

Thursday, May 4, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 18

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 4, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 27, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA15-0176  
169064524-001

REVISION of tentative plan of subdivision to create 66 single detached residential lots and 20 row housing lots from Lot E, Block 99, Plan 102 4614, and the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; **CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA17-0053  
239214004-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 4, Plan 2630 KS located north of 91 Avenue and east of 142 Street NW; **PARKVIEW**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA17-0067 240302267-001	Tentative plan of subdivision to reconfigure three (3) existing residential lots into two (2) proposed lots from Lots 1A, 1B and 1C, Block 46, Plan 152 5499, 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>
4.	LDA17-0089 241162897-001	Tentative plan of subdivision to create one (1) additional single detached residential lot 31, Block 6, Plan 1542 KS located north of 96 Avenue NW and west of 75A Street NW; <b>HOLYROOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA17-0104 241313687-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 1, Plan RN37 located south of 102 Avenue NW and east of 92 Street NW; <b>RIVERDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA17-0158 176707774-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 70, Plan 1211AI, located south of 93 Avenue NW and east of 150 Street NW; <b>SHERWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA17-0183 244306885-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 5, Plan 5375HW, located north of 105 Avenue NW and east of 157 Street NW; <b>BRITANNIA YOUNGSTOWN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA17-0192 244659621-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 15, Plan RN64, located south of 121 Avenue NW and east of 124 Street NW; <b>PRINCE CHARLES</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA17-0193 244961912-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 5, Plan 3624HW, located south of 109 Avenue NW and east of 135 Street NW; <b>NORTH GLENORA</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURMENT</b>  The meeting adjourned at 10:15 a.m.		



May 4, 2017

File No. LDA15-0176

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

ATTENTION: Keith Davies

RE: REVISION of tentative plan of subdivision to create 66 single detached residential lots and 20 row housing lots from Lot E, Block 99, Plan 102 4614, and the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; **CHAPPELLE**

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The application has revised phase 1, adding seven (7) single detached residential lots and removing a walkway. The original approval included three phases. Phase 1 of that approval has been endorsed and is not included in the subdivision boundary for this approval.

**I The Subdivision by Plan is APPROVED on May 4, 2017, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. That LDA17-0178 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of phase 2 of the plan of survey; 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 pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct a pedestrian promenade / enhanced walkway within the Chegwin Wynd SW road right-of-way, including a 3 m hard surface shared use path, enhanced landscaping, street furniture and surface materials, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The design details will be reviewed with the submission of engineering drawings;
8. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the Reserve lot and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat (DRC) for NW 14-51-25 W4M shall carry forward on title. MR for Lot E, Block 99, Plan 102 4614 was addressed through LDA10-0097.

Please be advised that this revision is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell  
Subdivision Authority  
BM/kw/Posse #169064524-001  
Enclosure(s)

