

Thursday, June 29, 2017

10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 26

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the June 29, 2017 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the June 22, 2017 meetings be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA16-0137<br>188860986-001 | Tentative plan of subdivision to create one (1) multiple family lot (MFL) and eight (8) commercial lots from Lot A, Plan 5396 NY, located south of Stony Plain Road NW and west of 231 Street NW; <b>SECORD</b>  |
| 2. | LDA17-0175<br>243874863-001 | Tentative plan of subdivision to create 54 single detached residential lots, 38 semi-detached residential lots, four (4) row housing lots and one (1) Municipal Reserve lot from Lot 1, Plan 982 3999 and the SE 25-51-24-W4M located north of Ellerslie Road SW and west of 34 Street SW; <b>CHARLESWORTH</b> |
| 3. | LDA17-0218<br>245495993-001 | Tentative plan of subdivision to create four (4) semi-detached residential lots from Block 2, Plan 6532 KS, located north of Simpson Drive NW and east of 156 Street NW; <b>SOUTH TERWILLEGAR</b>  |
| 4. | LDA17-0165<br>243505447-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 38, Plan 1738 HW, located east of 83 Street and north of 78 Avenue; <b>KING EDWARD PARK</b>   |
| 5. | LDA17-0232<br>245733387-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 69, Plan 839 HW, located east of 142 Street NW and south of 106 Avenue NW; <b>GLENORA</b>   |
| 6. | LDA17-0233<br>245733071-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 44, Plan 4592 AD, located east of 152 Street NW and north of 103 Avenue NW; <b>CANORA</b>   |
| 7. | LDA17-0269<br>251472657-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 30, Plan 3642AJ, located south of 111 Avenue and east of 60 Street; <b>HIGHLANDS</b>  |

8.	LDA17-0282 252067356-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6 and 7, Block 15, Plan 747AF, located south of 114 Avenue NW and west of 123 Street NW; <b>INGLEWOOD</b>
9.	LDA17-0295 252602168-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 11, Plan RN60 located north of 109A Avenue NW and west of 129 Street NW.; <b>WESTMOUNT</b>
10.	LDA17-0299 252621458-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 21, 22 & C, Block 17, Plan 2528 AR, located south of 114 Avenue NW and west of 36 Street NW; <b>BEVERLY HEIGHTS</b>
11.	LDA17-0302 252714030-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 47, Plan 5797 HW, located south of 83 Avenue NW and west of 79 Street NW; <b>IDYLWYLDE</b>
12.	LDA17-0306 251803589-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot F, Block 11, Plan 169 HW, located south of 78 Avenue NW and west of 112 Street NW; <b>MCKERNAN</b>
13.	LDA17-0308 252334778-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 1, Plan 5375 HW, located north of 106A Avenue NW and west of 159A Street NW; <b>BRITANNIA YOUNGSTOWN</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

June 29, 2017

File No. LDA16-0137

Invistec Consulting Ltd.  
10235 - 101 Street NW  
Edmonton, AB T5J 3G1

ATTENTION: Ryan Eidick

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) and eight (8) commercial lots from Lot A, Plan 5396 NY, located south of Stony Plain Road NW and west of 231 Street NW;  
**SECORD**

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**I The Subdivision by Plan is APPROVED on June 29, 2017, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$993,336.64 representing 1.34 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
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 231 Street NW and Stony Plain 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 and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that LDA17-0091 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

8. that the owner register public access easement for a future walkway as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; 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 (2) 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 underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs the first two (2) lanes of 231 Street NW to an arterial roadway standard including channelization, 3 m shared use path, 1.5 m concrete sidewalk, lighting any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct intersection changes at 231 Street and Stony Plain Road to remove north to westbound left turn, south to eastbound left turn, northbound and southbound through movements, to the satisfaction of Transportation Planning and Engineering;
10. that the owner constructs 97 Avenue NW to a 24 m collector roadway standard, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs roadways to a 20 m collector roadway standard, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner constructs a temporary 6 m paved surface roadway connections 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);
13. that the owner constructs a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot A, Plan 5396 NY in the amount of \$993,336.64 representing 1.34 ha, is being provided by money in place with this subdivision. This will be adjusted to reflect the arterial roadway dedication.

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 April Gallays at [april.gallays@edmonton.ca](mailto:april.gallays@edmonton.ca) or 780-496-1895.

Regards,

Blair McDowell  
Subdivision Authority














BM/ag/Posse #188860986-001

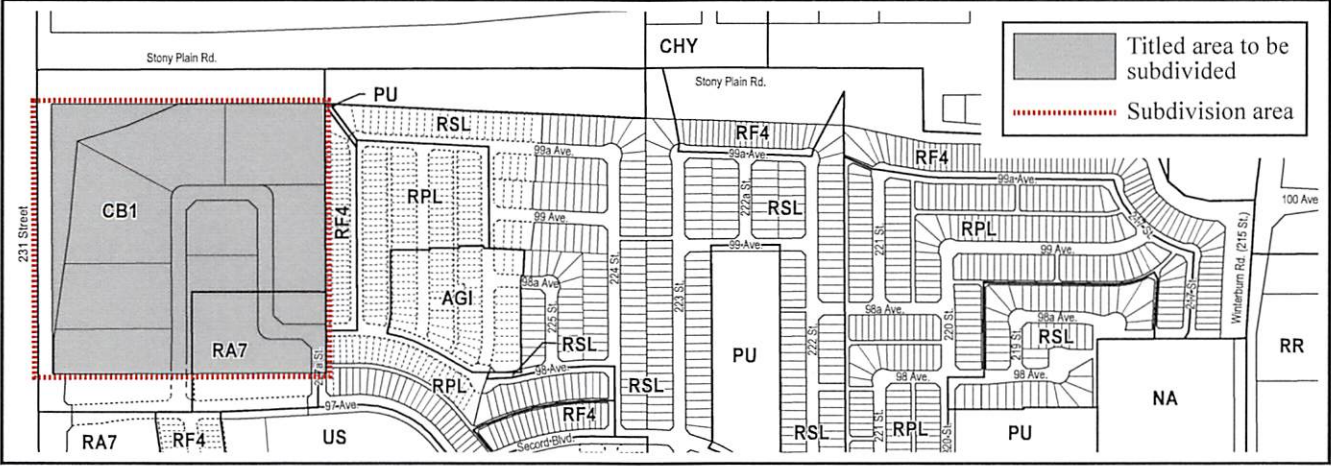
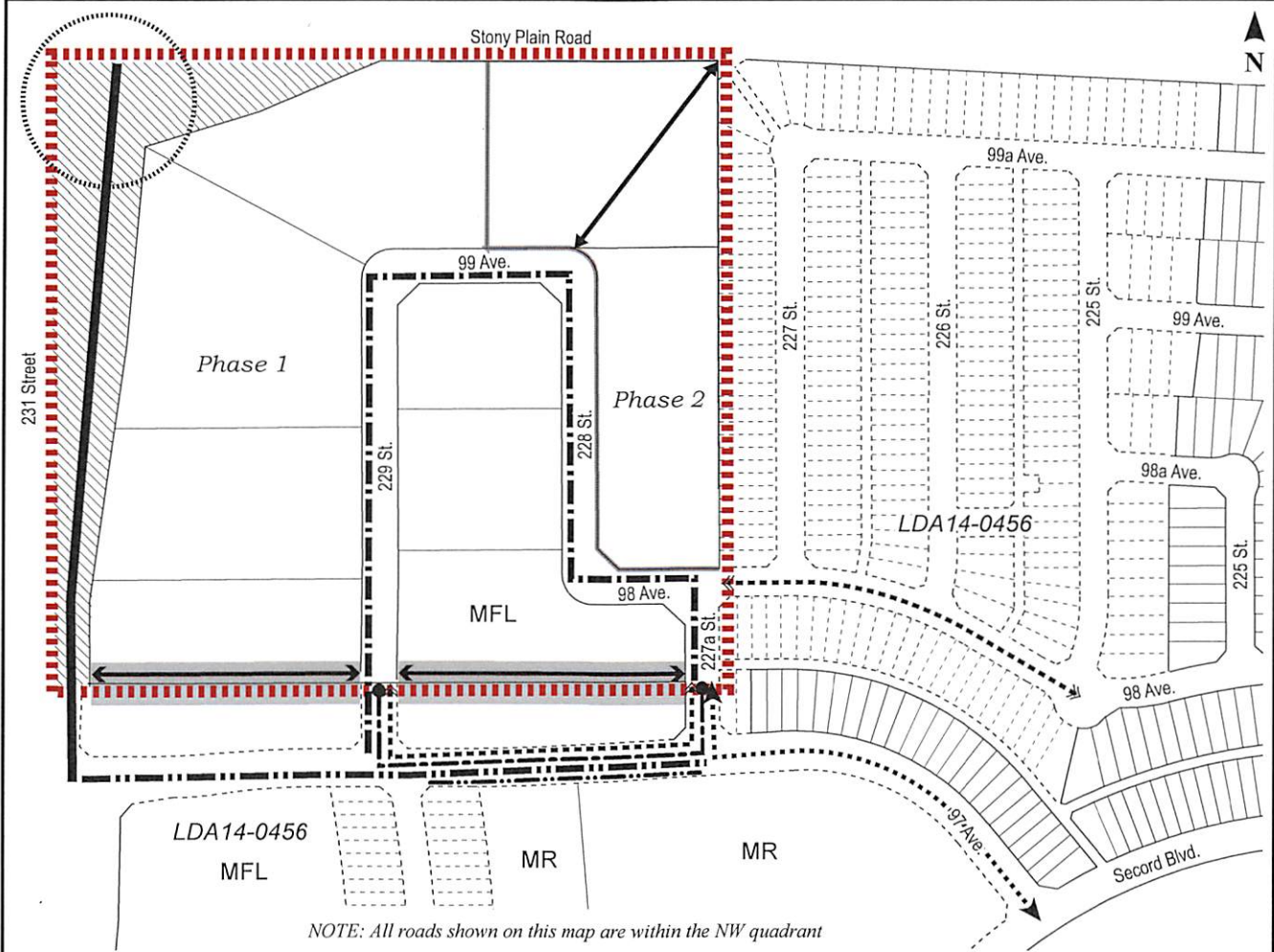
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 29, 2017

