

Thursday, May 25, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 21

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the May 25, 2017 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the May 18, 2017 meetings be adopted.

3. OLD BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA17-0149
243272547-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 27, Plan RN46, located west of 123 Street NW and south of 116 Avenue NW; INGLEWOOD |
|----|-----------------------------|--|

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA15-0045
166667705-001 | Tentative plan of subdivision to create 45 single detached residential lots, one (1) Environmental Reserve lot, and one (1) Public Utility Lot from the NW-18-53-25-W4M north of the Yellowhead Trail NW and east of 215 Street NW; TRUMPETER |
| 2. | LDA16-0583
235545280-001 | Tentative plan of subdivision to adjust the property lines of Lots 6, 7 and 8, Block 20, Plan 152 3107 located west of Rosenthal Way and north of Rosenthal Boulevard; ROSENTHAL |
| 3. | LDA17-0113
241826068-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 3A, Plan 4278V, located east of 144 Street NW and south of 106 Avenue NW; GROVENOR |
| 4. | LDA17-0155
243551135-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28, Block 39, Plan 3068HW, located east of 83 Street NW and south of 78 Avenue NW; KING EDWARD PARK |
| 5. | LDA17-0160
243552001-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 14, Plan 2601 KS located south of 80 Avenue NW and east of 148 Street NW; LAURIER HEIGHTS |
| 6. | LDA17-0163
243842038-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot S, Block 20, Plan 426 HW, located north of 72 Avenue NW and east of 96 Street NW; RITCHIE |

7.	LDA17-0166 243877404-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 51, Block 13, Plan 2601 KS located south of 78 Avenue NW and west of 145 Street NW; LAURIER HEIGHTS
8.	LDA17-0187 244317984-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 29, Plan 162 1397 located north of 72 Avenue NW and west of 96 Street NW; RITCHIE
9.	LDA17-0188 244534694-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8 and the south half of Lot 9, Block 16, Plan 600 U located south of 115 Avenue NW and east of 67 Street NW; HIGHLANDS
10.	LDA17-0189 244596501-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 4, Plan RN 60 located north of 112 Avenue NW and east of 128 Street NW; INGLEWOOD
11.	LDA17-0191 244461149-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, separate titles for a single detached dwelling from Lot 15, Block 1, Plan 3824 HW, located north of 76 Avenue NW and west of 119 Street NW; BELGRAVIA
12.	LDA17-0210 239389652-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 58, Plan 8074 ET located north of 99 Avenue NW and west of 150 Street NW; WEST JASPER PLACE
13.	LDA17-0220 149271072-001	Tentative plan of subdivision to create one (1) single detached residential lot from portions of Lots 7 and 8, Block 57, Plan 1990AJ, located north of 98 Avenue NW and west of 150 Street NW; WEST JASPER PLACE
14.	LDA17-0222 245544942-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 12, Plan 1738 HW, located south of 79 Avenue NW and west of 83 Street NW; KING EDWARD PARK
15.	LDA17-0224 244465848-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 5, Plan 3334 HW, located south of 78 Avenue NW and east of Saskatchewan Drive NW; BELGRAVIA
16.	LDA17-0225 245831806-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 24, Plan 6215AL, south of 113 Avenue NW and west of 131 Street NW; INGLEWOOD
17.	LDA17-0227 241270992-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 66, Plan 3002 KS, located north of 106a Avenue NW and west of 47 Street NW; CAPILANO
18.	LDA17-0236 245906148-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 8, Plan 4990U, located north of 112 Avenue NW and east of 126 Street NW; INGLEWOOD
19.	LDA17-0237 245783652-001	Tentative plan of subdivision to create separate titles for an existing semi-detached dwelling from Lot 27 and a portion of Lot 26, Block 20, Plan 3620AH, located south of 101 Avenue NW and west of 79 Street NW; FOREST HEIGHTS
20.	LDA17-0242 246121609-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 4, Plan 5375HW, located north of 105 Avenue NW and west of 157 Street NW; BRITANNIA YOUNGSTOWN
5.	OTHER BUSINESS	



Subdivision Authority

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

May 25, 2017

File No. LDA17-0149

Pals Geomatics Corp.
10704 - 176 Street
Edmonton, Alberta T5S 1G7

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 27, Plan RN46, located west of 123 Street NW and south of 116 Avenue NW;

INGLEWOOD

The Subdivision by Plan is APPROVED on May 25, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; 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 7.5m south of the north 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;
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 Steven Ketz at steven.ketza@edmonton.ca or 780-944-0250.

Regards,

Blair McDowell
Subdivision Authority

BM/sk/Posse #243272547-001

Enclosure(s)

ACCENT INFILLS LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RFS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS _____ AND CONTAINS: 0.070 ha.



REV. NO.	DATE	ITEM	BY
1	MAY 23/17	ADD DEFLECTION	AN
0	MAR.15/17	ORIGINAL PLAN COMPLETED	JF

REVISIONS

INGLEWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

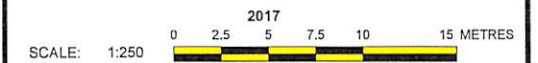
OF

LOT 6, BLOCK 27, PLAN RN 46 (XLVI)

WITHIN THE

S.W. 1/4 SEC. 7 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	61700013T	DRAFTED BY:	JF	CHECKED BY:	BM
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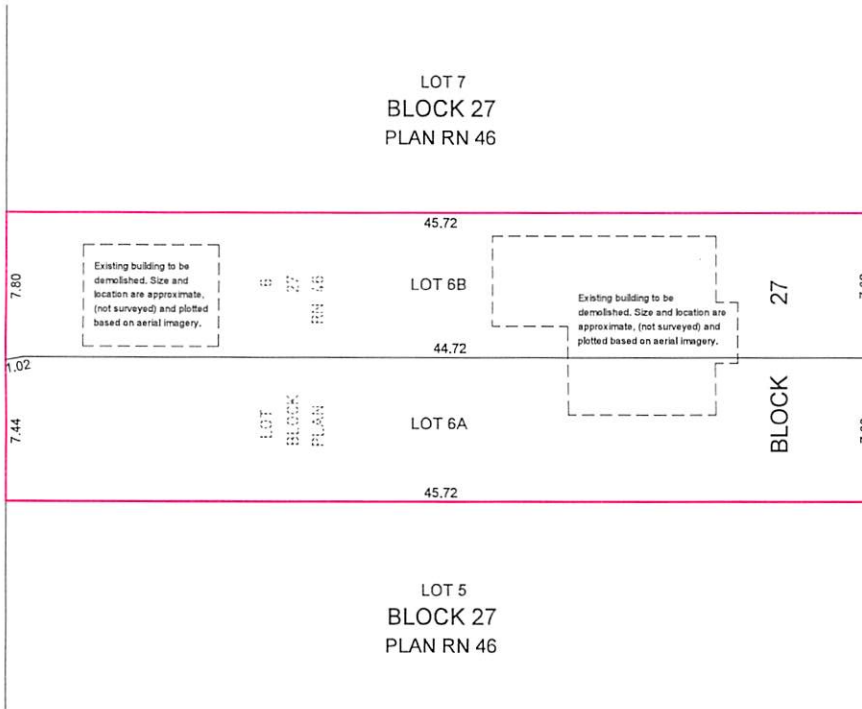


CONDOMINIUM
PLAN 072 7645

LOT 15
BLOCK 27
PLAN RN 46

LOT 16
BLOCK PLAN

LANE



123 STREET

LOT 7
BLOCK 27
PLAN RN 46

45.72

LOT 6B

44.72

LOT 6A

45.72

LOT 5
BLOCK 27
PLAN RN 46

7.80
1.02
7.44

7.62
7.62

Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

BLOCK 27



Subdivision Authority

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

May 25, 2017

File No. LDA15-0045

Greg Mackenzie & Associates Consulting Ltd.
11125 - 66 STREET NW
Edmonton, AB T5B 1H1

ATTENTION: Greg Mackenzie

RE: Tentative plan of subdivision to create 45 single detached residential lots, one (1) Environmental Reserve lot, and one (1) Public Utility Lot from the NW-18-53-25-W4M north of the Yellowhead Trail NW and east of 215 Street NW; **TRUMPETER**

I The Subdivision by Plan is APPROVED on May 25, 2017, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 8.26 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$181,298.00 representing 0.367 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
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., 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;
5. that the owner dedicate, clear and level Winterburn Road as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the Servicing Agreement be registered by caveat on title for all lots adjacent to areas which require "no parking" signage, to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner register Disturbed Soil restrictive covenants in favour of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the December 1, 2014 geotechnical report (File No. 6234-20), as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 (3) 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 constructs a 3 m concrete emergency access walkway with T-bollards and lighting, to the satisfaction of Transportation Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs a 3 m granular surface shared use path with "Shared Use" signage, and bollards, within the Top of Bank setback area, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path within Winterburn Road NW in the ultimate alignment, including a curb ramp on the west side of Winterburn Road NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner constructs a 3 m hard surface shared use path with lighting, and bollards, within the walkway, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 1.5 m concrete sidewalk with lighting, within the walkway, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a south bound left turn bay, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
14. that the owner pays for the installation of "no parking" signage on the local roadways for emergency vehicle access to the satisfaction of Transportation Planning and Engineering and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs an offsite water main extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
16. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property for all lots backing onto Winterburn Road to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within the Public Utility Lot, Reserve lot, road rights of way, walkways to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

MR for NW 18-53-25-W4M in the amount of \$181,298.00, representing 0.367 ha, is being provided by money in place with this subdivision. The money in place may change when the ER area is established by the plan of survey.

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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #166667705-001

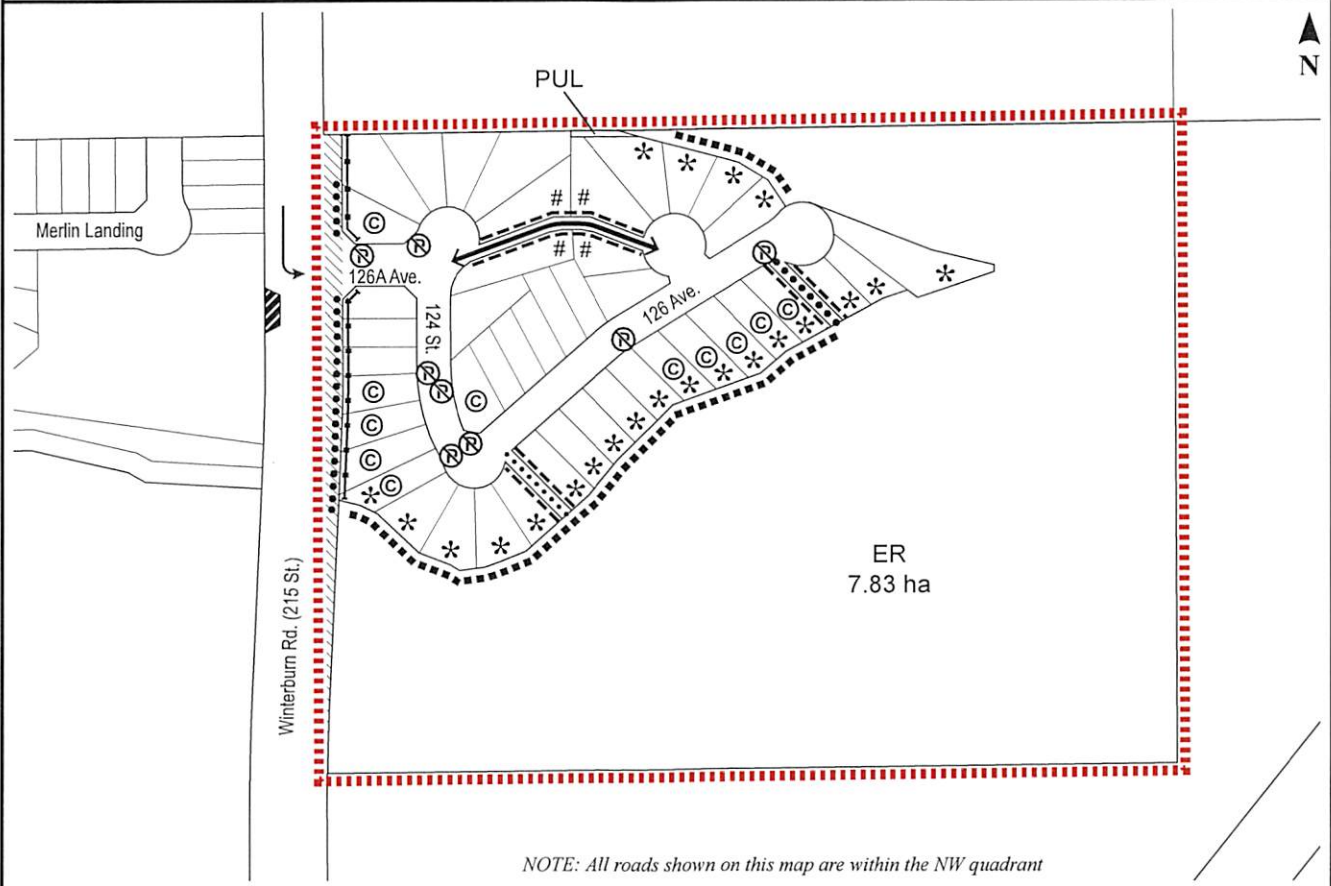
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

