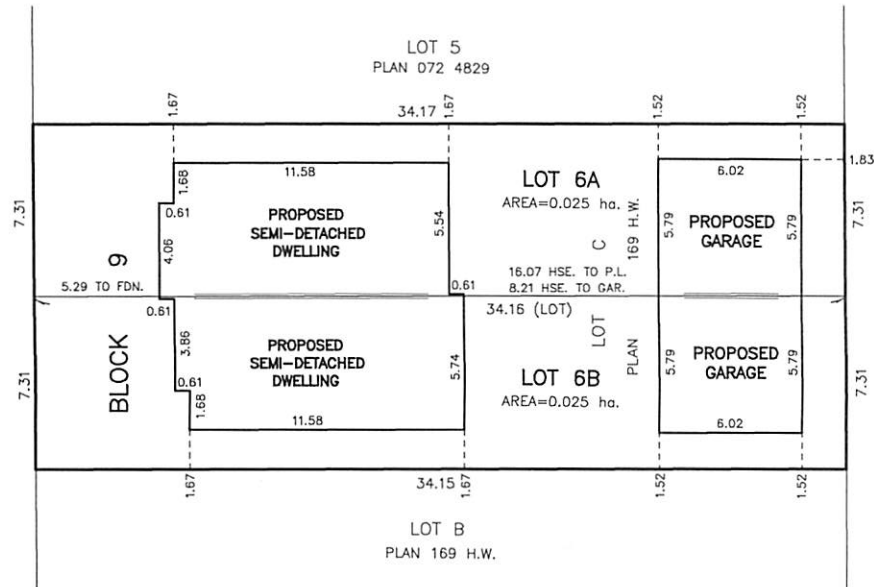
IN THE  
S.W.1/4 SEC.29-52-24-4

EDMONTON ALBERTA



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

110th STREET  
TO 77th AVENUE



LANE

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: May 14, 2018  
REVISED: -

FILE NO. 17C0710

DWG.NO. 17C0710T

Thursday, June 14, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 24

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the June 14, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the June 7, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA18-0015 271382437-001	Tentative plan of subdivision to create 38 single detached residential lots and 74 semi-detached residential lots from a portion of roadway to be closed, Lot E, Block 99, Plan 102 4614, and the NW 14-51-25-W4M located north of Chappelle Way SW and west of Chappelle Green SW; <b>CHAPPELLE</b>
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA18-0119 275503197-001	Tentative plan of subdivision to create 85 single detached residential lots, two (2) Public Utility lots, one (1) Municipal Reserve lot, and one (1) Future Natural Area Municipal Reserve lot from Lot 1, 982 3999 and the SE 25-51-24-W4M, located north of Ellerslie Road SW and west of 34 Street SW; <b>CHARLESWORTH</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA14-0456 160938026-001	REVISION of conditionally approved tentative plan of subdivision to create 142 single detached residential lots, 66 semi-detached residential lots, two (2) multiple family lots (MFL) and one (1) commercial lot, from Lot B, Plan 5396 NY, Lot 19, Block 19, Plan 152 1541 and the NW 36-52-26-W4M located south of Stony Plain Road NW and east of 231 Street NW; <b>SECORD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0167 189110637-001	REVISION of conditionally approved tentative plan of subdivision to create 113 single detached residential lots, one (1) other lot, one (1) Environmental Reserve lot, two (2) Municipal Reserve lots, and one (1) Public Utility lot, from Lot N, Block 99, Plan 152 2816, located north of 41 Avenue SW and west of 156 Street SW; <b>CHAPPELLE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA17-0713 270124396-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 11, Block 3, Plan N727 HW located north of 75 Avenue NW and east of 114 Street NW; <b>MCKERNAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA18-0153 277087789-001	Tentative plan to subdivide a portion of Lot 17, Block 5, Plan 022 1691 for the purpose of consolidation with Lot 18, Block 5, Plan 052 1626 located east of 91 Street NW and south of 63 Avenue NW; <b>CORONET ADDITION INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA18-0177 277668025-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 46, Plan 172 2029, located south of 97 Avenue NW and west of 151 Street NW; <b>WEST JASPER PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA18-0178 277676271-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 10, Plan 2938 HW, located south of 74 Avenue NW and west of 118A Street NW; <b>BELGRAVIA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
9.	LDA18-0187 278028814-001	Tentative plan of subdivision to create separate titles for an existing semi-detached dwelling from Lot 22, Block 3, Plan N727 HW, located south of 76 Avenue NW and west of 113 Street NW; <b>MCKERNAN</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
10.	LDA18-0208 279420142-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 38, Block 8, Plan 3543 HW located north of 66 Avenue NW and west of 105 Street NW; <b>ALLENDALE</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
11.	LDA18-0250 282012354-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 2, Plan N727 HW, located north of 75 Avenue NW and east of 113 Street NW; <b>MCKERNAN</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 10:30 a.m.		