LDA16-0137

-  Limit of proposed subdivision
-  Cross lot access easement
-  Public access easement
-  Construct first two lanes to an arterial roadway standard
-  Construct 24 m collector roadway
-  Construct 20 m collector roadway
-  Construct 2 m mono-walk
-  Dedicate as road right-of-way
-  Watermain extension
-  Storm and sanitary sewer extension
-  Temporary 6 m roadway
-  Intersection improvements
-  Phasing lines





Subdivision Authority

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

June 29, 2017

File No. LDA17-0175

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

ATTENTION: Jacob Edenloff

RE: Tentative plan of subdivision to create 54 single detached residential lots, 38 semi-detached residential lots, four (4) row housing lots and one (1) Municipal Reserve lot from Lot 1, Plan 982 3999 and the SE 25-51-24-W4M located north of Ellerslie Road SW and west of 34 Street SW;  
**CHARLESWORTH**

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**I The Subdivision by Plan is APPROVED on June 29, 2017, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 2.69 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the approved subdivision LDA16-0177 (Stage 2) be registered prior to or concurrent with this application to ensure availability of the essential water main feed;
5. that the owner register a disturbed soil restrictive covenant in favour of the City of Edmonton against the lot flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I (2) 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 temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
9. that the owner constructs a 3 m hard surface shared use path with lighting, and bollards, within the MR lot, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs sanitary and storm sewer main extensions, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner design and construct interim overland drainage from the subdivision to the Storm Water Management Facility to the satisfaction of Drainage Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way and walkway to the satisfaction of City Departments and affected utility agencies.

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



MR for the south half of the SE 25-51-24-W4M has been partially provided by the prior dedication of MR and Environmental Reserve (ER). The balance owing is addressed by a Deferred Reserve Caveat (DRC) in the amount of 0.751 ha (instrument no. 172 056 936). Lot 1, Plan 982 3999 has an existing DRC in the amount of 3.24 ha (instrument no. 982 239 821). These two DRCs will be used to assemble the proposed 2.69 ha MR parcel, with the balance (1.301 ha) to carry forward to Lot 1, Plan 982 3999.

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 Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #243874863-001

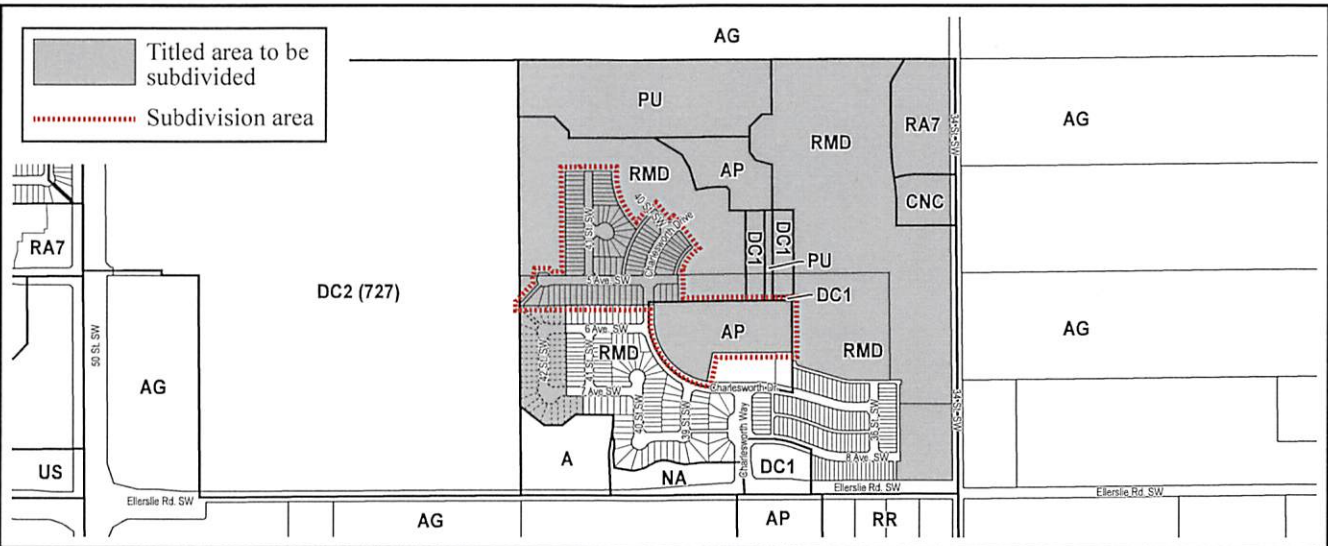
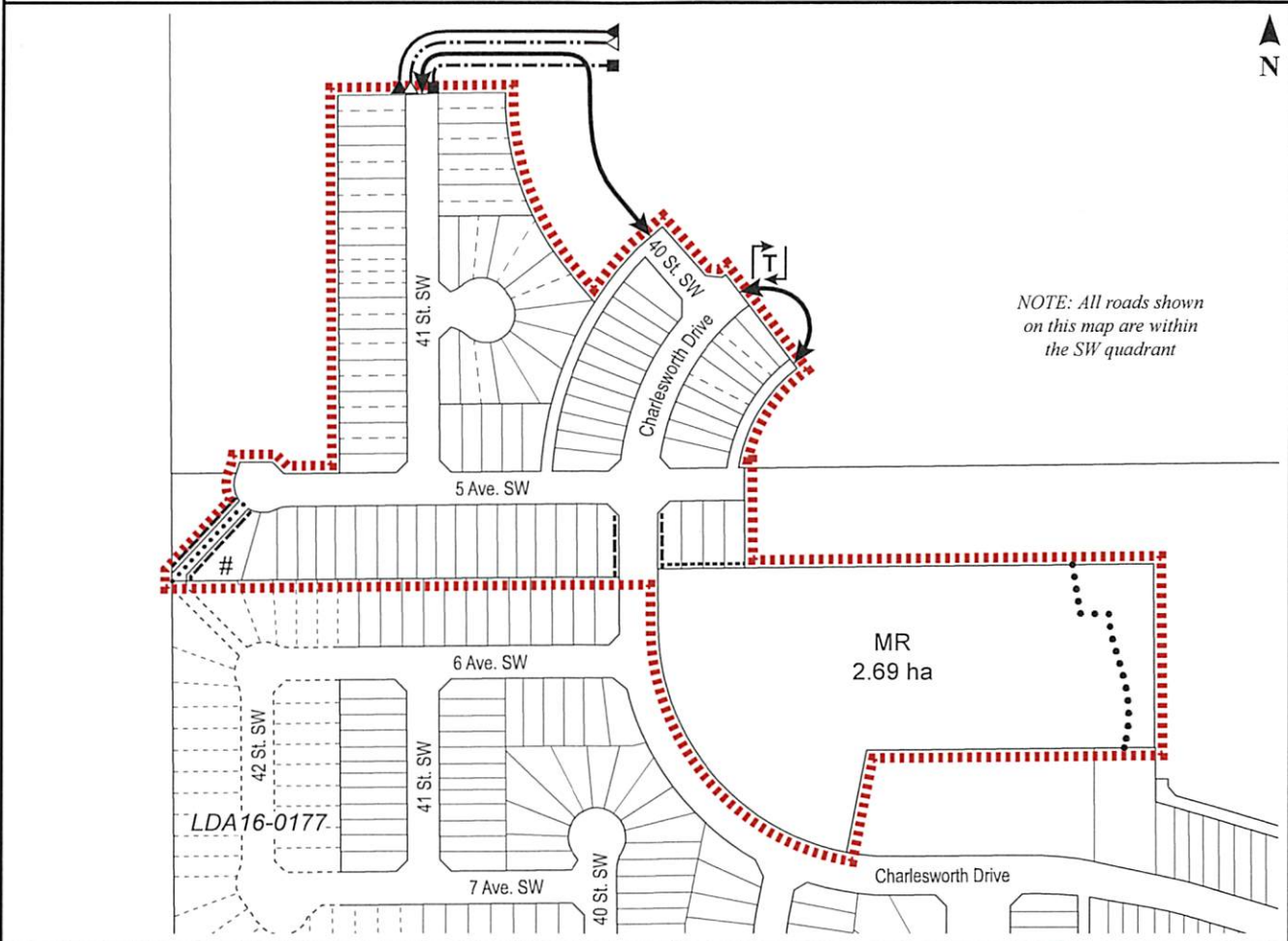
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 29, 2017