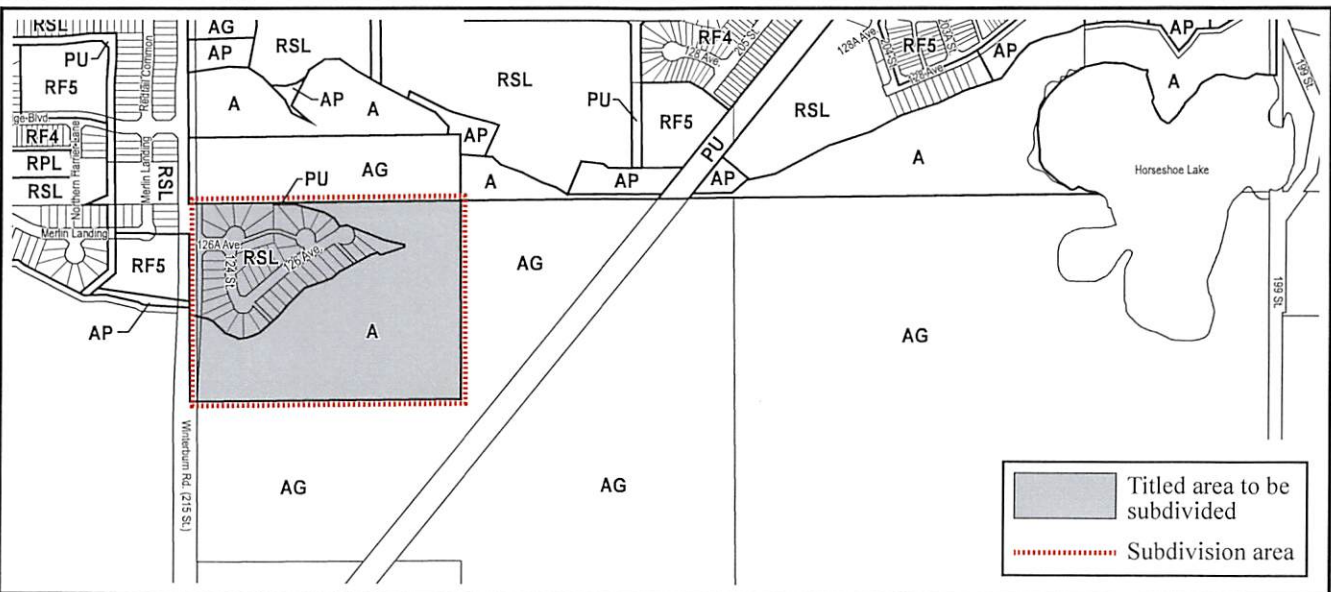
May 25, 2017

LDA15-0045

- | | |
|---|---|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬ Limit of proposed subdivision - - - - - 1.8 m uniform screen fence as per Zoning Bylaw —●—●—● Noise attenuation fence ⋯⋯⋯⋯ 1.5 m concrete sidewalk ●●●●●● 3 m hard surface shared use path ■ ■ ■ ■ ■ 3 m granular shared use path ▨▨▨▨▨▨ Dedicate as road right-of-way | <ul style="list-style-type: none"> ↔ 3 m emergency access walkway ⤵ Turn bay * Restrictive covenant re: Top-of-Bank # Restrictive covenant re: Disturbed Soil © Register caveat: servicing agreement ▨▨▨▨ Curb ramp Ⓟ No parking |
|---|---|



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

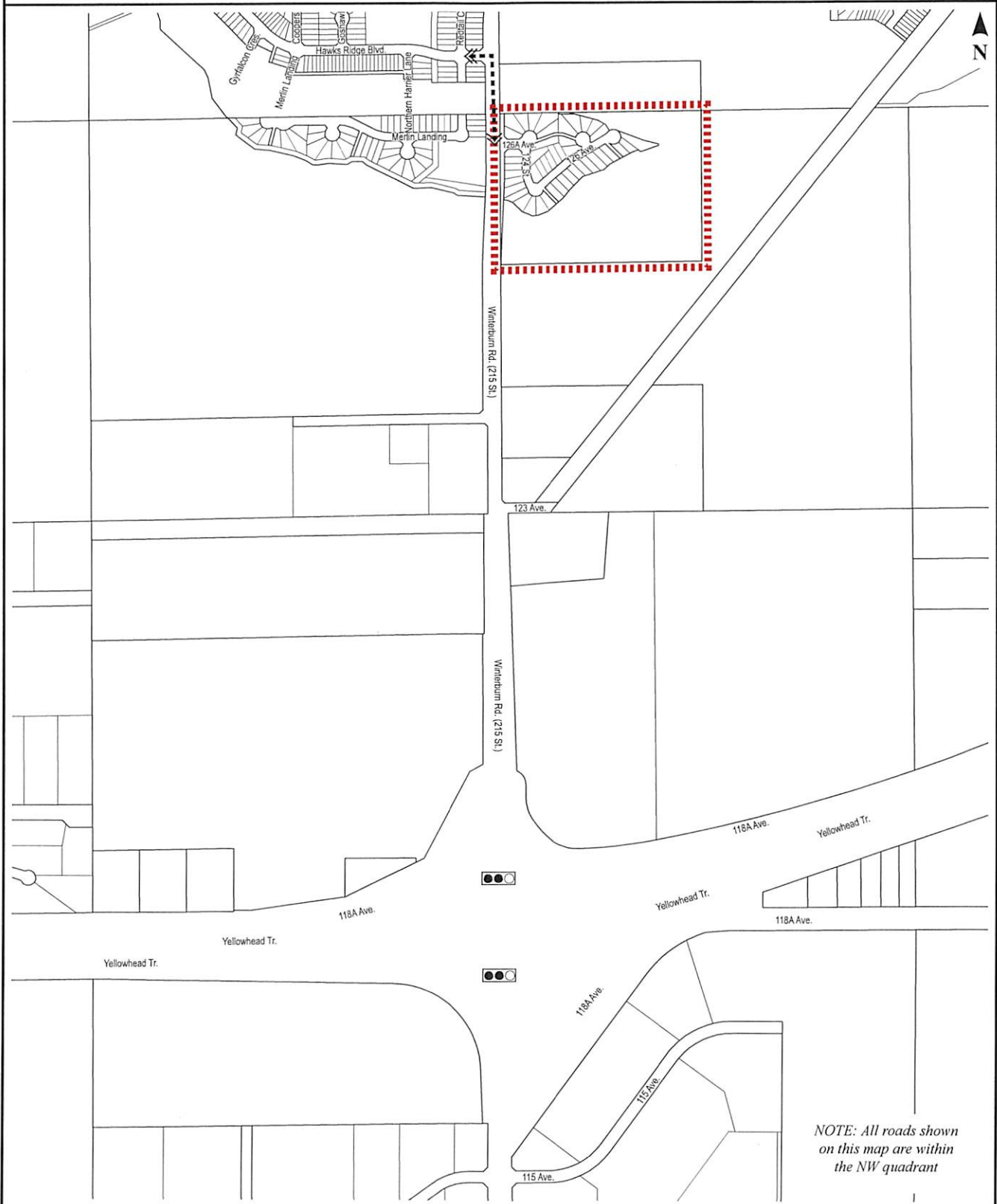


SUBDIVISION CONDITIONS OF APPROVAL MAP

May 25, 2017

LDA15-0045

- Limit of proposed subdivision
- Traffic lights
- ←- - - -> Water main extension





Subdivision Authority

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

May 25, 2017

File No. LDA16-0583

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Paul Riley

RE: Tentative plan of subdivision to adjust the property lines of Lots 6, 7 and 8, Block 20, Plan 152
3107 located west of Rosenthal Way and north of Rosenthal Boulevard; **ROSENTHAL**

The Subdivision by Plan is APPROVED on May 25, 2017, subject to the following conditions:

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination;
2. that Bylaw 18007 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

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

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

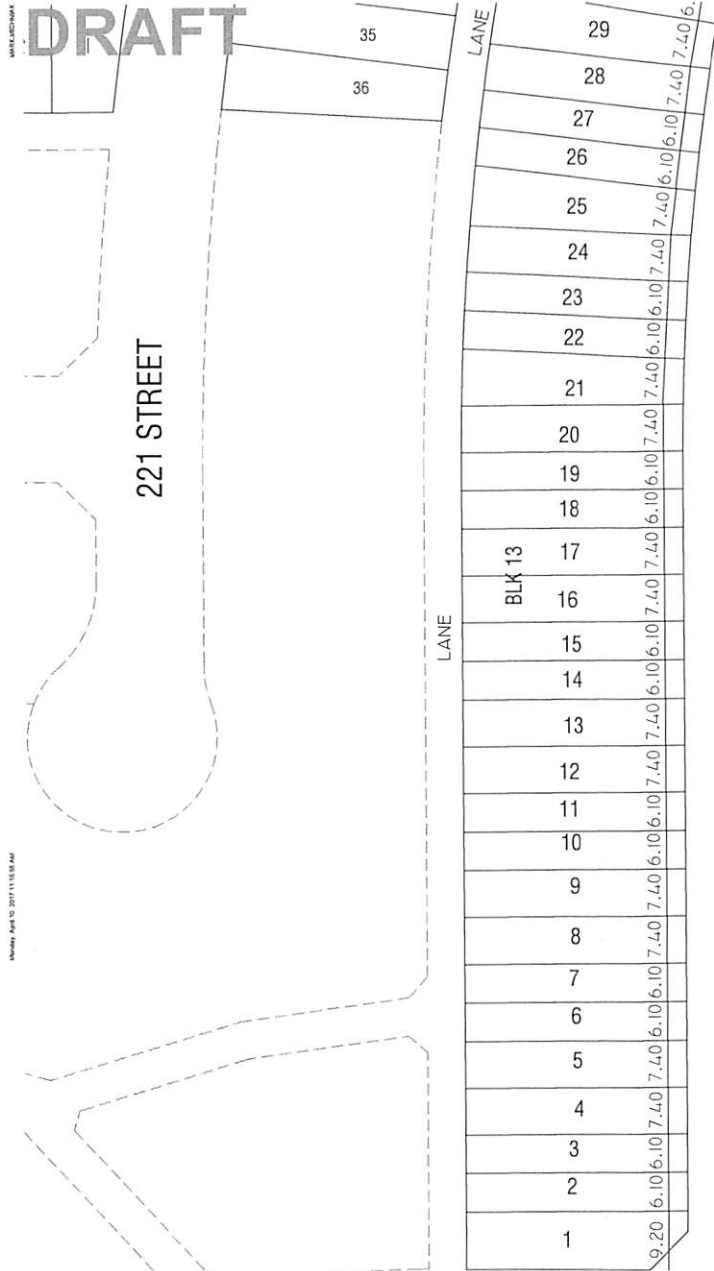
Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #235545280-001