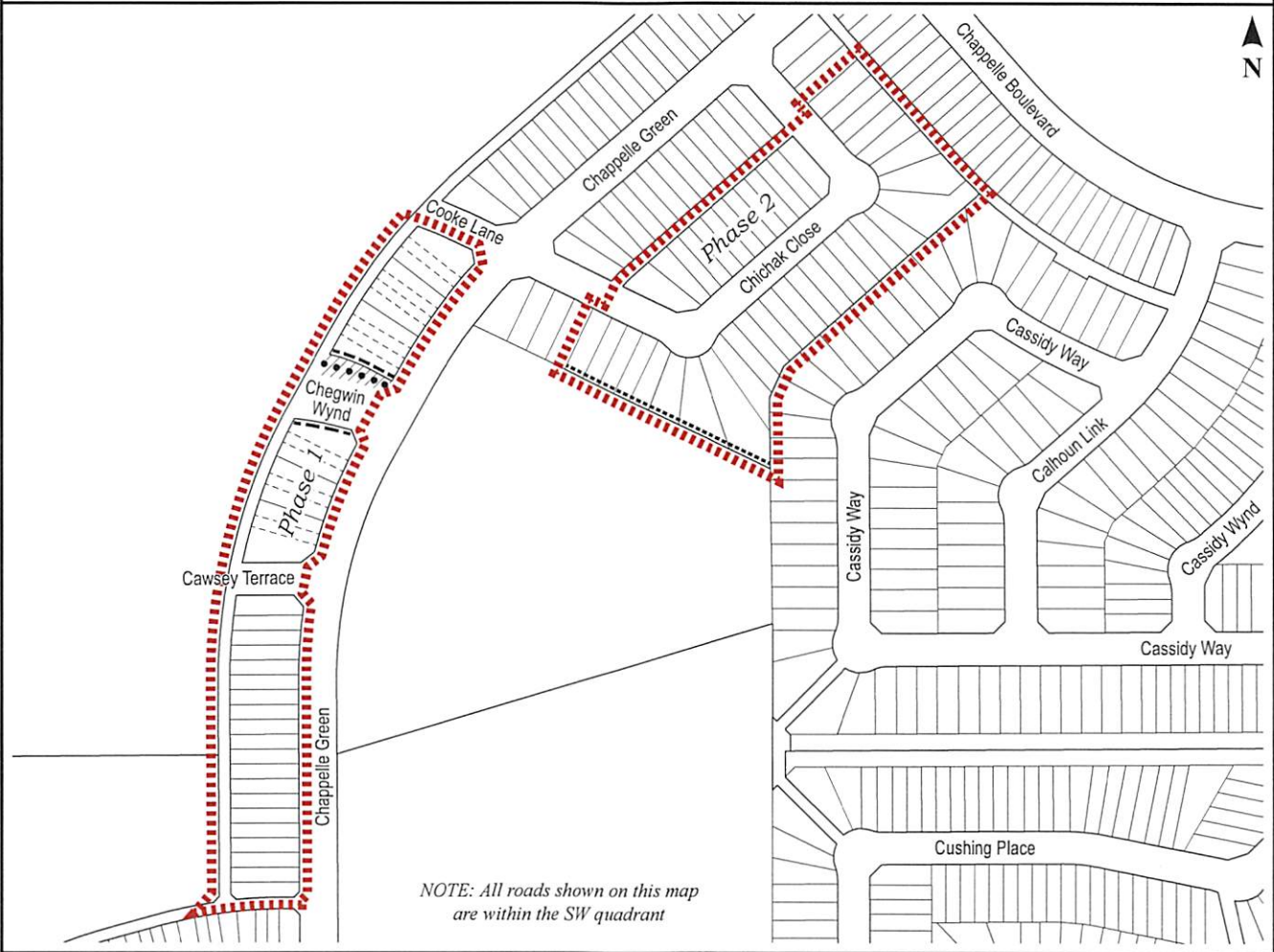


SUBDIVISION CONDITIONS OF APPROVAL MAP

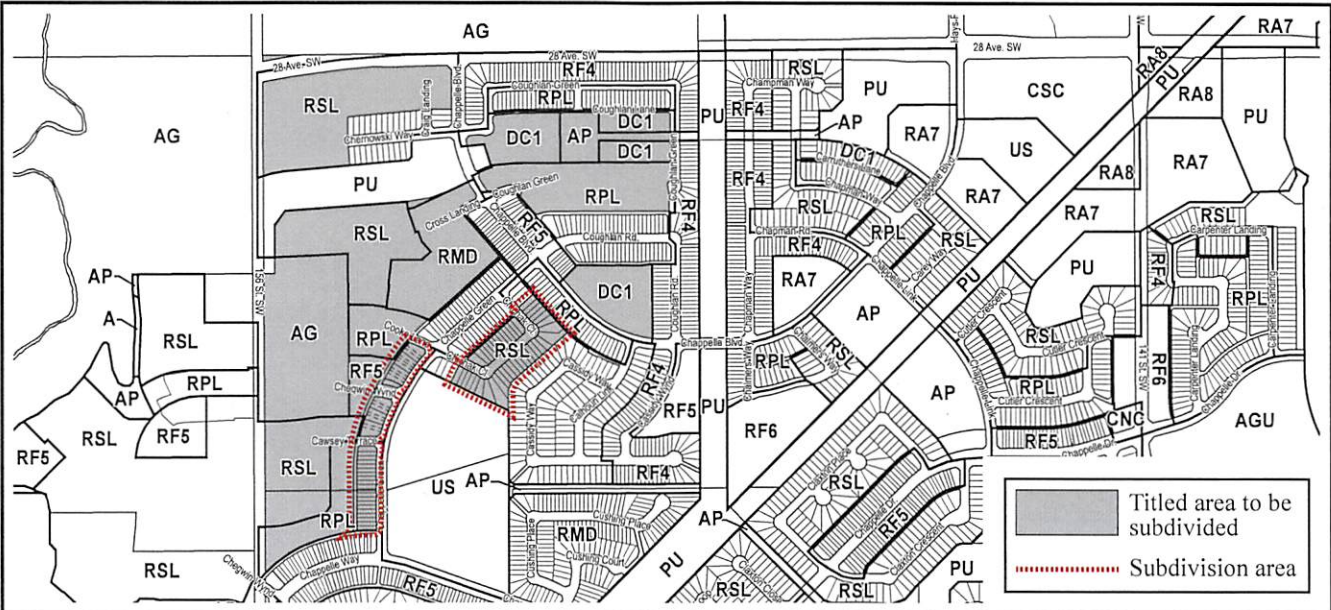
May 4, 2017

LDA15-0176

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬▬▬ 1.8 m uniform fence
- 3 m enhanced hard surface shared use path
- ▨▨▨▨▨▨ Dedicated as road right of way



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



- ▨ Titled area to be subdivided
- ▬▬▬▬▬▬ Subdivision area



Subdivision Authority

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

May 4, 2017

File No. LDA17-0053

Sawant Sudhir  
10730 - 70 Avenue NW  
Edmonton, AB T6H 2G5

ATTENTION: Sawant Sudhir

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 4, Plan 2630 KS located north of 91 Avenue and east of 142 Street NW; **PARKVIEW**

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**The Subdivision by Plan is APPROVED on May 4, 2017, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. 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
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (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 5.8 m north of the south property line of Lot 8. The existing storm service enters the proposed subdivision approximately 9.8 m south of the north property line of Lot 8. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line 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 Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #239214004-001