LDA17-0175

- Limit of proposed subdivision
- - - - - 1.8 m uniform screen fence as per Zoning Bylaw
- ..... 1.8 m uniform fence
- ..... 1.5 m concrete sidewalk
- ..... 3 m hard surface shared use path
- ↔ Temporary 6 m roadway
- [T] Temporary 17 m radius transit turnaround
- Sanitary sewer extension
- Storm sewer extension
- # Restrictive covenant re: Disturbed Soil
- Overland drainage





June 29, 2017

File No. LDA17-0218

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create four (4) semi-detached residential lots from Block 2, Plan 6532 KS, located north of Simpson Drive NW and east of 156 Street NW; **SOUTH TERWILLEGAR**

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**I The Subdivision by Plan is APPROVED on June 29, 2017, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Simpson Drive and 156 Street be constructed and operational prior to endorsement, and that the temporary easement west of Simpson Place be discharged at the time of registration; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;

7. that the owner constructs 156 Street NW and Simpson Drive NW prior to the removal of the temporary road to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I ;
8. that the owner constructs a 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pays for the installation of "no parking" signage on the collector roadway 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;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the removal of the existing temporary roadway, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the emergency access walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Plan 6532 KS, Block 2 was addressed by money in place through LDA10-0168.

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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #245495993-001

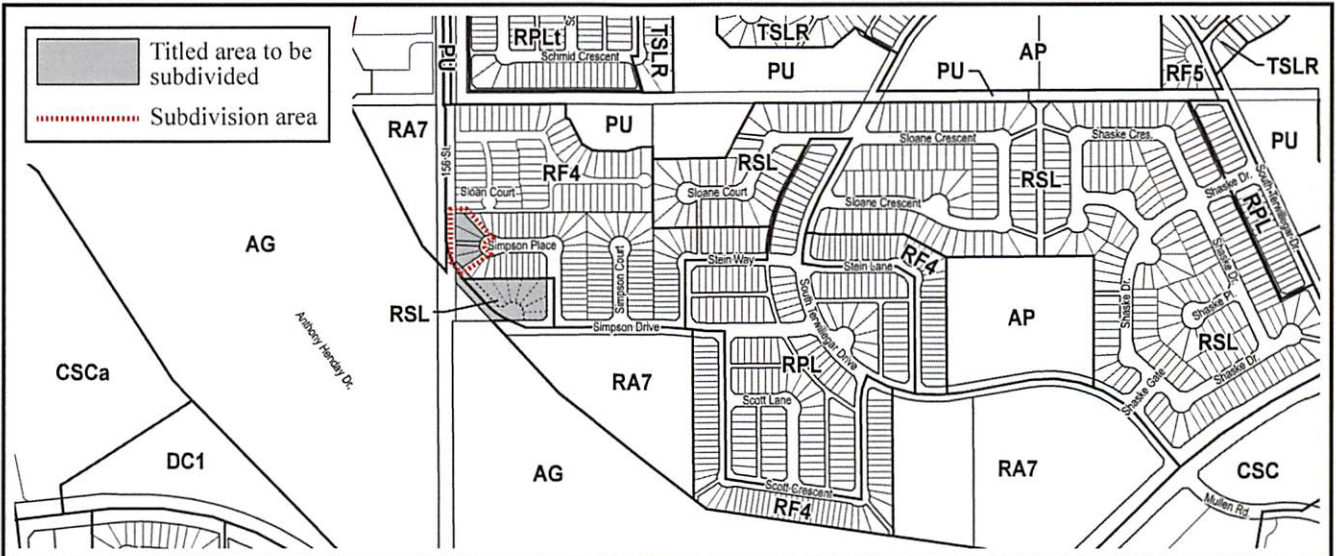
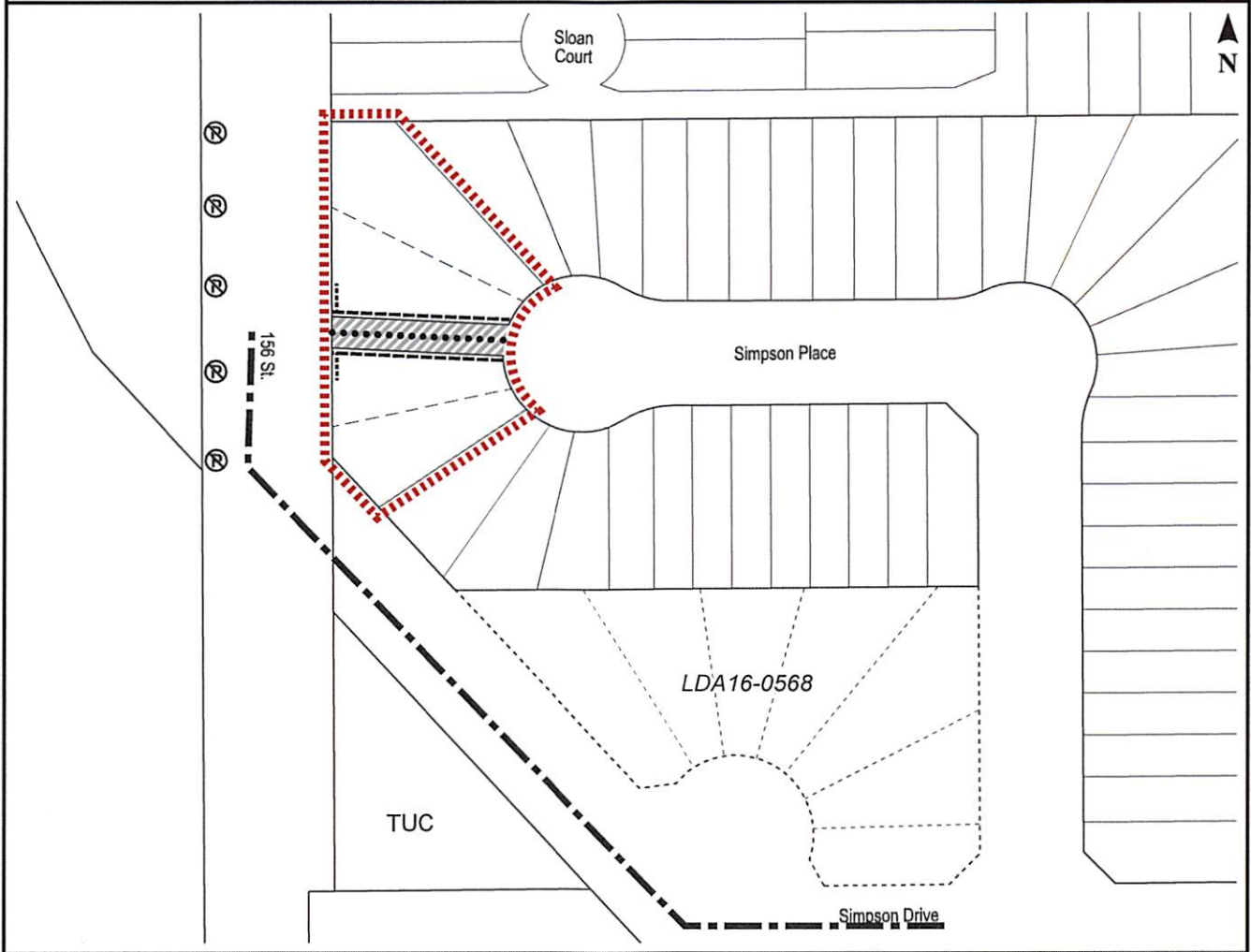
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 29, 2017