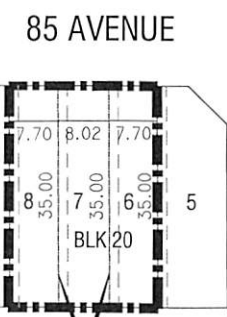
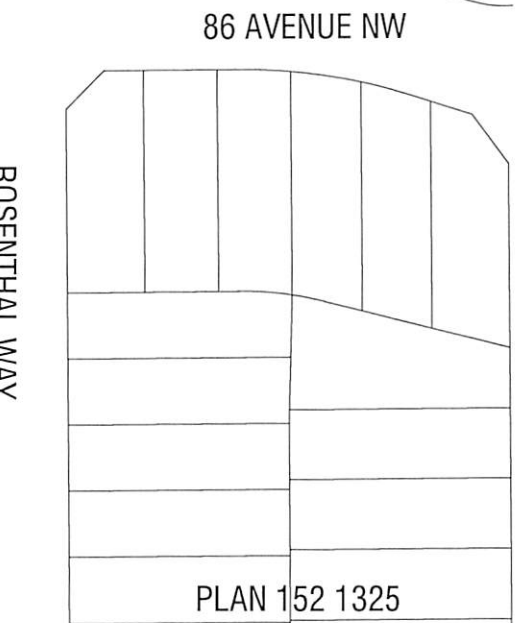
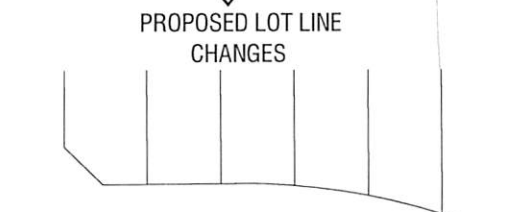
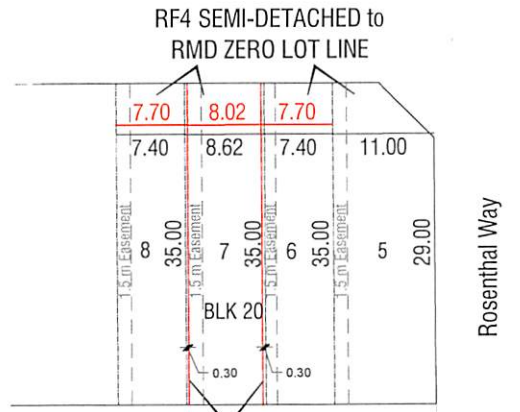
Enclosure(s)

DRAFT



Monday, April 10, 2017 11:15:18 AM

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PROPOSED LOT LINE CHANGES

FUTURE MULTI-FAMILY

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



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

ROSENTHAL STAGE 10
 Revisions to Registered Lots (Lots 6-8, Block 20 Plan 152 3107)
 Melcor Developments Ltd.

DATE: April 10, 2017
 DESIGNED BY: MM
 DRAWN BY: MM
 CHECKED BY: BD
 SCALE: 1:1000
 JOB NUMBER: 31113





Subdivision Authority

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

May 25, 2017

File No. LDA17-0113

Pals Geomatics Corp.
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 19, Block 3A, Plan 4278V, located east of 144 Street NW and south of 106 Avenue NW;
GROVENOR

The Subdivision by Plan is APPROVED on May 25, 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 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.

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 58.52m south of the south property line of 106 Avenue. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$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 Steven Ketz at steven.ketza@edmonton.ca or 780-944-0250.

Regards,

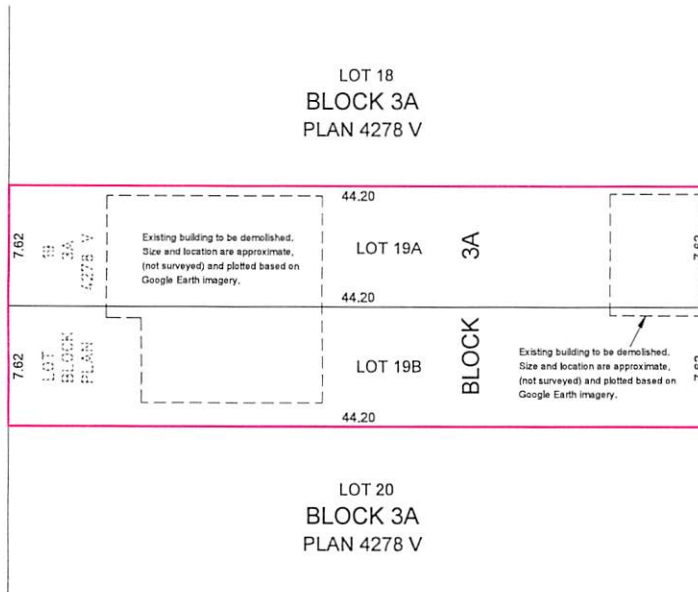
Blair McDowell
Subdivision Authority

BM/sk/Posse #241826068-001

Enclosure(s)



144 STREET



LANE

3A LOT 13
4278 V

LOT 12
PLAN

BLOCK LOT 11B
PLAN 162 3931
LOT 11A

URBANAGE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RFD.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS
- AND CONTAINS: 0.067 ha.



REV. NO.	DATE	ITEM	BY
0	FEB.22/17	ORIGINAL PLAN COMPLETED	JF
REVISIONS			

GROVENOR

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 19, BLOCK 3A, PLAN 4278 V

WITHIN THE

S.E. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:300

2017

0 3 6 9 12 18 METRES

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

FILE NO. 61700010T DRAFTED BY: JF CHECKED BY: BM



Subdivision Authority

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

May 25, 2017

File No. LDA17-0155

William Yin
8307 Saskatchewan Drive NW
Edmonton, AB T6G 2A7

ATTENTION: William Yin

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28, Block 39, Plan 3068HW, located east of 83 Street NW and south of 78 Avenue NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on May 25, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the Permanent Area Contributions and other applicable assessments, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889; 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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

If you have further questions, please contact Steven Ketzka at steven.ketzka@edmonton.ca or 780-944-0250.

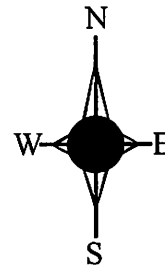
Regards,

Blair McDowell
Subdivision Authority

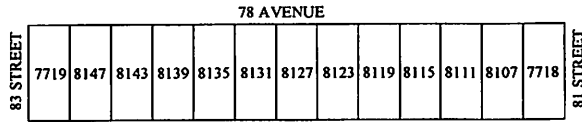
BM/sk/Posse #243551135-001

Enclosure(s)

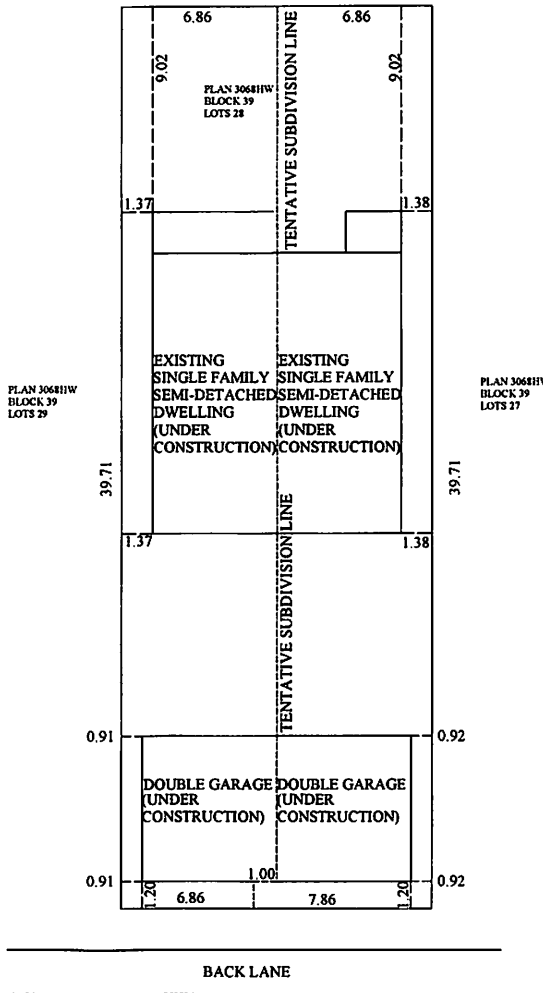
TENTATIVE SUBDIVISION PLAN FOR
 LOTS 28 BLOCK 39 PLAN 3068HW
 8139-78 AVE. NW
 CITY OF EDMONTON



SCALE: 1:250



78 AVENUE



ALL DISTANCES SHOWN ARE IN METERS AND DECIMALS THEREOF.
 BUILDER/OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF
 CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY LOCAL AUTHORITY

FYZ RIVER WEST HOMES LTD.
 (780) 428-3683



Subdivision Authority

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

May 25, 2017

File No. LDA17-0160

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 from Lot 24, Block 14, Plan 2601 KS located south of 80 Avenue NW and east of 148 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on May 25, 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 49.4 m north of the north property line of the lane north of 78 Avenue. The existing storm service enters the proposed subdivision approximately 9.14 m south of the north 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 Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/gt/Posse #243552001-001

Enclosure(s)

TENTATIVE PLAN

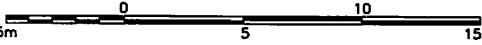
SHOWING SUBDIVISION OF

LOT 24, BLOCK 14, PLAN 2601 K.S.

IN THE

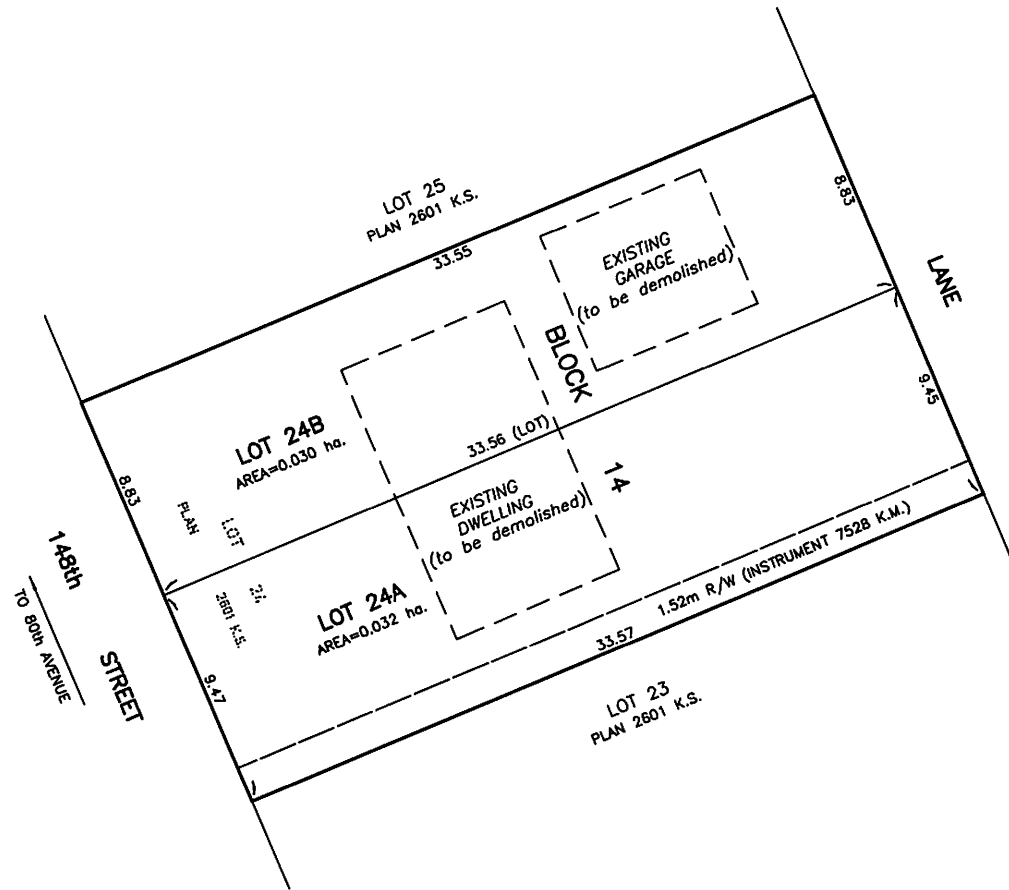
S.E.1/4 SEC.26-52-25-4

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./ SC

CALC'D. BY: J.V.

DATE: March 16, 2017
 REVISED: April 3, 2017

FILE NO. 17S0168

DWG.NO. 17S0168T



Subdivision Authority

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

May 25, 2107

File No. LDA17-0163

Hagen Surveys
8929 - 20 St NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot S, Block 20, Plan 426 HW, located north of 72 Avenue NW and east of 96 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on May 25, 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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
4. that the next step in the subdivision process is to have a legal instrument prepared (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 Stephen Raitz at stephen.raitz@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sr/Posse #243842038-001

Enclosure(s)

TENTATIVE PLAN

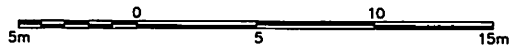
SHOWING SUBDIVISION OF

LOT S, BLOCK 20, PLAN 426 H.W.