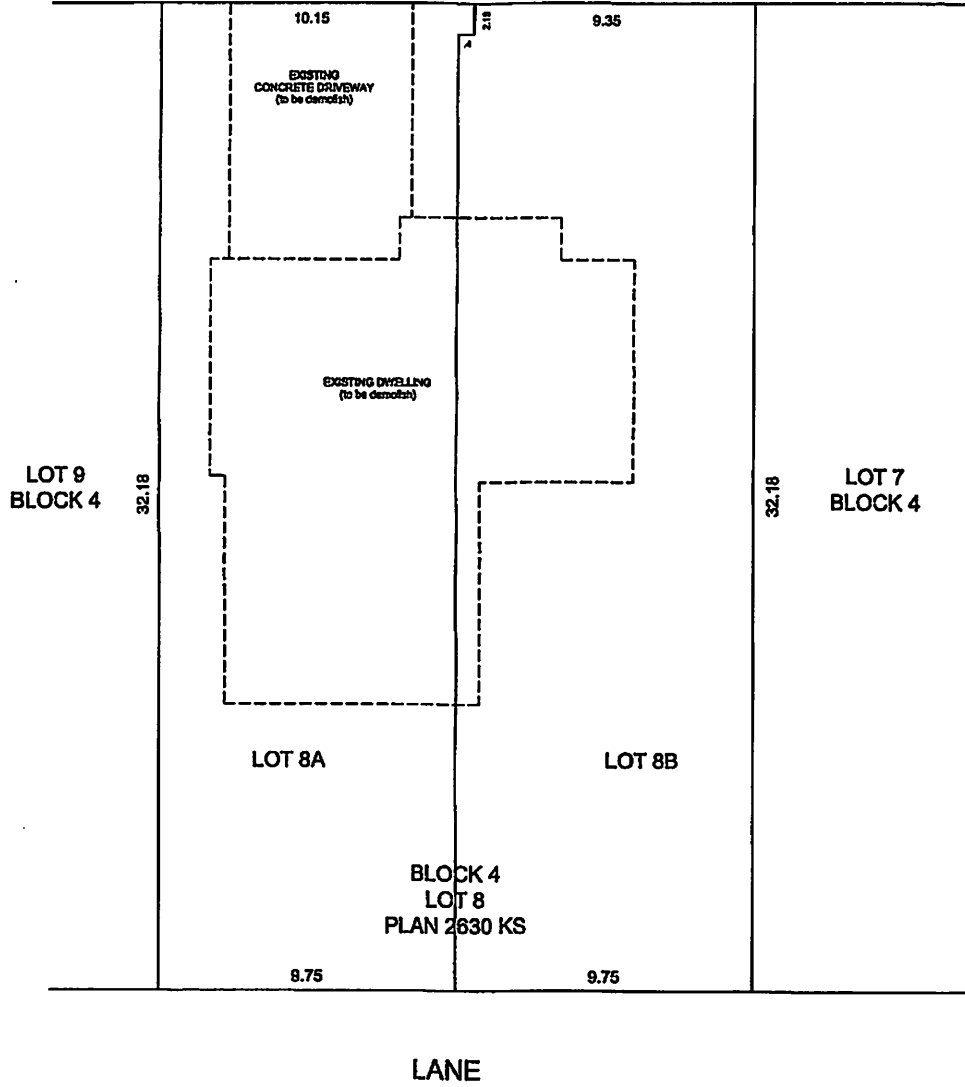
Enclosure(s)





142 STREET

SERVICE LANE



TENTATIVE PLAN  
SHOWING SUBDIVISION OF  
LOT 8, BLOCK 4, PLAN 2630 KS  
EDMONTON ALBERTA



Subdivision Authority

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

May 4, 2017

File No. LDA17-0067

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

ATTENTION: John Sung

RE: Tentative plan of subdivision to create two (2) single detached residential lots from Lots 1A, 1B and 1C, Block 46, Plan 152 5499, located south of 97 Avenue NW and west of 151 Street NW;  
**WEST JASPER PLACE**

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**The Subdivision by Plan is APPROVED on May 4, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 20.7 m south of the south property line of 97 Avenue NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

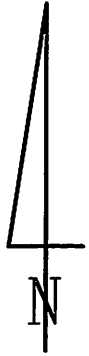
Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #240302267-001

Enclosure(s)



97 AVENUE

45.11

LOT 21  
BLOCK 46  
PLAN 172-\_\_\_\_\_

15.24

15.24

45.11

LOT 22  
BLOCK 46  
PLAN 172-\_\_\_\_\_

15.24

15.24

LOT 1C  
BLOCK 46  
PLAN 152-5499

LOT 1B  
BLOCK 46  
PLAN 152-5499

LOT 1A  
BLOCK 46  
PLAN 152-5499

45.11

LOT 3  
BLOCK 46  
PLAN 5229AD

LANE

151 STREET

# DRAWING

OWNER'S NAME

HUGYA HOLDINGS LTD.

SHOWING PROPOSED SUBDIVISION OF  
LOTS 1A/1B/1C, BLOCK 46, PLAN 152-5499  
15103/15107/15111 - 97 AVENUE  
CITY OF EDMONTON - ALBERTA

NOTES:

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.