LDA17-0218

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬▬▬ 1.8 m uniform fence
- 3 m concrete emergency access
- Ⓡ No parking signage
- ▨▨▨▨▨▨ Remove temporary road structure
- ▬▬▬▬▬▬ Construct collector roadway





June 29, 2017

File No. LDA17-0165

Hagen Surveys (1982) 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 4, Block 38, Plan 1738 HW, located east of 83 Street and north of 78 Avenue; **KING EDWARD PARK**

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**The Subdivision by Plan is APPROVED on June 29, 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 western lot;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Sincy Modayil at 780-496-2653); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that 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.ketza@edmonton.ca](mailto:steven.ketza@edmonton.ca) or 780-944-0250.

Regards,

Blair McDowell  
Subdivision Authority

BM/sk/Posse #243505447-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

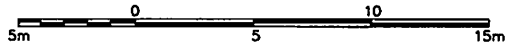
LOT 4, BLOCK 38, PLAN 1738 H.W.

IN THE

S.1/2 SEC.27-52-24-4

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: 454-5506

SURVEYOR'S STAMP



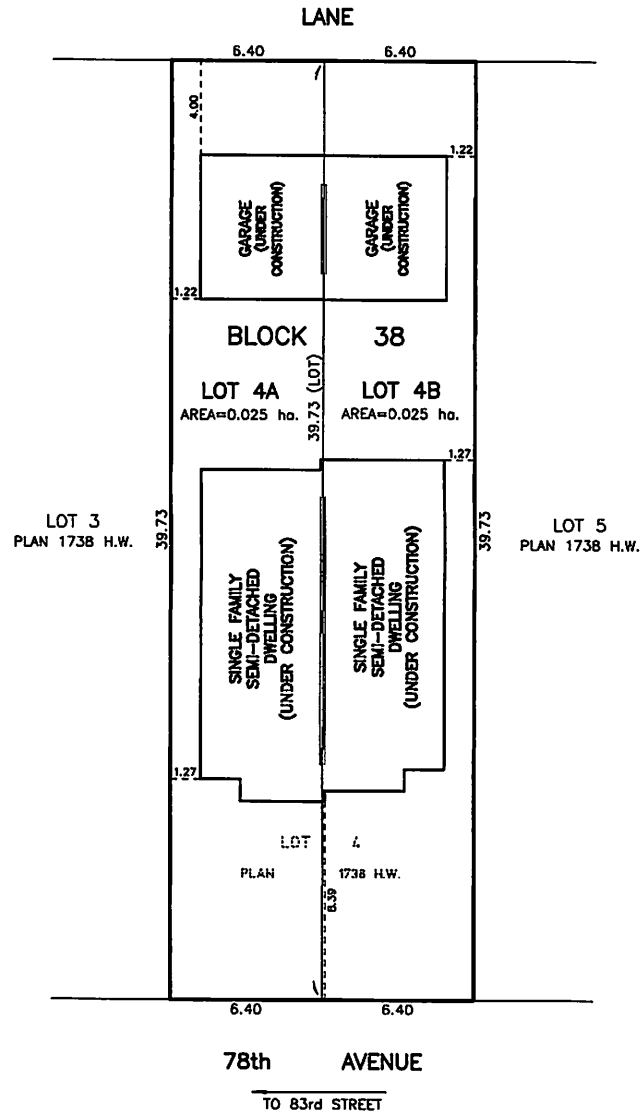
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 16, 2017  
 REVISED: -

FILE NO. 17S0159

DWG. NO. 17S0159T







Subdivision Authority

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

June 29, 2017

File No. LDA17-0232

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 6, Block 69, Plan 839 HW, located east of 142 Street NW and south of 106 Avenue NW; **GLENORA**

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**The Subdivision by Plan is APPROVED on June 29, 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 5.4m west of the east 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.