IN THE
N.E.1/4 SEC.21-52-24-4

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



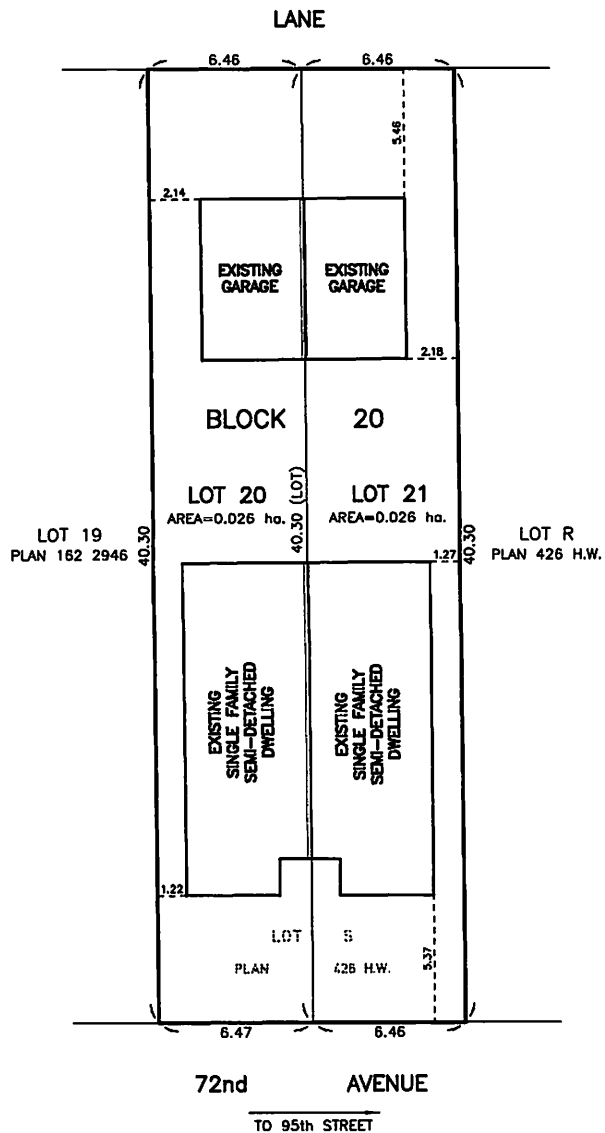
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 21, 2017
REVISED: -

FILE NO. 14C1026

DWG.NO. 14C1026T





Subdivision Authority

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

May 25, 2017

File No. LDA17-0166

Alberta Geomatics Inc.
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 51, Block 13, Plan 2601 KS located south of 78 Avenue NW and west of 145 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on May 25, 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 8.5 m west of the east property line of Lot 51. The existing storm service enters the proposed subdivision approximately 9.9 m east of the west property line of Lot 51. 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.

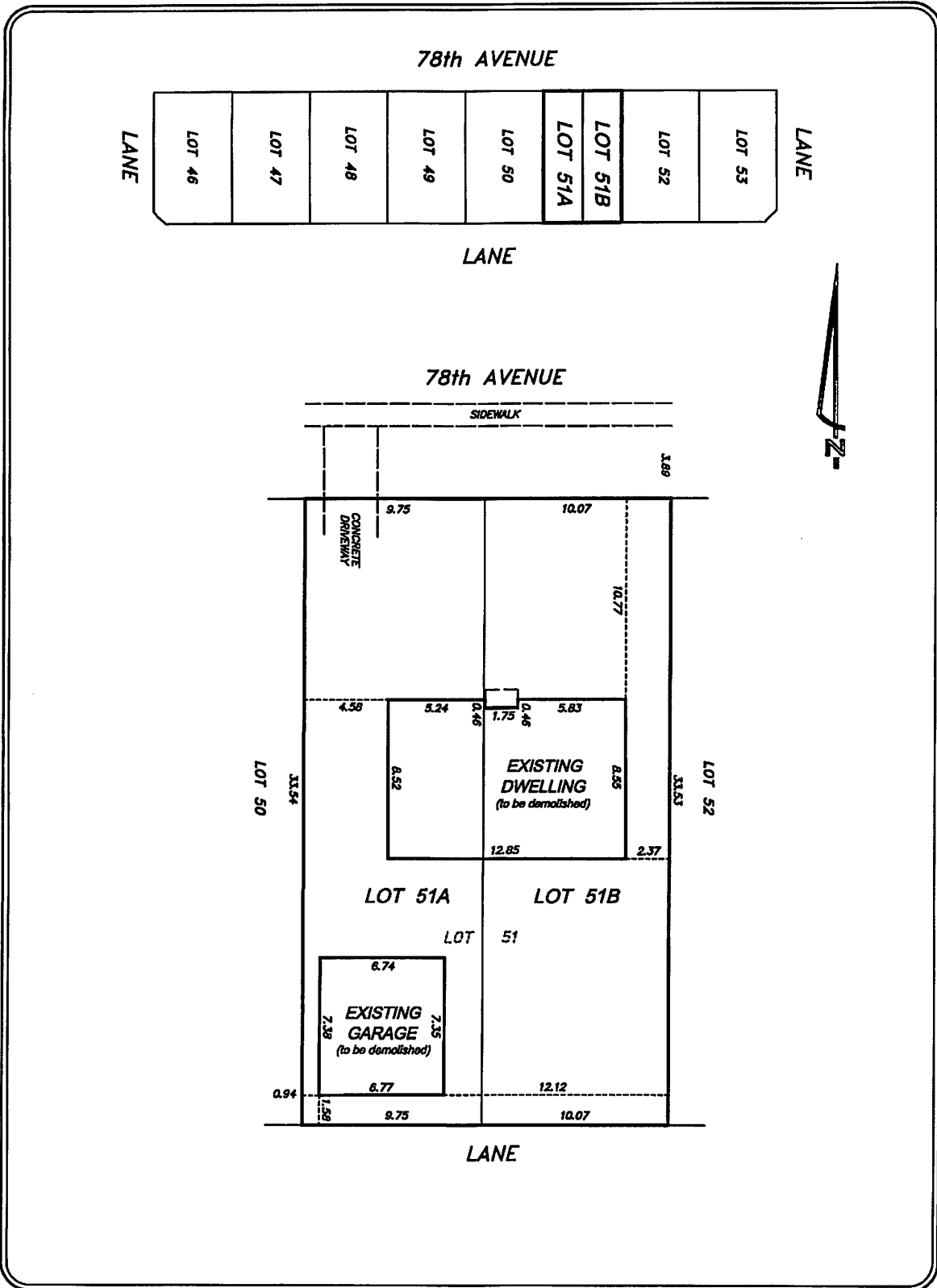
If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/gt/Posse #243877404-001

Enclosure(s)



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE
 EDMONTON ALBERTA T6E 5K8
 email: abgeo@telus.net
 PH: (780) 437-8033
 FAX: (780) 437-8024



NOTE:
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 NUMBER OF PARCEL CREATED 2

ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED
 BY LEGAL SURVEY

LOT: 51 BLOCK: 13 PLAN: 2601 KS

SUBDIVISION: LAURIER HEIGHTS ADDRESS: 14603-7B AVENUE

BUILDER/OWNER: TECH VIEW HOMES LTD. EDMONTON

ZONING: RF1

FILE: E13886

LOT AREA: 0.066ha.

SCALE: 1:250

DRAWN BY: D.S.

CHECKED BY: P.S.

2017-03-27



Subdivision Authority

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

May 25, 2017

File No. LDA17-0187

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 29, Plan 162 1397 located north of 72 Avenue NW and west of 96 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on May 25, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed lots;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the Permanent Area Contributions and other applicable assessments, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889; 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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #244317984-001

Enclosure(s)

TENTATIVE PLAN

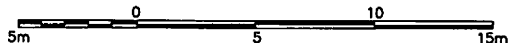
SHOWING SUBDIVISION OF

LOT 10, BLOCK 29, PLAN 162 1397

IN THE
N.E.1/4 SEC.21-52-24-4

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



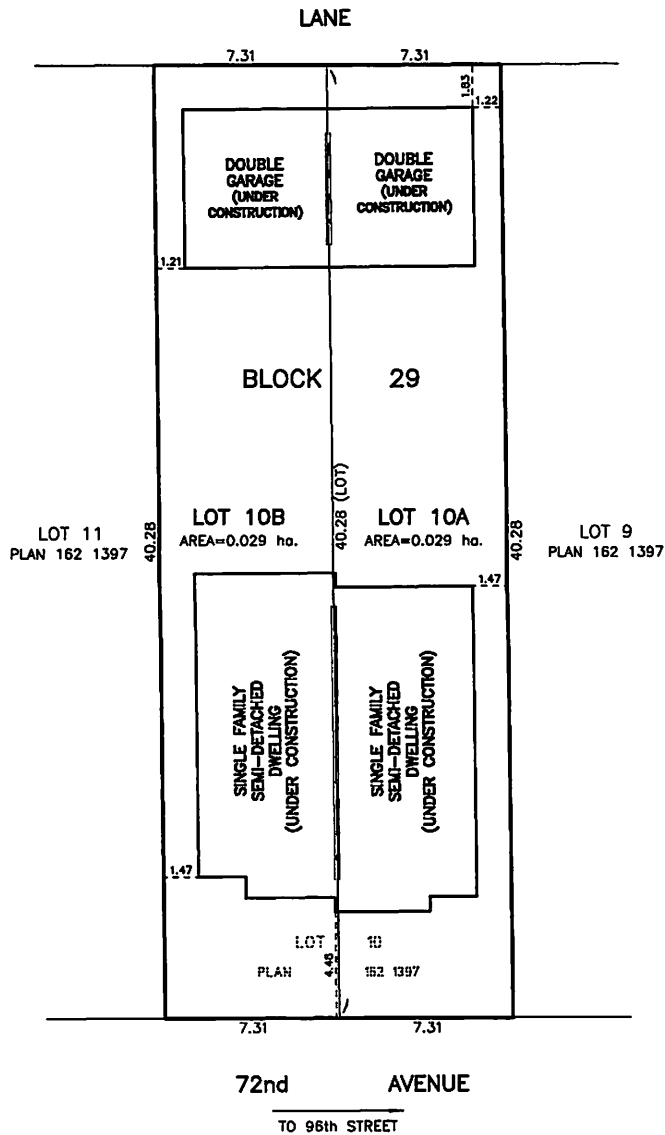
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 24, 2017
REVISED: -

FILE NO. 17S0197

DWG.NO. 17S0197I





Subdivision Authority

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

May 25, 2017

File No. LDA17-0188

Peter Jorgesen
11835 - 60 Street NW
Edmonton, AB T5W 3Z4

ATTENTION: Peter Jorgesen

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8 and the south half of Lot 9, Block 16, Plan 600 U located south of 115 Avenue NW and east of 67 Street NW; **HIGHLANDS**

The Subdivision by Plan is APPROVED on May 25, 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 there is a 200 mm catch basin lead within an existing 1.52m wide Utility Right of Way (Registration Number 1486GF) north of the south property line of Lot 8. No permanent structure shall be built and/or encroach onto Utility Right of Way without prior consent of Drainage Planning and Engineering;
2. 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);
3. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.5 m north of the south property line of Lot 8. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
4. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

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

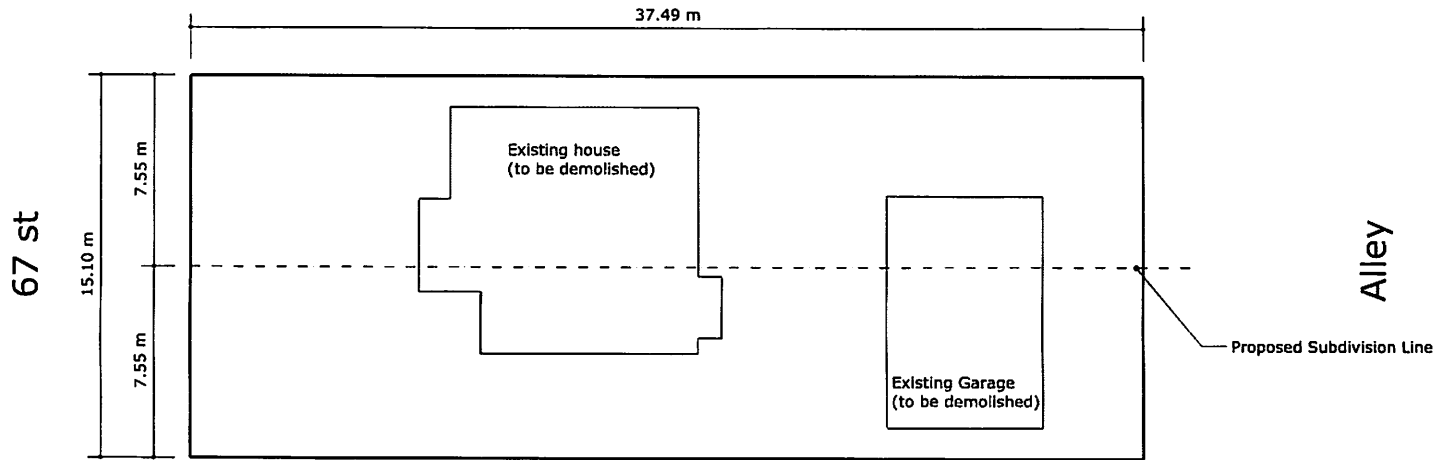
If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #244534694-001

Enclosure(s)



-Current site area: 566.013 m²
-Proposed site area (each lot): 283.007 m²

11425 67 st
Scale - 1/16" = 1'-0"



May 25, 2017

File No. LDA17-0189

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 4, Plan RN 60 located north of 112 Avenue NW and east of 128 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on May 25, 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 5.5 m north of the south 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 (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$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 or 780-496-6295.