9809-89 AVE, EDMONTON, AB, T6E-2S3  
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300

JOB NO. H0043LTO

MAR. 15, 2017.





Subdivision Authority

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

May 4, 2017

File No. LDA17-0089

Hagen Surveys Ltd.  
8929 - 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential Lot 31, Block 6, Plan 1542 KS located north of 96 Avenue NW and west of 75A Street NW; **HOLYROOD**

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**The Subdivision by Plan is APPROVED on May 4, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.5 m south of the north property line of Lot 31. 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 [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca) or 780-496-6068.

Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #241162897-001

Enclosure(s)

# TENTATIVE PLAN

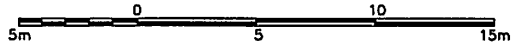
SHOWING SUBDIVISION OF

LOT 31, BLOCK 6, PLAN 1524 K.S.

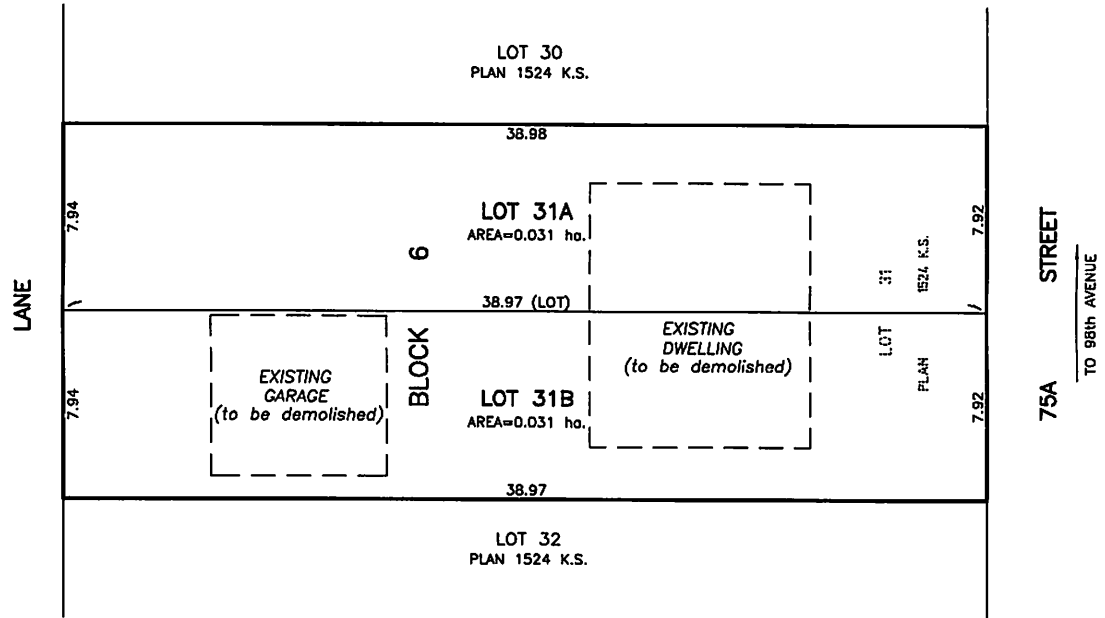
IN THE  
N.E.1/4 SEC.34-52-24-4

EDMONTON ALBERTA

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



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



**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 6, 2017  
REVISED: -

FILE NO. 17S0038

DWG.NO. 17S0038T



Subdivision Authority

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

May 4, 2017

File No. LDA17-0104

Jacquelyn Skeffington  
11244 - 123 Street NW  
Edmonton, AB T5M 0E7

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 1, Plan RN37 located south of 102 Avenue NW and east of 92 Street NW; **RIVERDALE**

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**The Subdivision by Plan is APPROVED on May 4, 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;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Alannah Webb at 780-442-2503); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 10.8 m south of the south property line of 102 Avenue NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);



4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (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 [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca) or 780-496-6068.

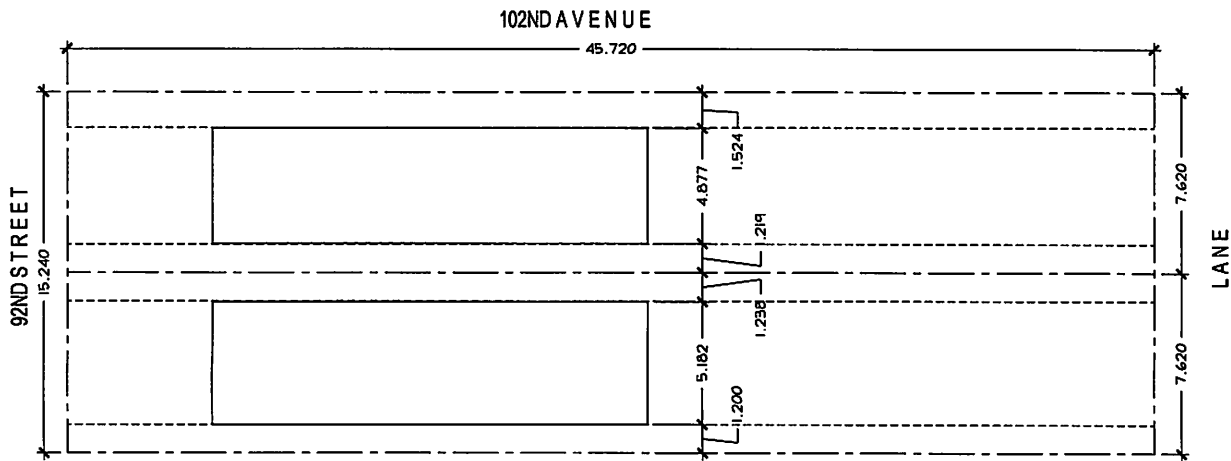
Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #241313687-001