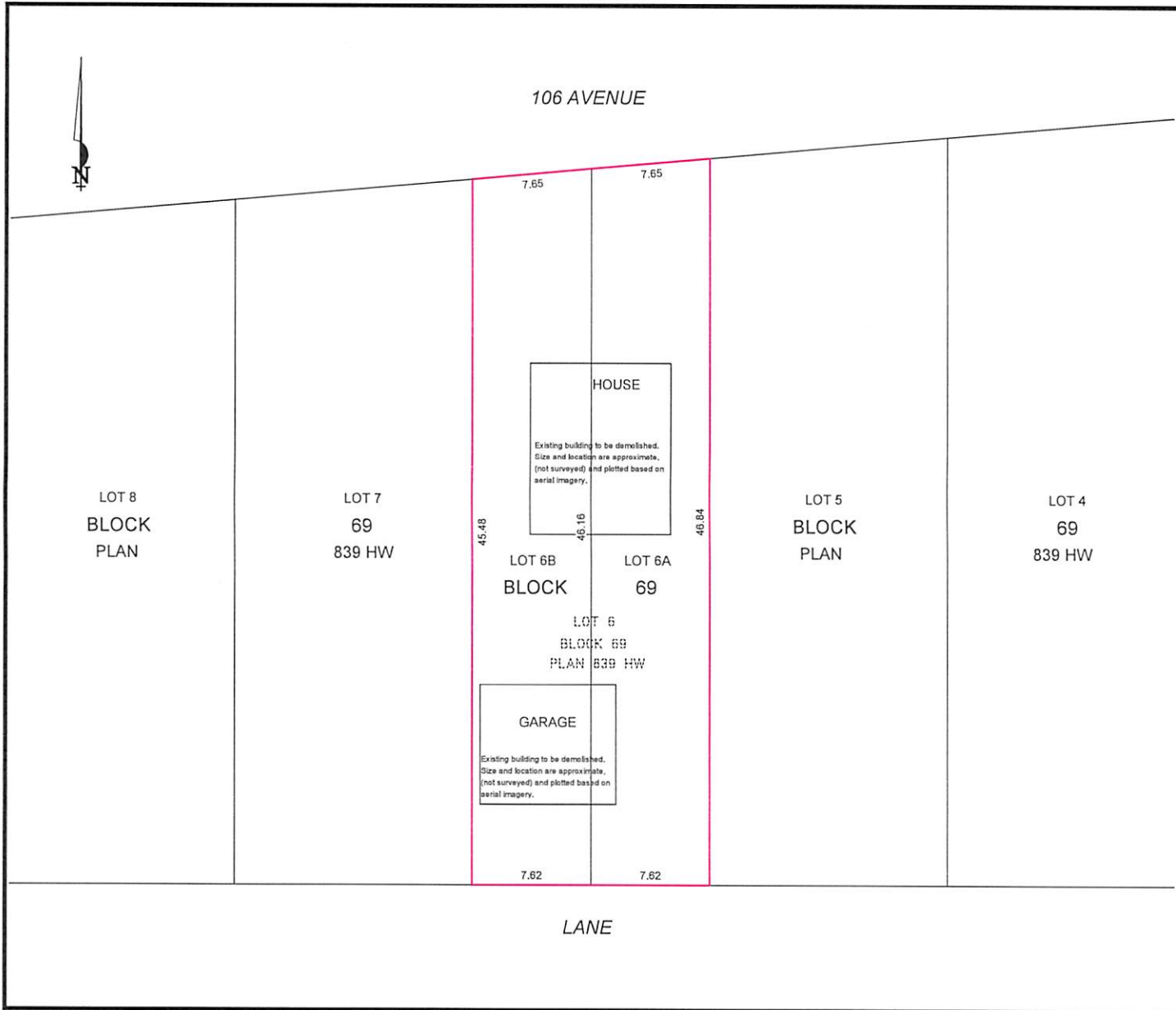
If you have further questions, please contact Steven Ketz at [steven.ketza@edmonton.ca](mailto:steven.ketza@edmonton.ca) or 780-944-0250.

Regards,

Blair McDowell  
Subdivision Authority

BM/sk/Posse #245733387-001

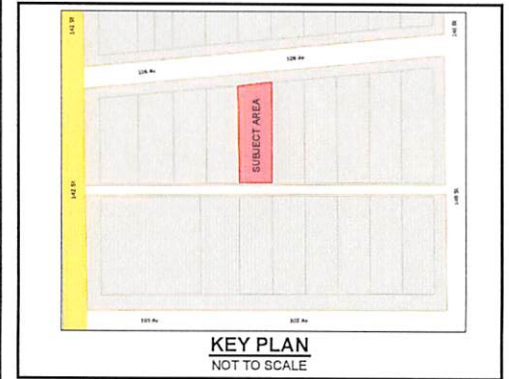
Enclosure(s)



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 RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.070 ha.

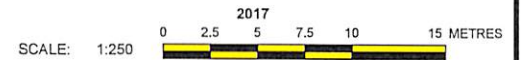


REV. NO.	DATE	ITEM	BY
0	APR. 13, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

**GLENORA**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 6, BLOCK 69, PLAN 839 HW  
WITHIN THE  
W. 1/2 SEC. 1 - TWP. 53 - RGE. 25 - W. 4th MER.  
**EDMONTON - ALBERTA**



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

FILE NO.	81700021T	DRAFTED BY:	AN	CHECKED BY:	MK
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Subdivision Authority

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

June 29, 2017

File No. LDA17-0233

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 3, Block 44, Plan 4592 AD, located east of 152 Street NW and north of 103 Avenue NW; **CANORA**

---

**The Subdivision by Plan is APPROVED on June 29, 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 northern lot; 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 Ketz at [steven.ketza@edmonton.ca](mailto:steven.ketza@edmonton.ca) or 780-944-0250.

Regards,

Blair McDowell  
Subdivision Authority

BM/sk/Posse # 245733071-001

Enclosure(s)

# HEART 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 RFP2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS . . . . .
- AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 17, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

## CANORA

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 3, BLOCK 44, PLAN 4592 AD  
WITHIN THE  
S.W. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4th MER.

## EDMONTON - ALBERTA



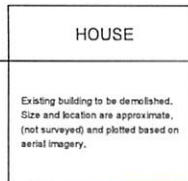
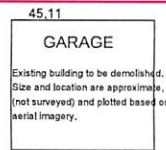
**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 61700022T	DRAFTED BY: AN	CHECKED BY: MK
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LOT 5  
BLOCK 44  
PLAN 4592 AD

LOT 4  
BLOCK 44  
PLAN 4592 AD

LOT 3B  
BLOCK 44



LOT 3  
BLOCK 44  
PLAN 4592 AD

LOT 3A  
BLOCK 44

LOT 2B  
BLOCK 44  
PLAN 922 2067

LOT 2A  
BLOCK 44  
PLAN 922 2067



152 STREET

LANE

7.62

7.62

7.62

7.62

45.11

45.11



June 29, 2017

File No. LDA17-0269

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 30, Plan 3642AJ, located south of 111 Avenue and east of 60 Street; **HIGHLANDS**

---

**The Subdivision by Plan is APPROVED on June 29, 2017, subject to the following conditions:**

1. the owner register an easement for cross lot access as shown on Enclosure I. The City shall be party to the easement;
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 14.02 m east of the east property line of Lot 1. 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 Nathan Stelfox at [nathan.stelfox@edmonton.ca](mailto:nathan.stelfox@edmonton.ca) or 780-496-1674.

Regards,

Blair McDowell  
Subdivision Authority

BM/ns/Posse #251472657-001

Enclosure(s)





111 Avenue NW

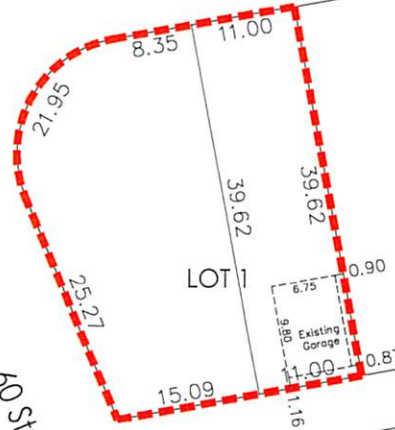
60 Street NW

Block 30

Alley

Ada Boulevard

LOT 1



20

19

18

17

9

8

10

11

12



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

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus ■■■■ and contains approximately 0.11 hectares, including 2 residential lots.

Revision \_\_\_\_\_ By YAM/DD

Client/Project

LAURIE SCOTT

PLAN SHOWING PROPOSED SUBDIVISION  
OF PORTION OF LOT 1, BLOCK 30,  
PLAN 3642AJ

Edmonton, AB

Title

TENTATIVE PLAN OF SUBDIVISION  
Highlands

Project No.  
1161 106230  
April 17, 2017

Scale  
1:500



V:\1161\active\116106230\drawing\planning\tp\_highlands\_1\_30\_3642aj.dwg  
2017/04/26 3:27 PM By: zachnask, bryan

ORIGINAL SHEET - ANSI B



Subdivision Authority

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

June 29, 2017

File No. LDA17-0282

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 6 and 7, Block 15, Plan 747AF, located south of 114 Avenue NW and west of 123 Street NW;  
**INGLEWOOD**

---

**The Subdivision by Plan is APPROVED on June 29, 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 12.4 m south of the north property line of Lot 7. 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](mailto:geraldadam.todd@edmonton.ca) or 780-496-8080.

Regards,

Blair McDowell  
Subdivision Authority

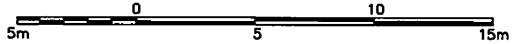
BM/at/Posse #252067356-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF  
 LOT 7 & PART OF LOT 6,  
 BLOCK 15, PLAN 747 A.F.