Regards,

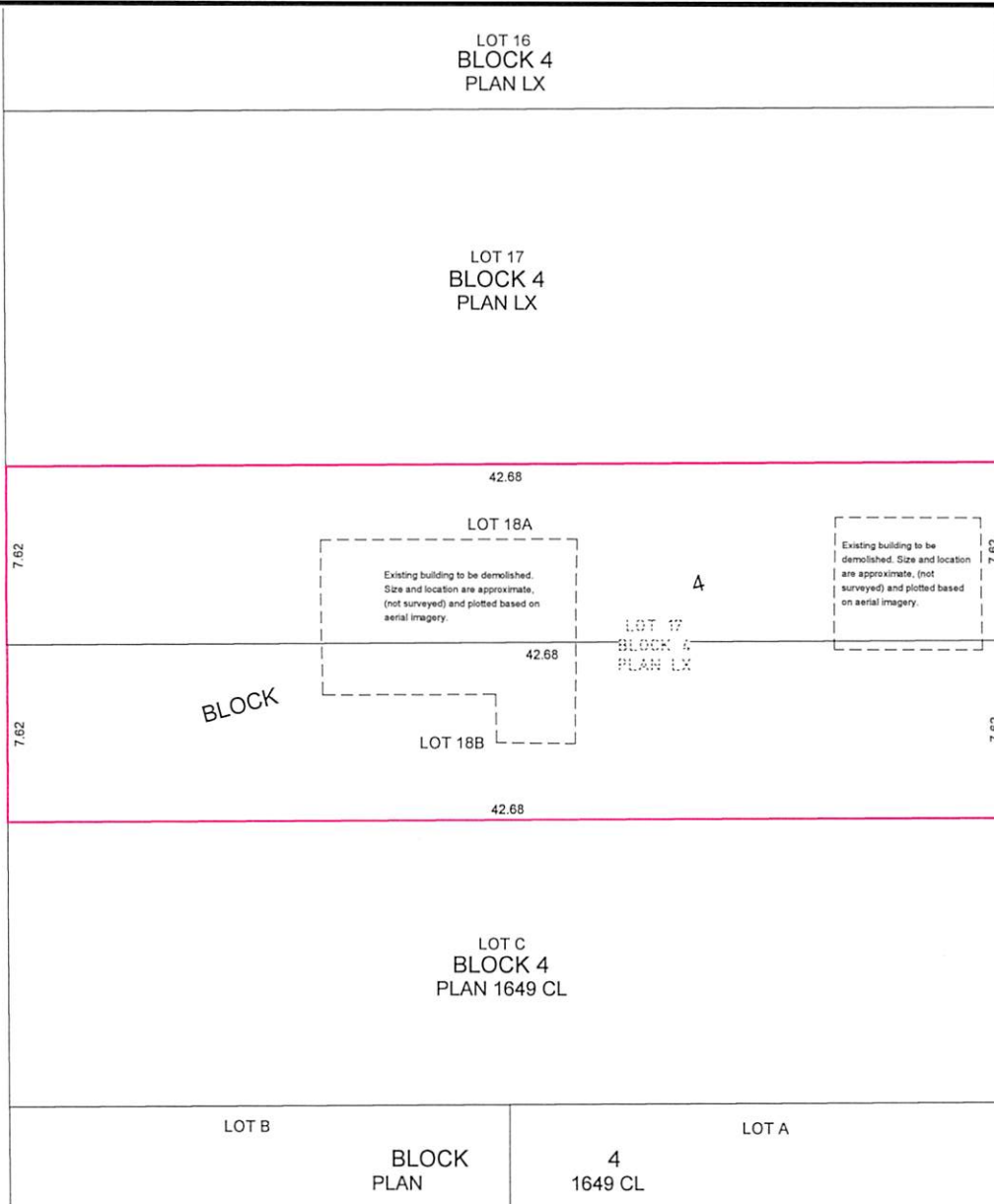
Blair McDowell
Subdivision Authority

BM/gq/Posse #244596501-001

Enclosure(s)



128 STREET

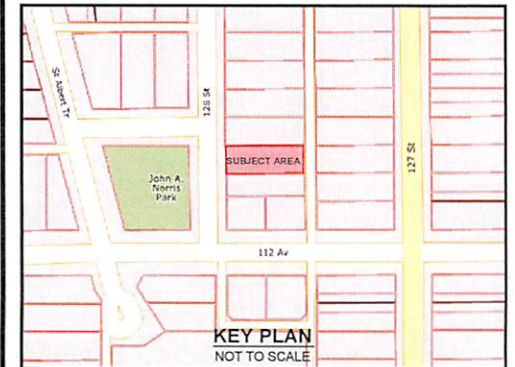


LANE

ACCENT INFILLS

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 Rf3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	MAR. 30/17	ORIGINAL PLAN COMPLETED	TP

REVISIONS

INGLEWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 18, BLOCK 4, PLAN LX (RN60)

WITHIN THE

S.E. 1/4 SEC. 12 - 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. 61700014T	DRAFTED BY: TP	CHECKED BY: BM
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Subdivision Authority

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

May 25, 2017

File No. LDA17-0191

Hagen Surveys
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, separate titles for a single detached dwelling from Lot 15, Block 1, Plan 3824 HW, located north of 76 Avenue NW and west of 119 Street NW; **BELGRAVIA**

The Subdivision by Plan is APPROVED on May 25, 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 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.

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 16.8 m north of the south property line of Lot 15 (see attached comments from Drainage Planning and Engineering). 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 Stephen Raitz at stephen.raitz@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sr/Posse #244461149-001

Enclosure(s)

TENTATIVE PLAN

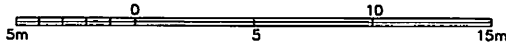
SHOWING SUBDIVISION OF

LOT 15, BLOCK 1, PLAN 3824 H.W.

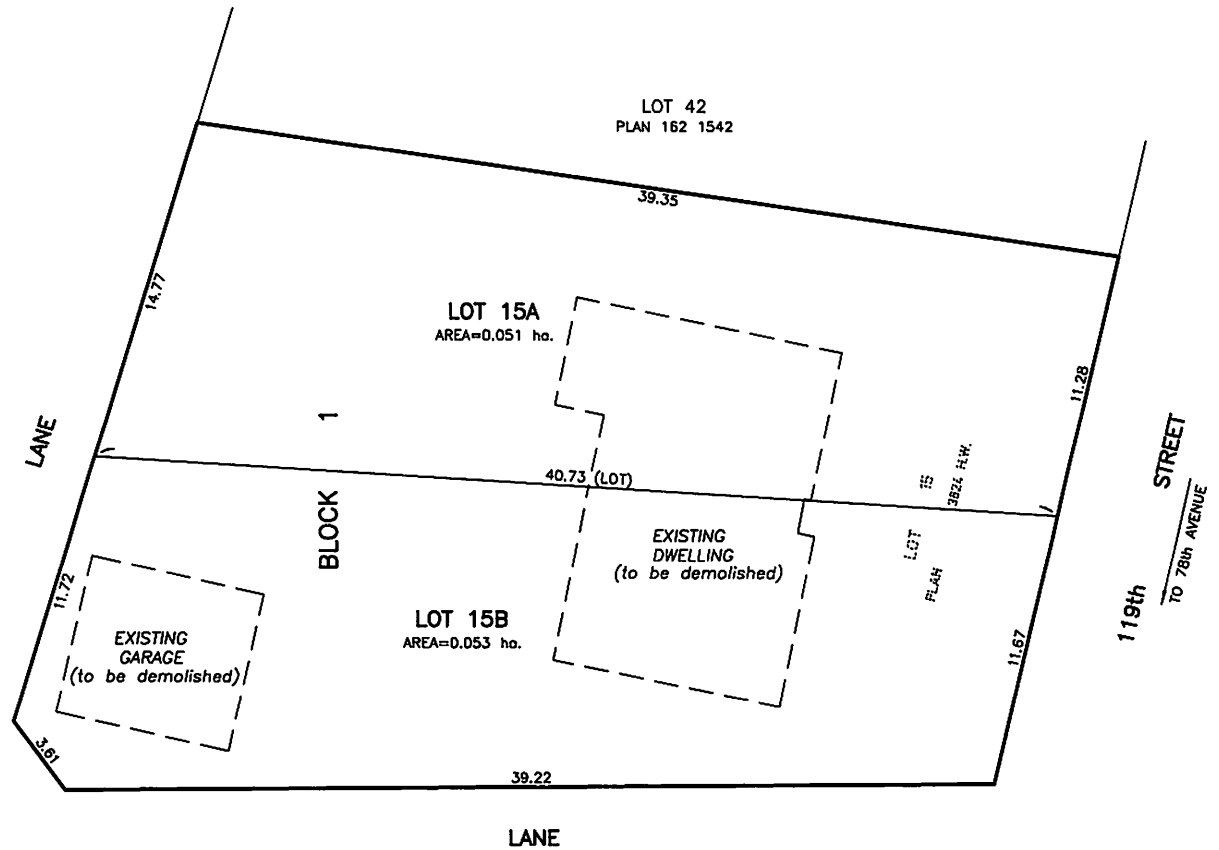
IN THE
S.W.1/4 SEC.30-52-24-4

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: March 28, 2017
REVISED: -

FILE NO. 17C0112

DWG.NO. 17C0112T



Subdivision Authority

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

May 25, 2017

File No. LDA17-0210

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 from Lot 9, Block 58, Plan 8074 ET located north of 99 Avenue NW and west of 150 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on May 25, 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 14.5 m north of the south property line of Lot 9. 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 Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/gt/Posse #239389652-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