Enclosure(s)



### Site Plan

SCALE 1:200

#### LEGAL DESCRIPTION

LOT : 24  
BLOCK : 1  
PLAN : RN37



POTESTIO FAMILY  
INFILL SUBDIVISION  
10193 92nd STREET  
EDMONTON, ALBERTA

SITE PLAN



January 2017  
Job no. 3700A  
SD01 1  
Edmonton  
Canada  
780.455.3590



Subdivision Authority

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

May 4, 2017

File No. LDA17-0158

Christine Lazutin  
107 Mayliewan Close NW  
Edmonton, AB T5Z 2X8

ATTENTION: Christine Lazutin

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 70, Plan 1211A1, located south of 93 Avenue NW and east of 150 Street NW;  
**SHERWOOD**

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**The Subdivision by Plan is APPROVED on May 4, 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. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.47 m south of the north property line of Lot 18. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Regards,

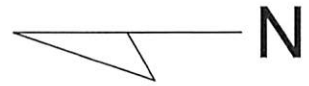


Blair McDowell  
Subdivision Authority

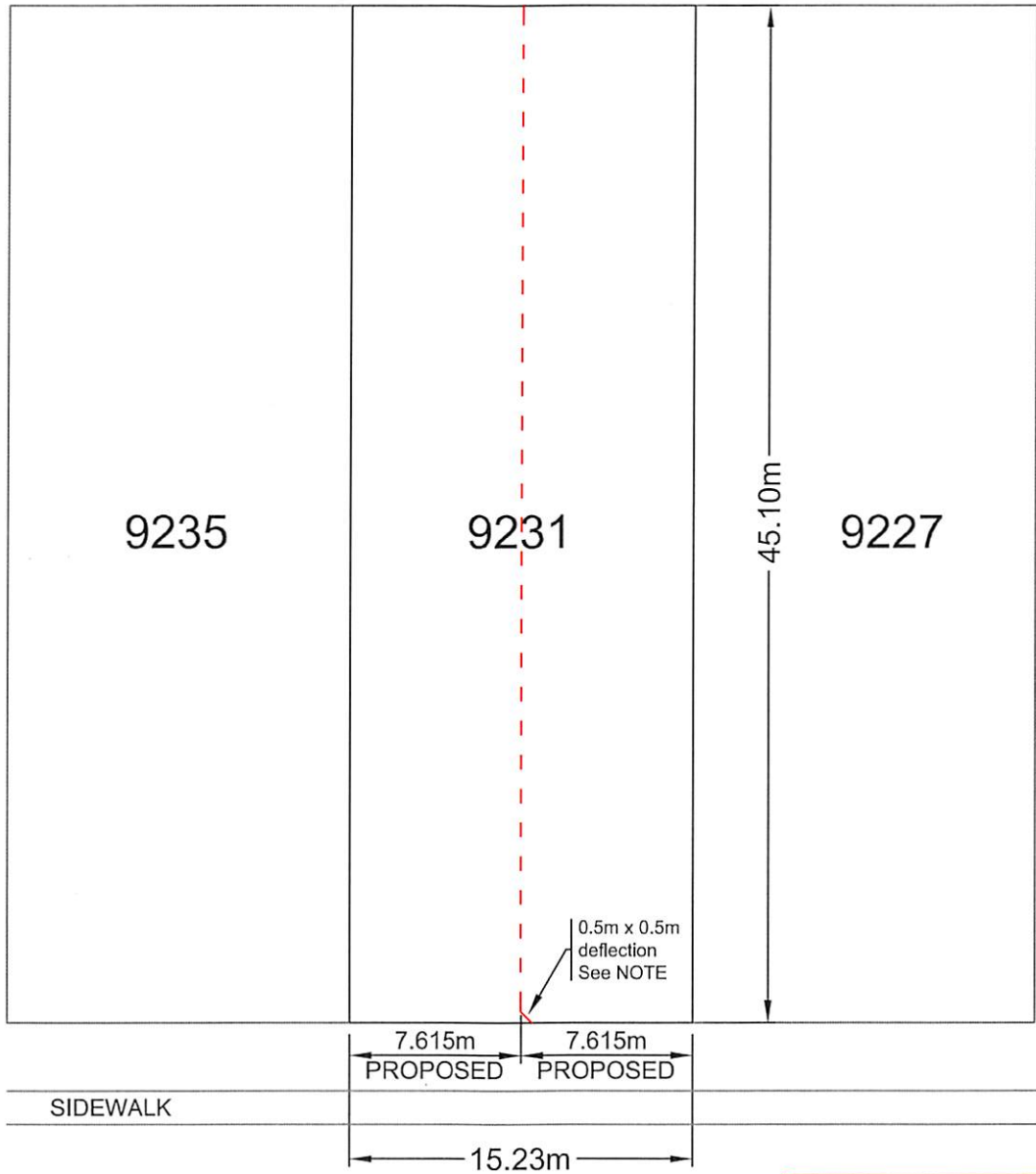
BM/sm/Posse #176707774-001

Enclosure(s)





LANE



**NOTE:** Existing Utilities will enter the property at a distance of approximately 0.15m from the proposed property line. A 0.5m x 0.5m deflection in the property line was put in place to ensure that utilities enter a lot within a minimum of 0.5m separation space from proposed property line.