IN THE  
 W.1/2 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



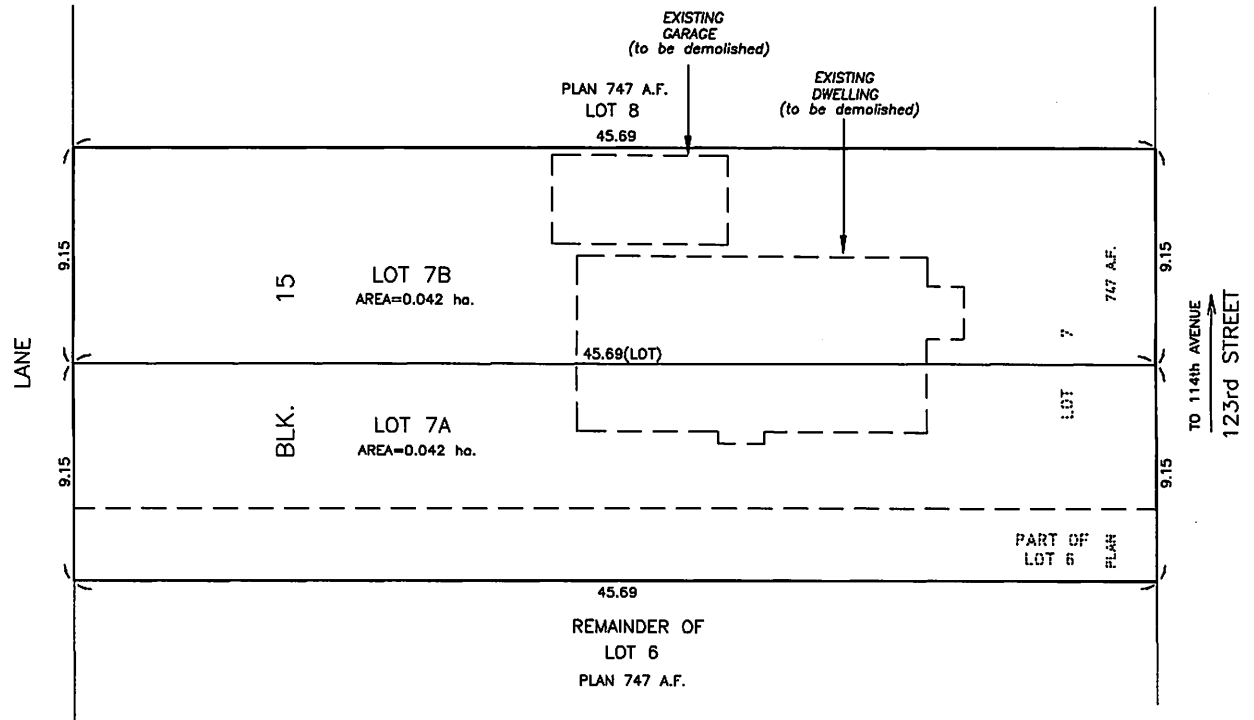
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: APRIL 16, 2017  
 REVISED: -

FILE NO. 17S0403

DWG.NO. 17S0403T





Subdivision Authority

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

June 29, 2017

File No. LDA17-0295

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 2, Block 11, Plan RN60 located north of 109A Avenue NW and west of 129 Street NW.;  
**WESTMOUNT**

---

**The Subdivision by Plan is APPROVED on June 29, 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 2.30 m north of the south property line of Lot 2. 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](mailto:geraldadam.todd@edmonton.ca) or 780-496-8080.

Regards,


Blair McDowell  
Subdivision Authority

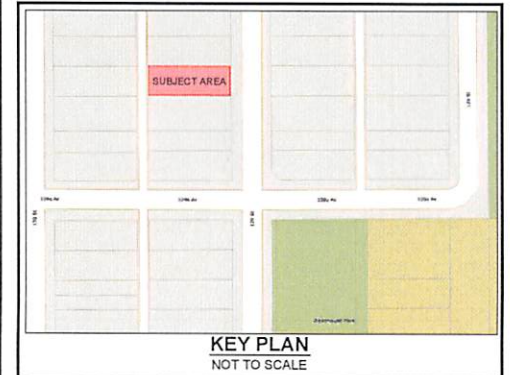
BM/at/Posse# 252602168-001

Enclosure(s)

## ACCENT INFILLS

**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 R.F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	MAY 19, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

## WESTMOUNT

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

OF

LOT 2, BLOCK 11, PLAN RN 60

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.	S1700040T	DRAFTED BY:	AN	CHECKED BY:	BM
----------	-----------	-------------	----	-------------	----

LOT 3  
BLOCK 11  
PLAN RN 60

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

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

LOT 2  
BLOCK 11  
PLAN RN 60

LOT 2B  
BLOCK 11

LOT 2A  
BLOCK 11

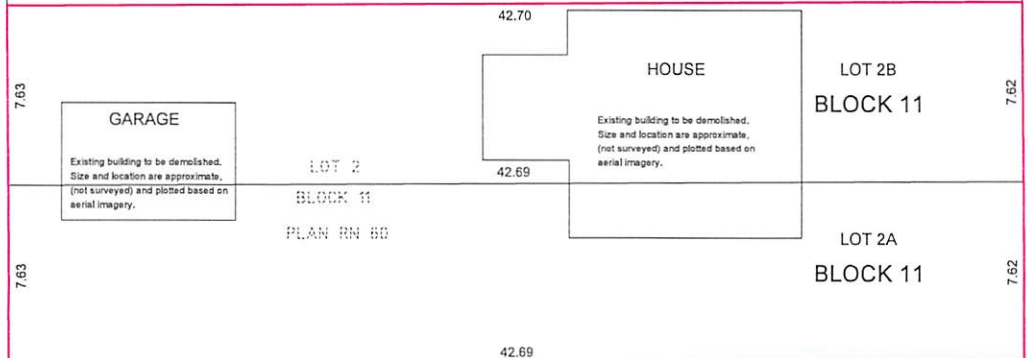
LOT 1  
BLOCK 11  
PLAN RN 60

LOT 2  
BLOCK 5  
PLAN RN 24A



LANE

129 STREET





June 29, 2017

File No. LDA17-0299

Alberta Geomatics Inc.  
201, 8762 50 Avenue NW  
Edmonton, AB 86E 5K8

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 21, 22 & C, Block 17, Plan 2528 AR, located south of 114 Avenue NW and west of 36 Street NW;  
**BEVERLY HEIGHTS**

---

**The Subdivision by Plan is APPROVED on June 29, 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 1.1 m east of the west property line of Lot 21-22. 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.