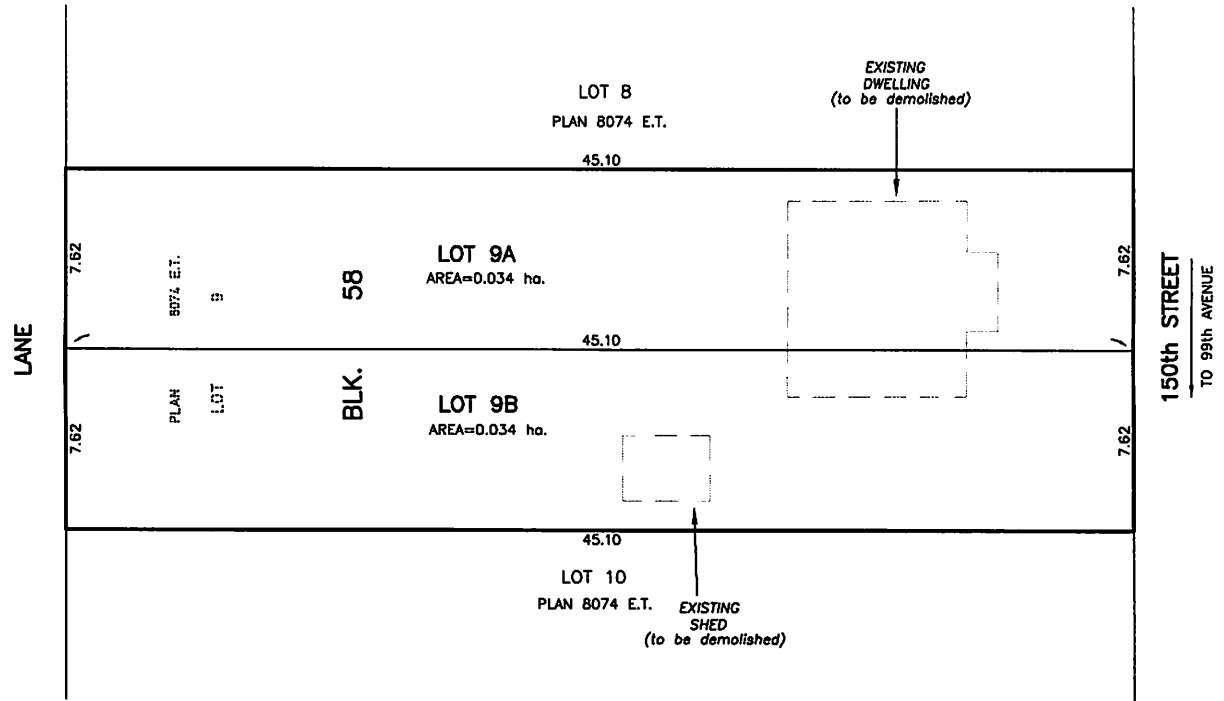
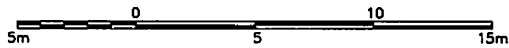
LOT 9, BLOCK 58, PLAN 8074 E.T.

IN THE

N.W.1/4 SEC.35-52-25-4

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: S.C.

CALC'D. BY: S.C.

DATE: APRIL 10, 2017

REVISED: -

FILE NO. 17S0273

DWG.NO. 17S0273T



Subdivision Authority

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

May 25, 2017

File No. LDA17-0220

Niraj Nath
231 Galland Close NW
Edmonton, AB T5T 6P7

ATTENTION: Niraj Nath

RE: Tentative plan of subdivision to create one (1) single detached residential lot from portions of Lots 7 and 8, Block 57, Plan 1990AJ, located north of 98 Avenue NW and west of 150 Street NW;
WEST JASPER PLACE

The Subdivision by Plan is APPROVED on May 25, 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 4.0 m north of the north property line of Lot 8. 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.

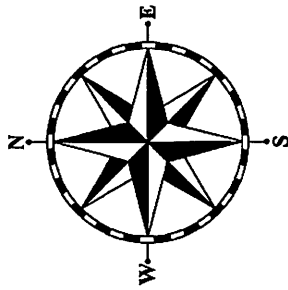
If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #149271072-001

Enclosure(s)



TENTATIVE PLAN
SHOWING SUBDIVISION
OF:

Lot 7, Block 57, Plan
1990AJ

Lot 8, Block 57, Plan
1990AJ

9836 – 150 Street
Edmonton, Alberta

----150 Street----

8.23m

8.23m

Existing Dwelling (to be Demolished)

45.11m

Lot 7a
Area:
0.0371 HA

Lot 7b
Area:
0.0371 HA

45.11m

Existing Garage (to be Demolished)

8.23m

8.23m

----Back-lane----



May 25, 2017

File No. LDA17-0222

Alberta Geomatics Inc.
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 29, Block 12, Plan 1738 HW, located south of 79 Avenue NW and west of 83 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on May, 25, 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 south of 79 Avenue at 8.8 m east of the west property line of Lot 29. 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.

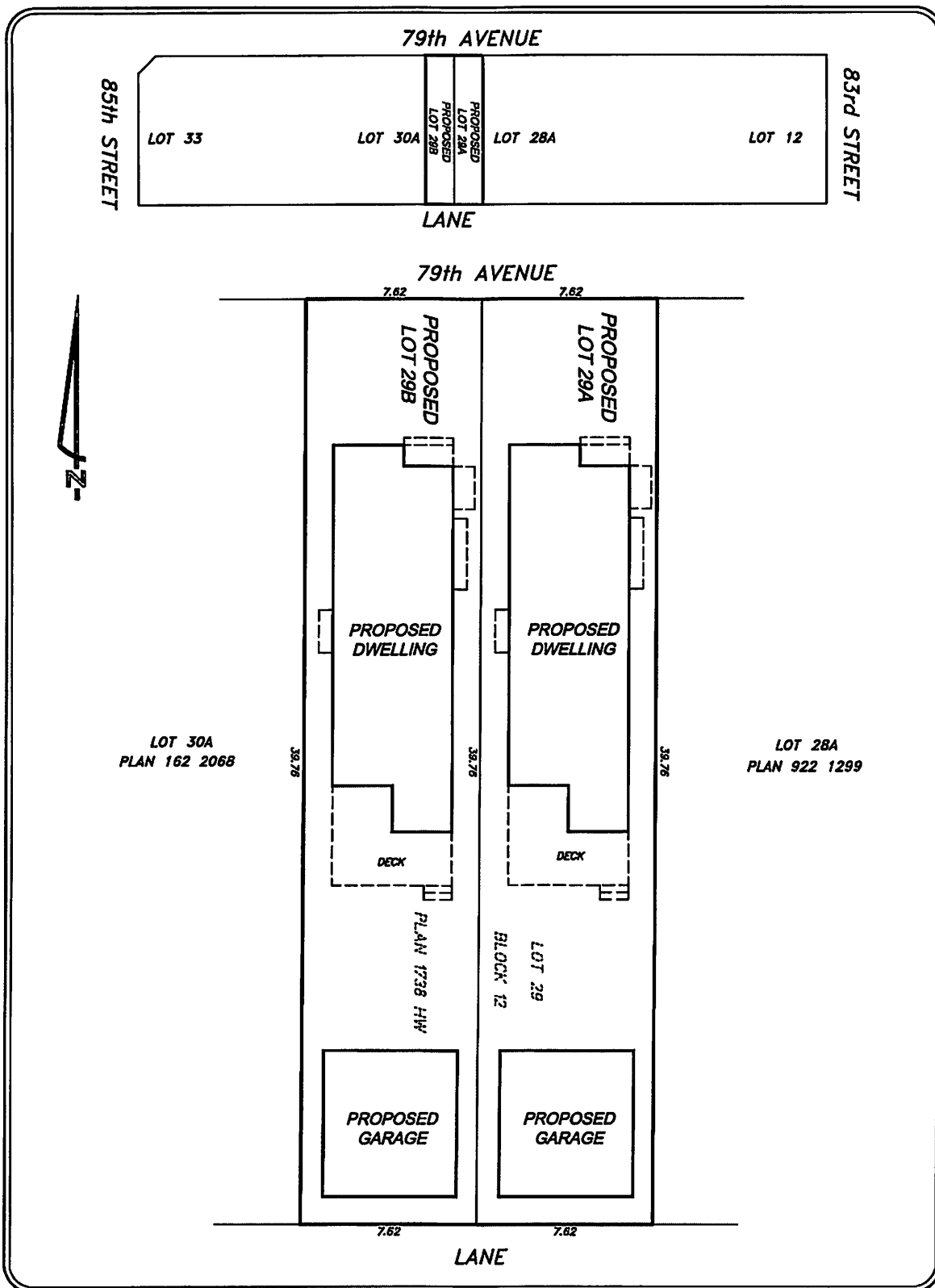
If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #245544942-001

Enclosure(s)



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE
EDMONTON ALBERTA T6E 5K8
email: abgeo@telus.net
PH: (780) 437-8033
FAX: (780) 437-8024

**Alberta
Geomatics
Inc.**

NOTE:
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
NUMBER OF PARCEL CREATED 2

ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED
BY LEGAL SURVEY

LOT: 29 BLOCK: 12 PLAN: 1738 HW

SUBDIVISION: KING EDWARD PARK ADDRESS: 8327 - 79 AVENUE

BUILDER/OWNER: PHOENIX HOMES LTD. EDMONTON

ZONING: RF3

FILE: E14024

LOT AREA: 0.061 ha

SCALE: 1:200

DRAWN BY: J.K.

CHECKED BY: P.S.

2017-04-11



Subdivision Authority

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

May 25, 2017

File No. LDA17-0224

Brad Law
102, 1259 - 91 Street NW
Edmonton, AB T6X 1E9

ATTENTION: Brad Law

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 5, Plan 3334 HW, located south of 78 Avenue NW and east of Saskatchewan Drive NW;
BELGRAVIA

The Subdivision by Plan is **APPROVED** on May 25, 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 11.5m north of the south property line of Lot 10. 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 or 780-442-5387.

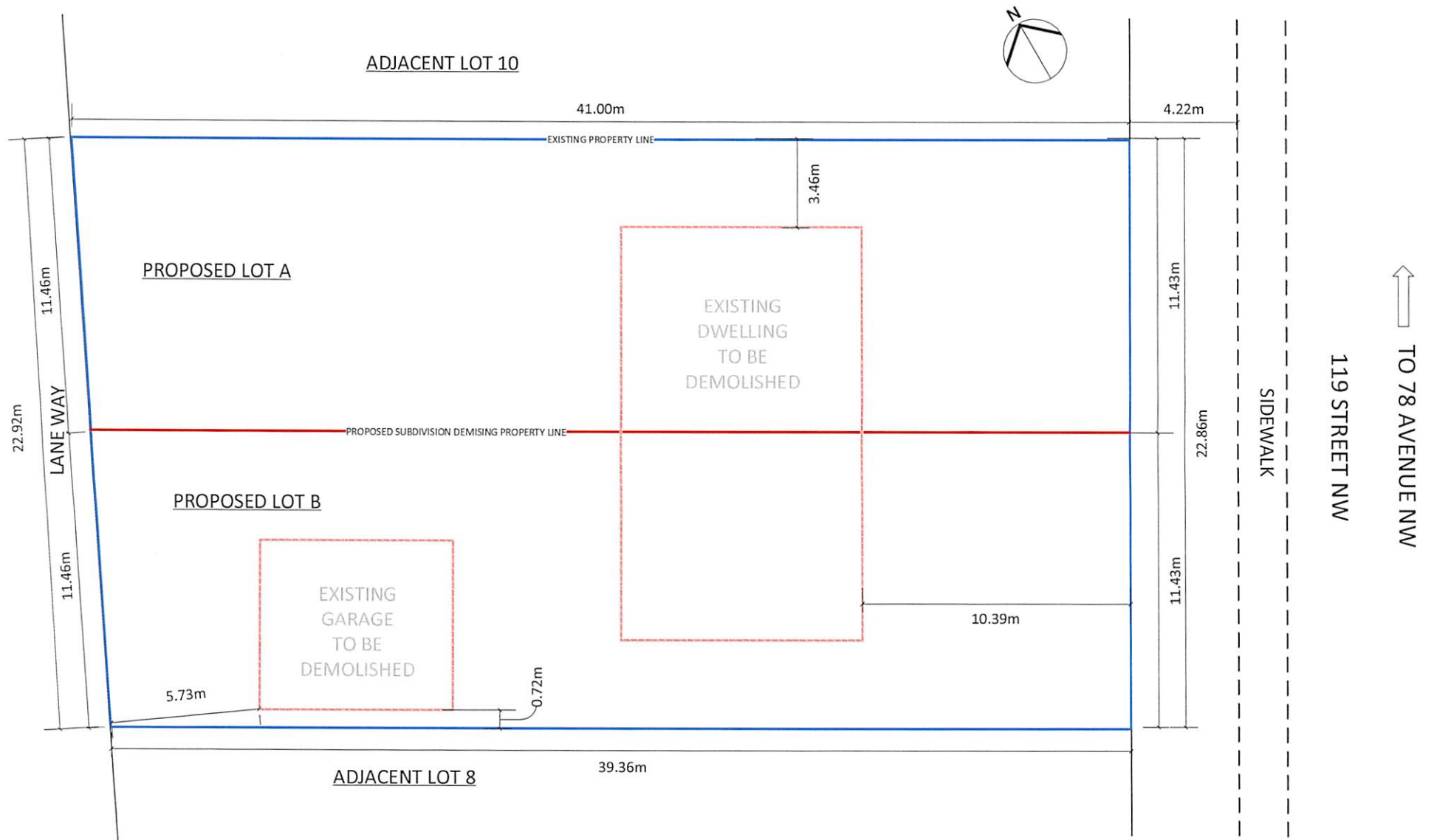
Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #244465848-001