150 STREET

<u>PROPERTY ADDRESS:</u>	<u>LOT INFORMATION (EXISTING)</u>	<u>PROPOSED LOT SIBDIVISION</u>
9231 - 150 Street NW Edmonton, AB, T5R 1G4	Area: 686.954 m <sup>2</sup> Measurements: 15.23m x 45.10m Current Zone: RF1 Neighbourhood: Sherwood	Area: 343.477 m <sup>2</sup> Measurements: 7.615m x 45.10m
<u>LEGAL</u> Lot 18 Block 70 Plan 1211AI		



Subdivision Authority

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

May 4, 2017

File No. LDA17-0183

RK Investments Ltd  
2416 Ashcraft Crescent SW  
Edmonton, AB T6W 2M9

ATTENTION: Sanjay Rattan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 5, Plan 5375HW, located north of 105 Avenue NW and east of 157 Street NW;  
**BRITANNIA YOUNGSTOWN**

---

**The Subdivision by Plan is APPROVED on May 4, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.7 m north of the south property line of Lot 24. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/sm/Posse #244306885-001

Enclosure(s)

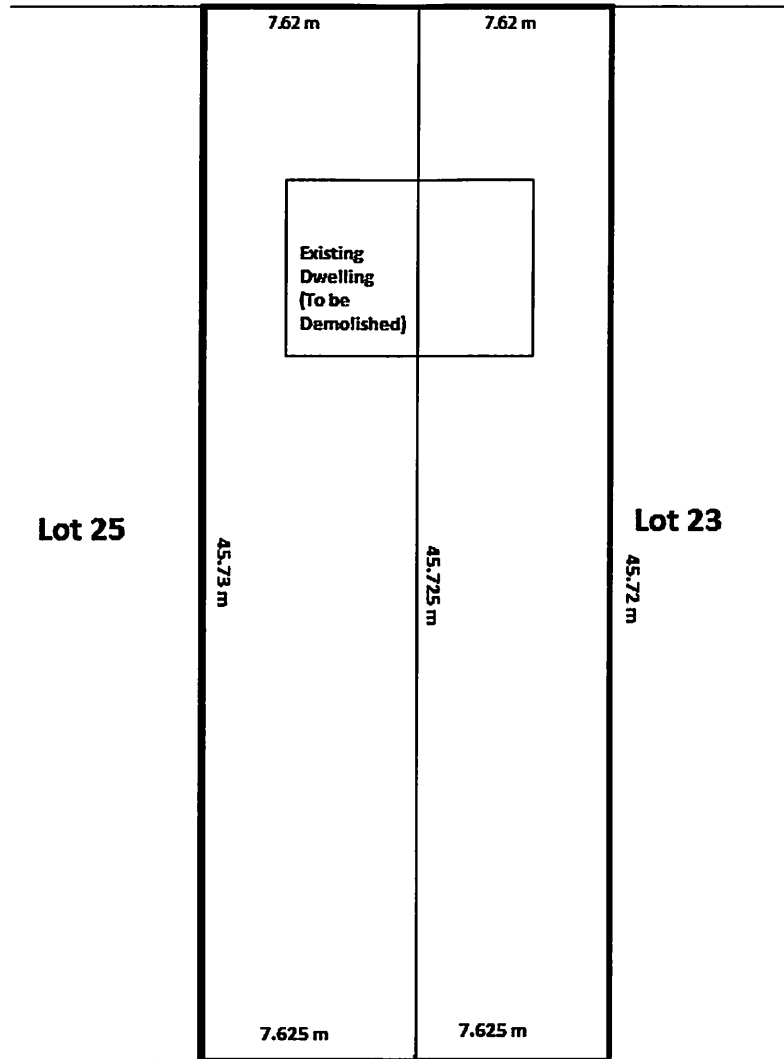
**TENTATIVE PLAN OF SUBDIVISION**

**Lot 24, Block 5, Plan 5375 HW**



TO 106A AVENUE NW  
→

**157 St NW**



**LANE**



Subdivision Authority

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

May 4, 2017

File No. LDA17-0192

Initia Developments  
11937 Jasper Avenue NW  
Edmonton, AB T5K 0P1

ATTENTION: Ryan Yu

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 15, Plan RN64, located south of 121 Avenue NW and east of 124 Street NW; **PRINCE CHARLES**

---

The Subdivision by Plan is **APPROVED** on May 4, 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. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 13.0 m north of the south property line of Lot 13. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;



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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/sm/Posse #244659621-001