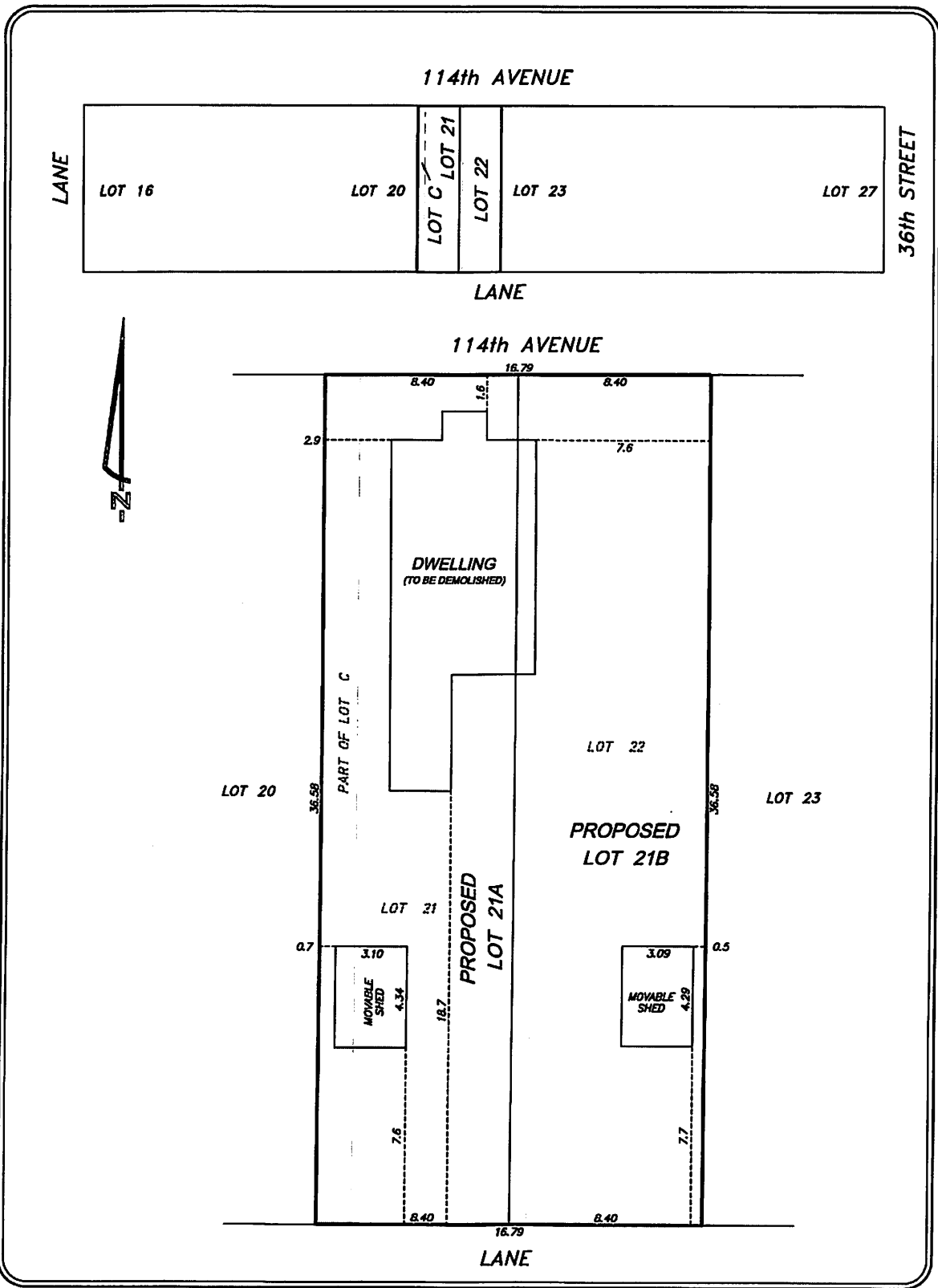
If you have further questions, please contact Tina Lee at [tina.lee@edmonton.ca](mailto:tina.lee@edmonton.ca) or 780-496-1758.

Regards,

Blair McDowell  
Subdivision Authority

BM/tl/Posse #252621458-001

Enclosure(s)



# TENTATIVE PLAN

<p>Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024</p>		<p><b>NOTE:</b> ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p>
<p>LOT: 21, 22 &amp; C    BLOCK: 17    PLAN: 2528 AR</p>		
<p>SUBDIVISION: BEVERLY HEIGHTS    ADDRESS: 3621 - 114 AVENUE</p>		
<p>BUILDER/OWNER: G., E. &amp; M. BABSKI    EDMONTON</p>		<p>ZONING: RF1</p>
<p>FILE: E14226</p>	<p>LOT AREA: 0.07 ha.</p>	<p>SCALE: 1:200</p>
<p>DRAWN BY: J.K.</p>	<p>CHECKED BY: P.S.</p>	<p>2017-05-23</p>



Subdivision Authority

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

June 29, 2017

File No. LDA17-0302

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 from Lot 18, Block 47, Plan 5797 HW, located south of 83 Avenue NW and west of 79 Street NW; **IDYLWYLDE**

---

**The Subdivision by Plan is APPROVED on June 29, 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 1.8m west of the east property line of Lot 18. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

If you have further questions, please contact Tina Lee at [tina.lee@edmonton.ca](mailto:tina.lee@edmonton.ca) or 780-496-1758.

Regards,

Blair McDowell  
Subdivision Authority

BM/tl/Posse #252714030-001

Enclosure(s)

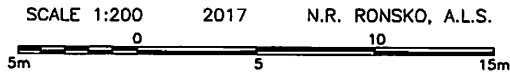
# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 18, BLOCK 47, PLAN 5797 H.W.

IN THE  
S.E.1/4 SEC.27-52-24-4

EDMONTON ALBERTA



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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP



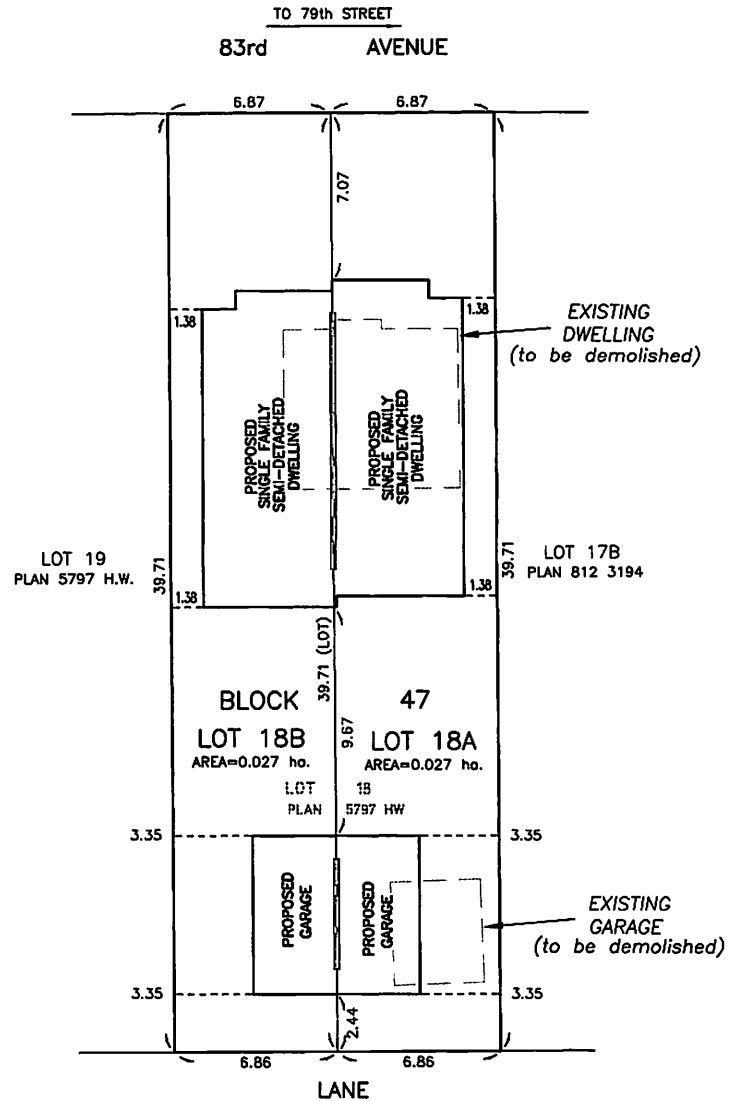
DRAWN BY: J.V./SC

CALC'D. BY: J.V.

DATE: February 9, 2017  
REVISED: May 26, 2017

FILE NO. 17S0098

DWG.NO. 17S0098T





Subdivision Authority

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

June 29, 2017

File No. LDA17-0306

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 from Lot F, Block 11, Plan 169 HW, located south of 78 Avenue NW and west of 112 Street NW; **MCKERNAN**

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**The Subdivision by Plan is APPROVED on June 29, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.4m east of the west property line of Lot F. 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](mailto:tina.lee@edmonton.ca) or 780-496-1758.

Regards,

Blair McDowell  
Subdivision Authority

BM/tl/Posse #251803589-001

Enclosure(s)

# TENTATIVE PLAN

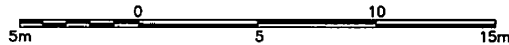
SHOWING SUBDIVISION OF

LOT F, BLOCK 11, PLAN 169 H.W.