Enclosure(s)

REV.	DESCRIPTION	DATE	BY	CHK	APPR
1	ISSUED FOR REVIEW	14/04/2017	BEL		
2	REVISED - ISSUED FOR REVIEW	18/04/2017	BEL		



EXISTING MUNICIPAL ADDRESS: 7634 – 119 STREET NW., EDMONTON, AB, T6G 1W3
 EXISTING LEGAL DESCRIPTION: LOT 9 – BLOCK 5 – PLAN 3334 HW

AREAS:
 EXISTING LOT = 918.51 M2
 PROPOSED LOT A = 464.79 M2
 PROPOSED LOT B = 454.42 M2

ZONING:
 RF1

Wit Commercial Contracting		Law Property Redevelopment			
		PROPOSED SUBDIVISION PLAN 7634 119 Street NW, Edmonton			
Drawn By: BEL	Checked By:	T/S: C	PK/MS/D: 0	DWG NO: P-01	REV: 1
Date: 14/04/2017		SCALE: NTS		SHEET: 1	OF 1



Subdivision Authority

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

May 25, 2017

File No. LDA17-0225

Hagen Surverys 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 from Lot 6, Block 24, Plan 6215AL, south of 113 Avenue NW and west of 131 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on May 25, 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 3.6 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;
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 Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/tl/Posse #245831806-001

Enclosure(s)

TENTATIVE PLAN

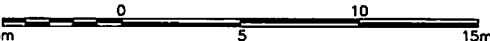
SHOWING SUBDIVISION OF

LOT 6, BLOCK 24, PLAN 6215 A.L.

IN THE

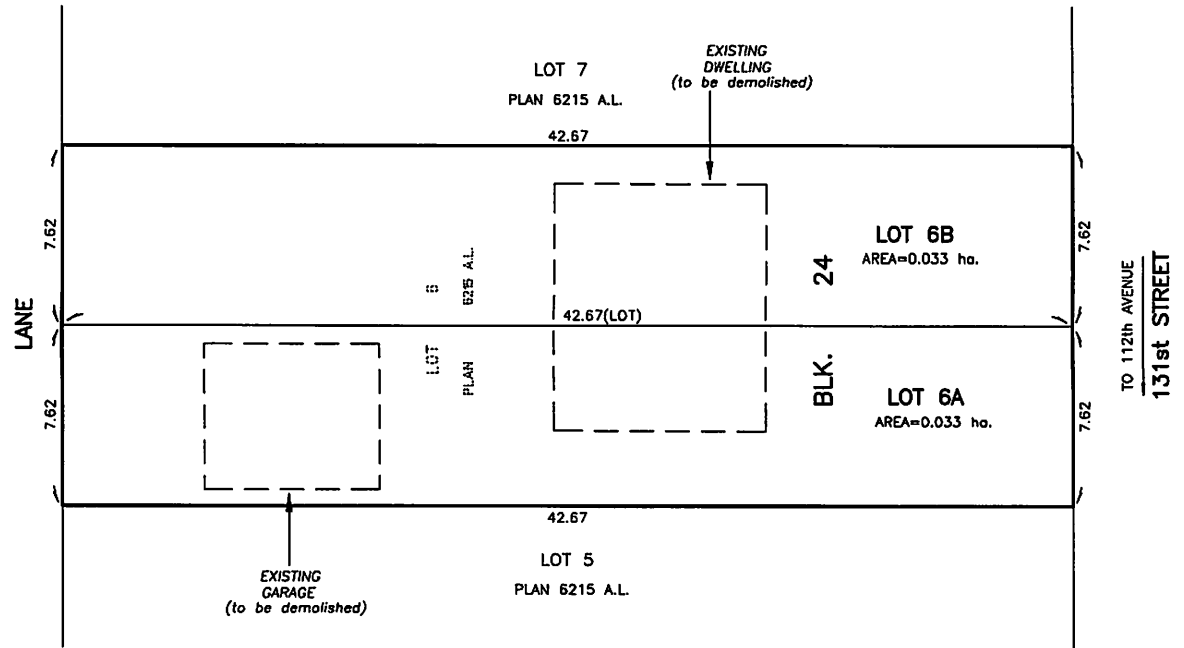
S.E.1/4 SEC.12-53-25-4

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: S.C.

CALC'D. BY: S.C.

DATE: APRIL 18, 2017
 REVISED: -

FILE NO. 17S0290

DWG. NO. 17S0290T



Subdivision Authority

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

May 25, 2017

File No. LDA17-0227

Paramount Homes Builders Inc.
204, 7915 - 104 Street NW
Edmonton, AB T6E 4E1

ATTENTION: Dan Daly

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 66, Plan 3002 KS, located north of 106a Avenue NW and west of 47 Street NW;
CAPILANO

The Subdivision by Plan is APPROVED on May 25, 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 59.1 m east of the east property line of Lot PUL #28U. 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.

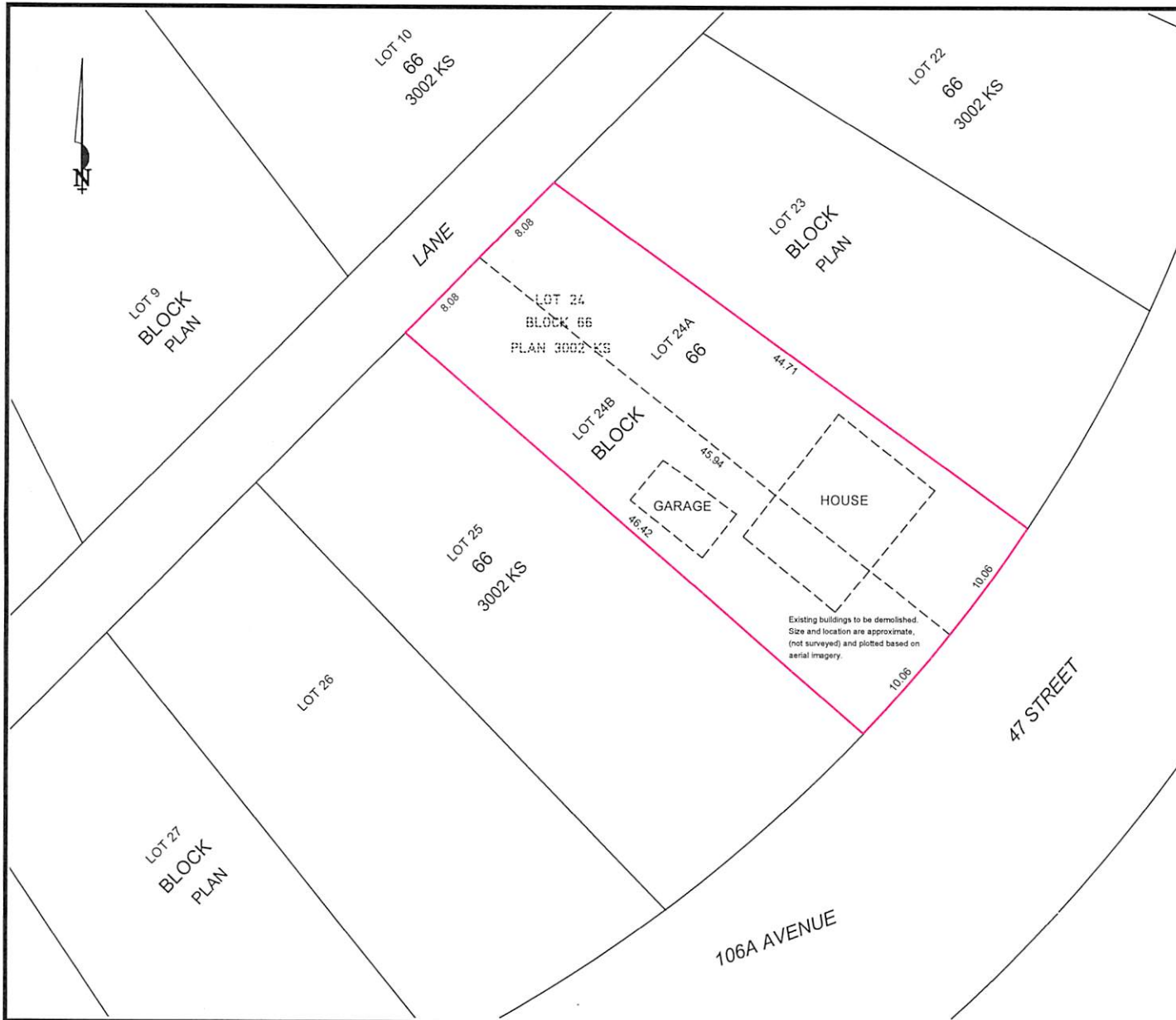
If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #241270992-001

Enclosure(s)



PARAMOUNT HOME BUILDERS

NOTES:

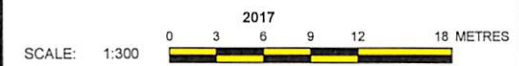
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R/F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.083 ha.



REV. NO.	DATE	ITEM	BY
0	FEB. 7, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

CAPILANO
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 24, BLOCK 66, PLAN 3002 KS
WITHIN RIVER LOT 39, EDMONTON SETTLEMENT
(THEO. N.W. 1/4 SEC. 1 - TWP. 53 - RGE. 24 - W. 4th MER.)
EDMONTON - ALBERTA



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

FILE NO. 61700007T	DRAFTED BY: AN	CHECKED BY: JM
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May 25, 2017

File No. LDA17-0236

Hagen Surveys (1982) 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 from Lot 18, Block 8, Plan 4990U, located north of 112 Avenue NW and east of 126 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on May 25, 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 35.7 m north of the north property line of 112 Avenue. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta*

Building Code. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$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 or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #245906148-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

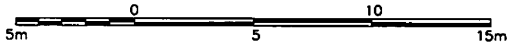
LOT 18, BLOCK 8, PLAN 4990 U.

IN THE

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

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



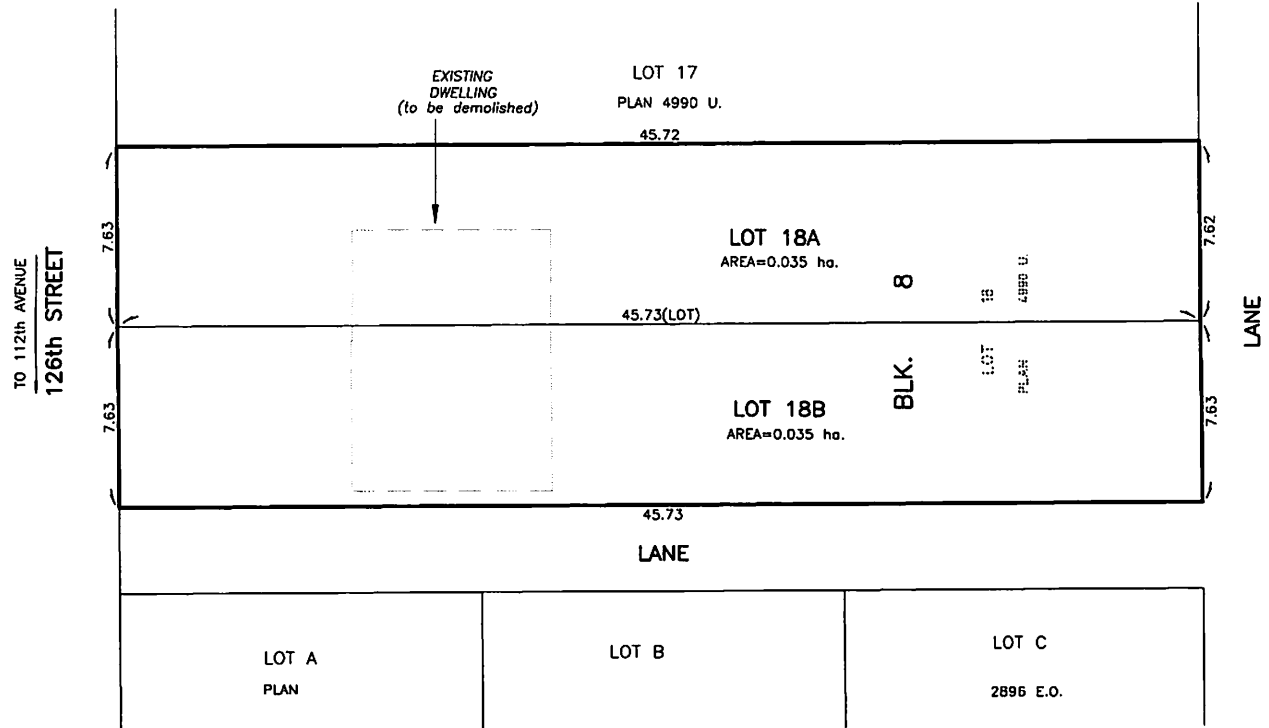
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: APRIL 18, 2017
REVISED: -