Enclosure(s)



MR Geomatics & Engineering LTD.  
 9713-60 Avenue, Edmonton, AB T6E 0C4, Canada.  
 Ph: (780)-807-0016, (587)-709-9181  
 E-mail : info@mrengineering.ca  
 Web : www.mrengineering.ca

TO: RYAN YU  
 RE:  
 LOT 13 BLOCK 15 PLAN RN64  
 MA: 12031 124 STREET  
 EDMONTON,  
 ALBERTA T5L 0M8

DATE OF SURVEY: MARCH 29, 2017  
 C. of T. No.: 162 205 905

Plan Showing  
 Tentative  
 Subdivision  
 For  
 Lot 13 Block 15  
 Plan RN64

Municipality: City of Edmonton

NOTES:

- Distances are expressed in metres and decimals thereof.
- Bearings are assumed from plan 132 4017
- Statutory Iron Posts found are shown thus •

Dated at city of Edmonton, Alberta  
 this 30th day of March, 2017

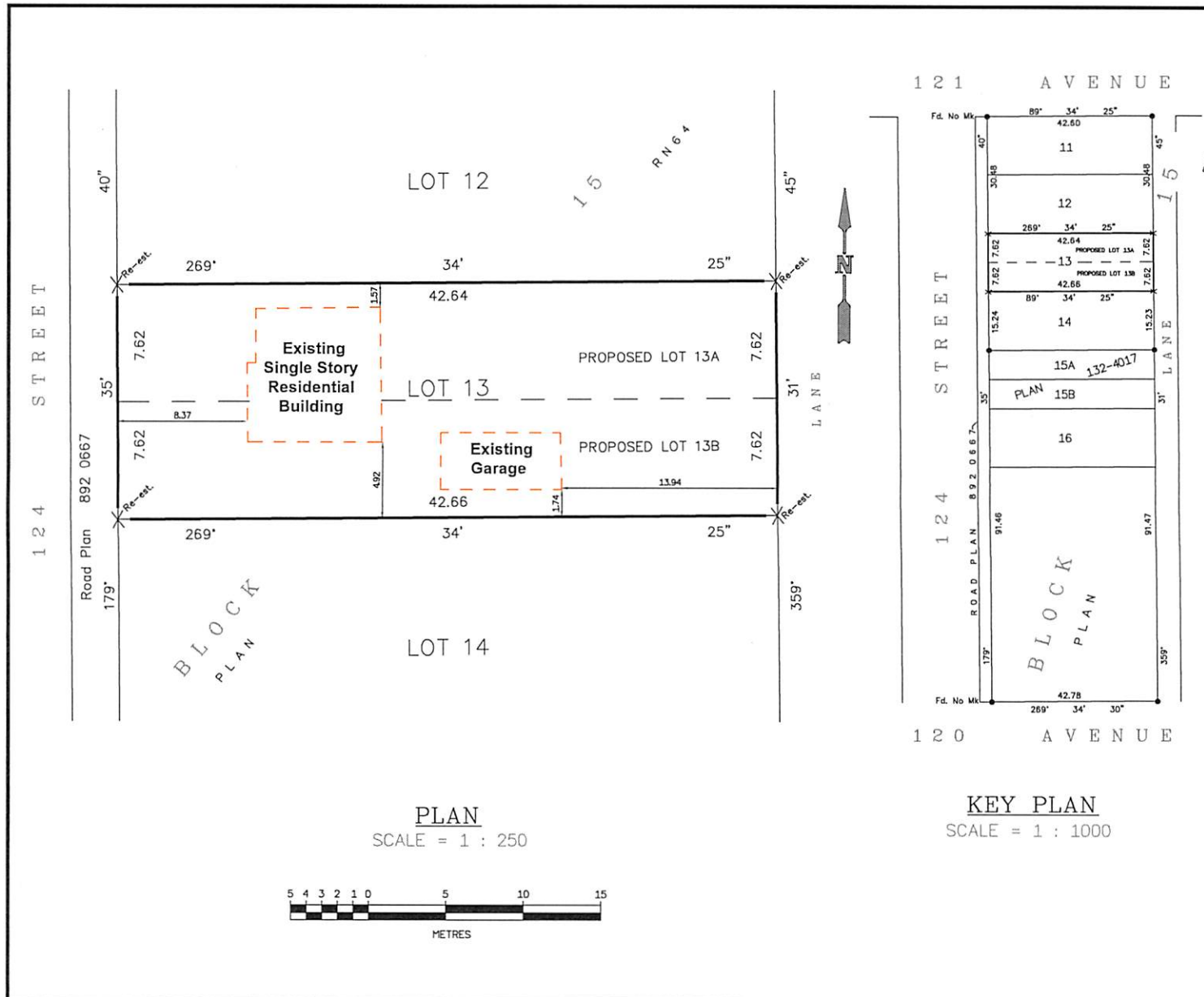


ALEXEI SPIVAK - ALBERTA LAND SURVEYOR  
 (copyright reserved)