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

EDMONTON ALBERTA

SCALE 1:200 2017 D.G. CHEN, 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



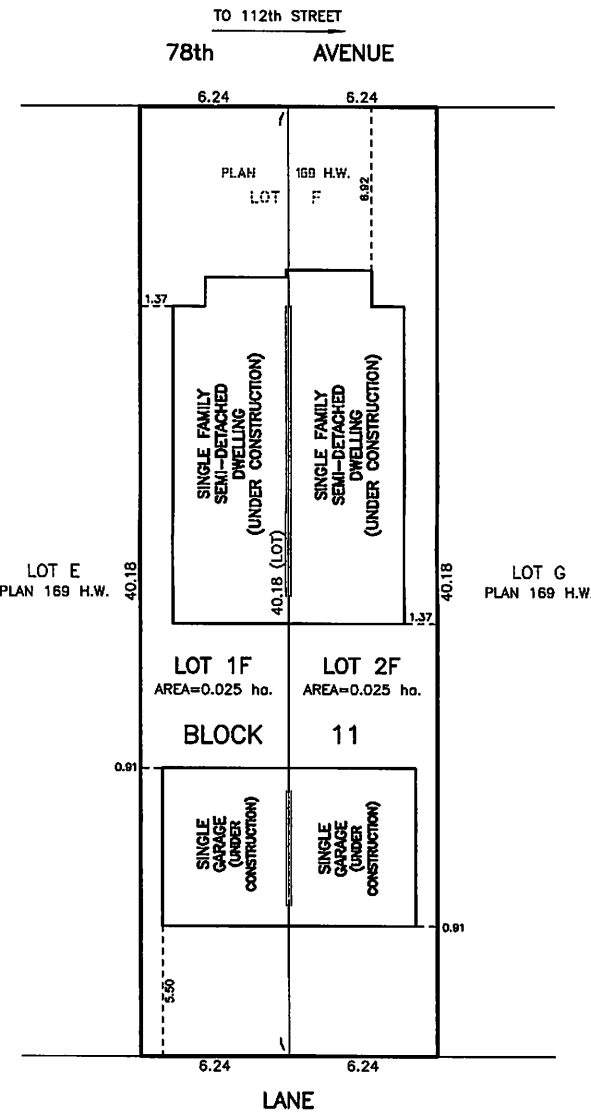
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 22, 2016  
REVISED: May 12, 2017

FILE NO. 16C0012

DWG.NO. 16C0012







Subdivision Authority

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

June 29, 2017

File No. LDA17-0308

Tolene Designs Inc.  
15918 - 109 Street NW  
Edmonton, AB T5X 4R9

ATTENTION: Abdulla Elmikkawi

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 1, Plan 5375 HW, located north of 106A Avenue NW and west of 159A Street NW;  
**BRITANNIA YOUNGSTOWN**

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**The Subdivision by Plan is APPROVED on June 29, 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 5.0 m west of the east property line of Lot 15. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

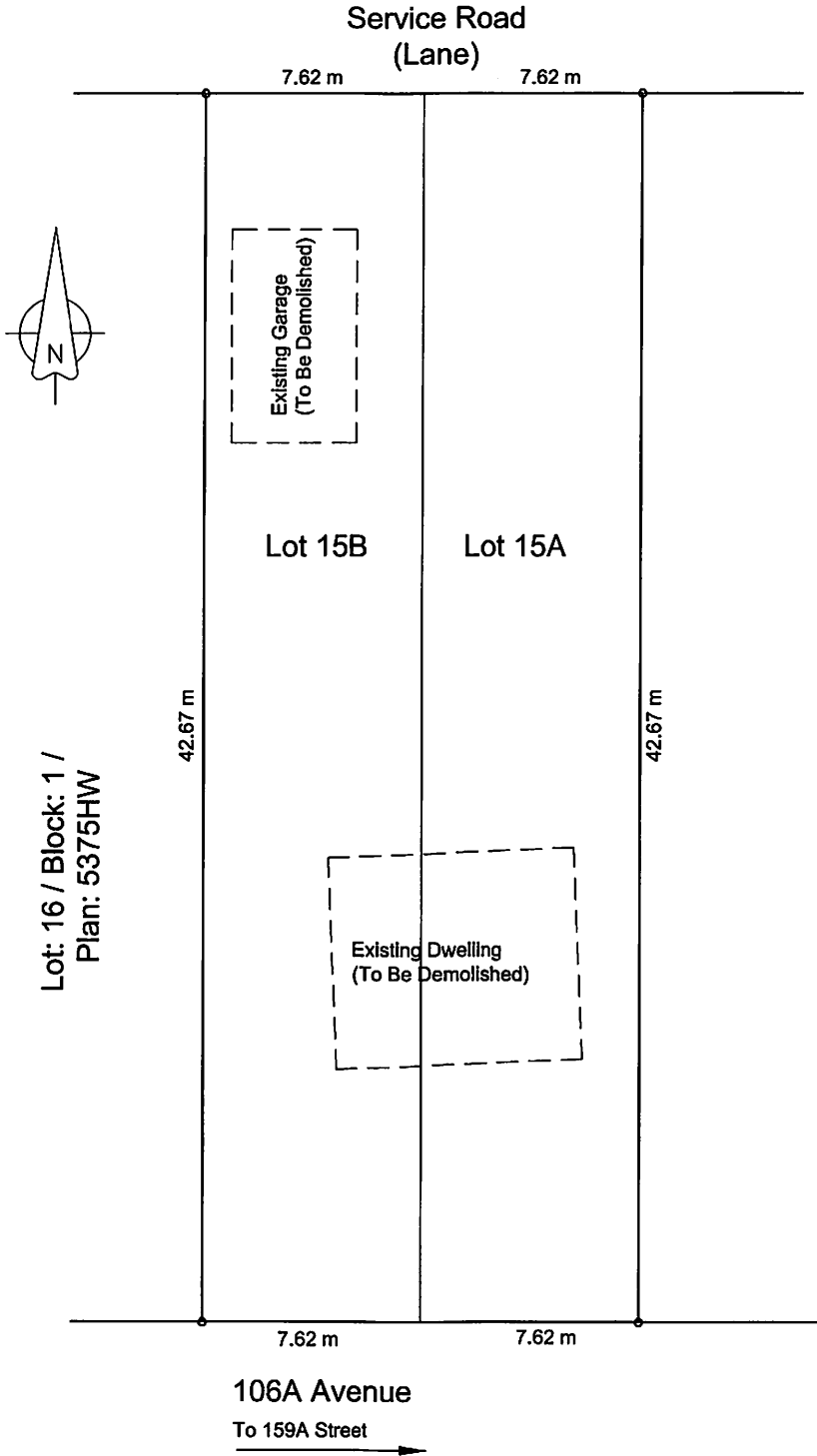
Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #252334778-001

Enclosure

**TENTATIVE PLAN**  
Showing Subdivision Of  
Lot: 15 / Block: 1 / Plan: 5375HW  
in Edmonton, Alberta



Scale 1:200

Tolene Designs Inc  
Abdulla Elmikkawi  
15918 - 109 Street NW  
Edmonton, AB. T5X 4R9  
Phone: 780-9096839  
Date: May 31, 2017



MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA17-0131 242534791-001	Tentative plan of subdivision to create one (1) additional multiple family lot, from Lot 25, Block 101, Plan 132 0993, located north of Stony Plain Road NW and east of 142 Street NW; <b>GLENORA</b>
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
2.	LDA17-0161 241299069-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3A, Block 9, Plan 1928 TR located north of 58 Avenue NW and west of 107 Street NW; <b>PLEASANTVIEW</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
3.	LDA17-0266 244576319-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 50, Plan RN 22B, located north of 105 Avenue NW and east of 127 Street NW; <b>WESTMOUNT</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA17-0280 252067994-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 11, Plan 5682 HW, located north of 73 Avenue NW and west of 91 Street NW; <b>RITCHIE</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
<b>5.</b>	<b>ADJOURMENT</b> The meeting adjourned at 10:20 a.m.	