FILE NO. 17S0291

DWG.NO. 17S0291T





Subdivision Authority

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

May 25, 2017

File No. LDA17-0237

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

ATTENTION: John Sung

RE: Tentative plan of subdivision to create separate titles for an existing semi-detached dwelling from Lot 27 and a portion of Lot 26, Block 20, Plan 3620AH, located south of 101 Avenue NW and west of 79 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on May 25, 2017, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), 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 7.8 m north of the south property line of Lot 27. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve

the subject lands from any of the remaining development regulations contained within the applicable Zone;

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

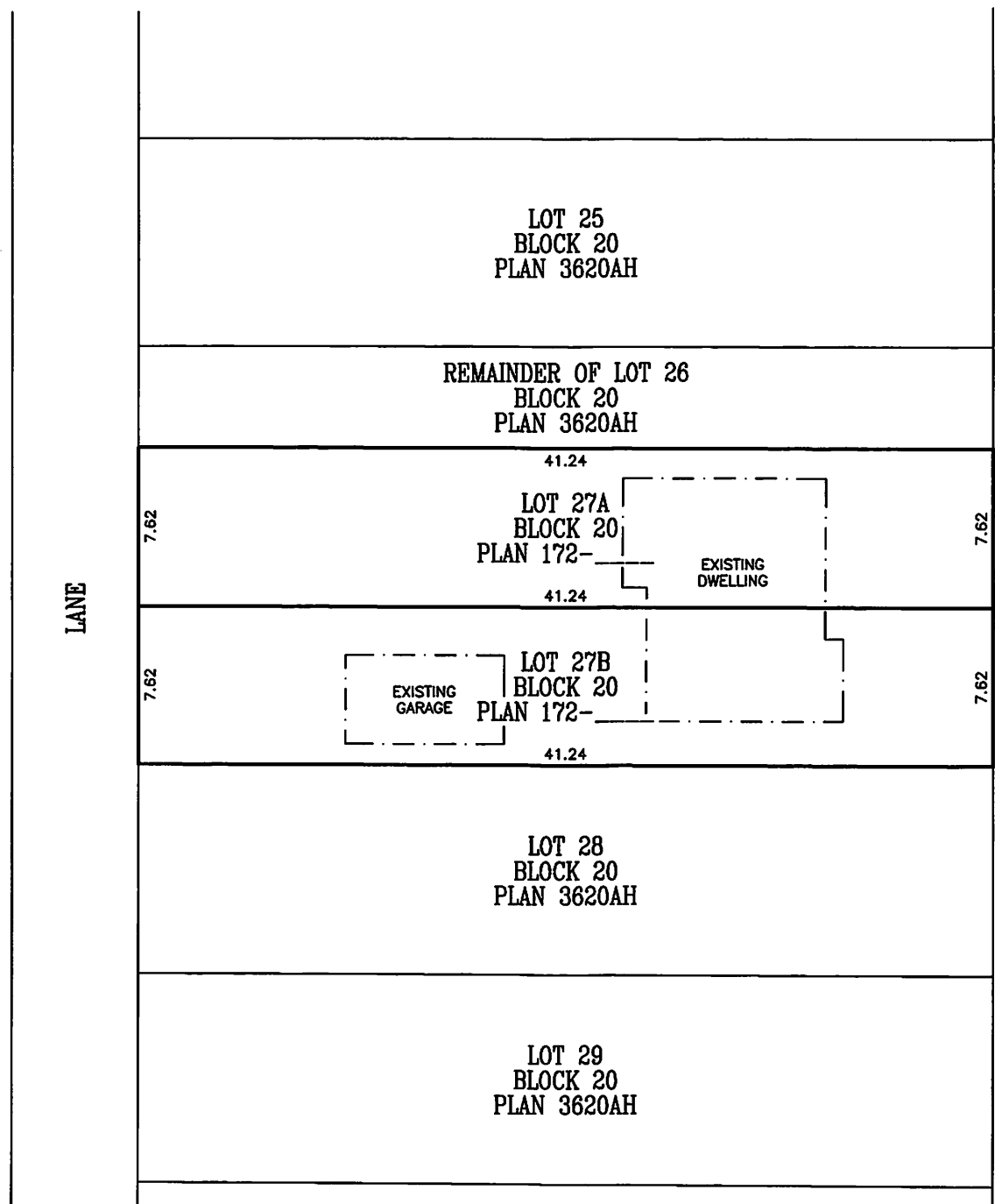
If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #245783652-001

Enclosure(s)



LANE

79 STREET

LOT 25
BLOCK 20
PLAN 3620AH

REMAINDER OF LOT 26
BLOCK 20
PLAN 3620AH

LOT 27A
BLOCK 20
PLAN 172-

EXISTING
DWELLING

EXISTING
GARAGE

LOT 27B
BLOCK 20
PLAN 172-

LOT 28
BLOCK 20
PLAN 3620AH

LOT 29
BLOCK 20
PLAN 3620AH

DRAWING

THIS DRAWING IS PREPARED FOR:
MCI CONTRACTING

SHOWING PROPOSED SUBDIVISION OF
LOT 27 AND PART OF LOT 26,
BLOCK 20, PLAN 3620AH
9936 - 79 STREET
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. EXISTING DWELLING AND GARAGE LOCATION DERIVED FROM REAL PROPERTY REPORT PREPARED BY
GEODETIC SURVEYS & ENGINEERING LTD. (JOB NO. P-117284) DATED MAR. 15, 2017.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. H0159LTO | APR. 18, 2017.



Subdivision Authority

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

May 25, 2017

File No. LDA17-0242

Niraj Nath
231 Galland Close NW
Edmonton, AB T5T 6P7

ATTENTION: Niraj Nath

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 4, Plan 5375HW, located north of 105 Avenue NW and west of 157 Street NW;
BRITANNIA YOUNGSTOWN

The Subdivision by Plan is **APPROVED** on May 25, 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 10.6 m south of the north property line of Lot 17. 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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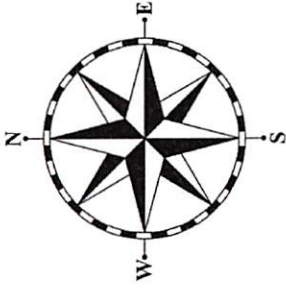
If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #246121609-001

Enclosure(s)

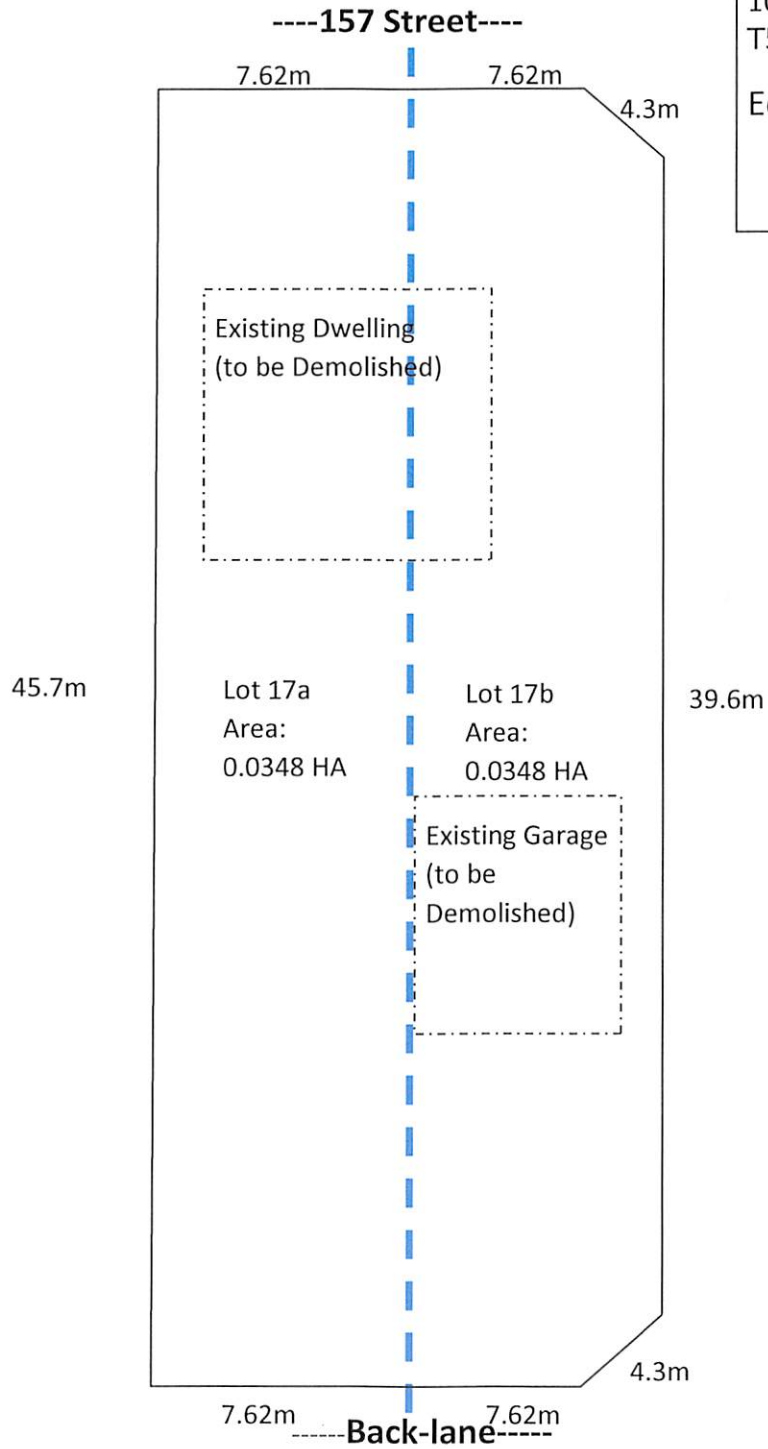


TENTATIVE PLAN
SHOWING SUBDIVISION
OF:

Lot 17, Block 4, Plan 5375HW

10526 - 157 STREET NW,
T5P2V8

Edmonton, Alberta



Thursday, May 18, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 20

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 18, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 11, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA13-0022
130013752-001

REVISION of tentative plan of subdivision to create 92 single detached residential lots, 14 semi-detached residential lots, 23 row housing lots and one (1) Public Utility lot, from Lot 1, Block 1, Plan 042 1992 located south of 30 Avenue SW and west of Calgary Trail SW; **CAVANAGH**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA15-0213
172345777-001

REVISION of tentative plan of subdivision to create one (1) commercial lot and one (1) multiple family lot from Lot 1, Block 2, Plan 932 0734 and the NW 2-54-2-W4M located south of Anthony Henday Drive and east of 66 Street; **MCCONACHIE AREA**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA17-0134 242620800-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 40, Plan RN22B, located west of 125 Street NW and south of 103 Avenue NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0149 243272547-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 27, Plan RN46, located west of 123 Street NW and south of 116 Avenue NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0177 244210975-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 95, Plan 5109HW, located east of 143 Street NW and north of 97 Avenue NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0179 244207516-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 16, Plan 2938HW, located north of Saskatchewan Drive NW and west of 119 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0196 244853139-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 28, Plan RN46, located south of 116 Avenue NW and east of 125 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0212 245446661-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 17, Block 26, Plan RN46, located north of 115 Avenue NW and east of 123 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURMENT The meeting adjourned at 10:10 a.m.	