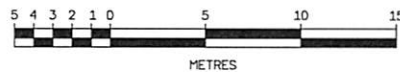
Date: March 30, 2017

SCALE = 1 : 250

W.S. 20178023  
 FILE No. 20178023.DWG  
 PNB/4  
 A.S. .JL



PLAN  
 SCALE = 1 : 250



KEY PLAN  
 SCALE = 1 : 1000



Subdivision Authority

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

May 4, 2017

File No. LDA17-0193

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 5, Plan 3624HW, located south of 109 Avenue NW and east of 135 Street NW; **NORTH GLENORA**

---

The Subdivision by Plan is **APPROVED** on May 4, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.9 m north of the south property line of Lot 6. 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;
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If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

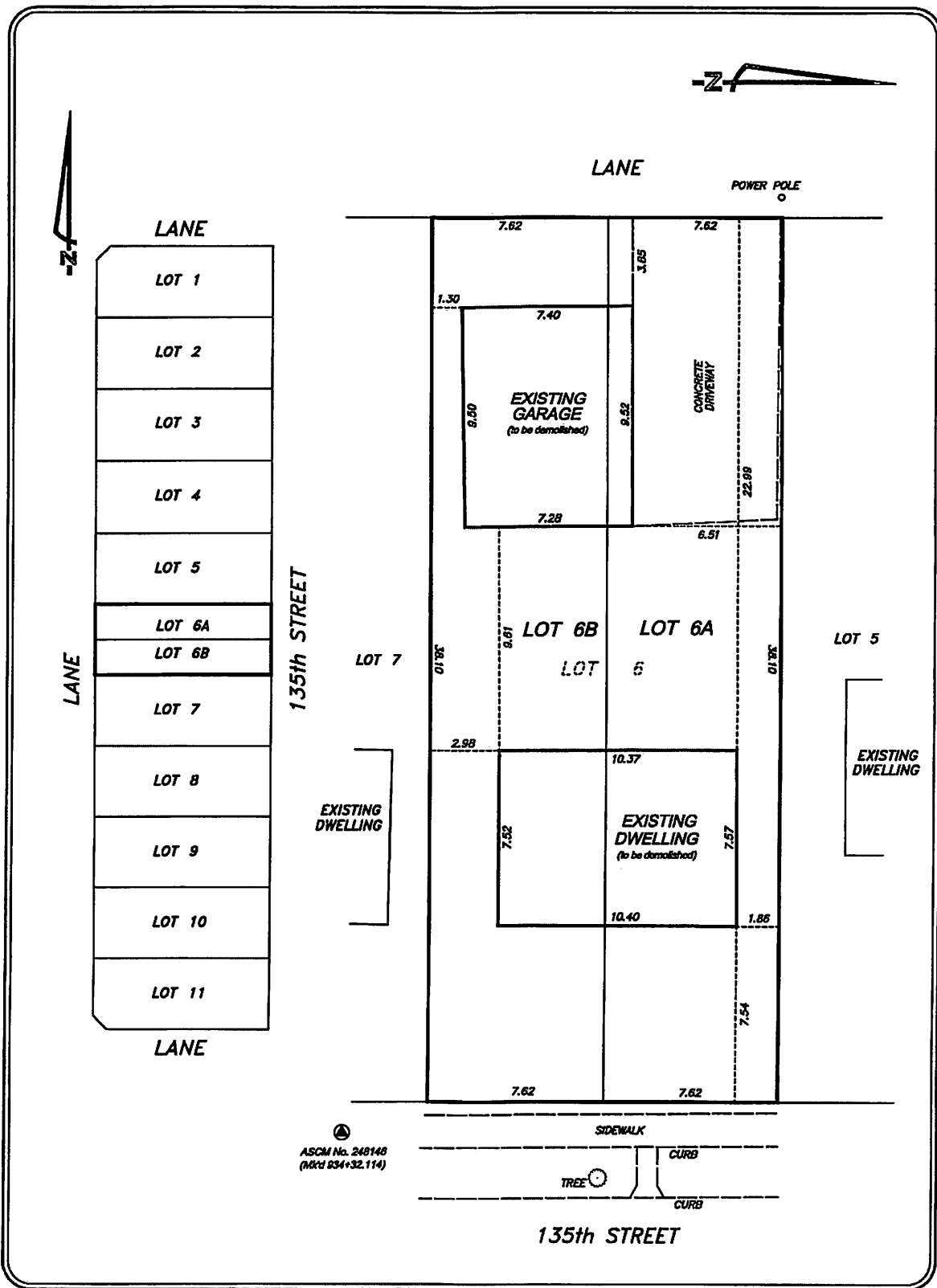
Regards,




Blair McDowell  
Subdivision Authority

BM/mb/Posse #244961912-001

Enclosure(s)



## TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K6 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p><b>NOTE:</b>          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: 6      BLOCK: 5      PLAN: 3624 HW</b>		
<b>SUBDIVISION: NORTH GLENORA      ADDRESS: 10820 - 135 STREET</b>		
<b>BUILDER/OWNER: D. HUYNH      EDMONTON</b>		<b>ZONING: Rf1</b>
<b>FILE: E13954</b>	<b>LOT AREA: 0.06 ha.</b>	<b>SCALE: 1:200</b>
<b>DRAWN BY: J.W.</b>	<b>CHECKED BY: P.S.</b>	<b>2017-04-03</b>