

Thursday, August 24, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 34

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

**1. ADOPTION OF AGENDA**

MOVED

April Gallays

That the Subdivision Authority Agenda for the August 24, 2017 meeting be adopted.

FOR THE MOTION

April Gallays

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

April Gallays

That the Subdivision Authority Minutes for the August 17, 2017 meeting be adopted.

FOR THE MOTION

April Gallays

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA15-0008  
165722052-001

Tentative plan of subdivision to create 190 single detached residential lots and one (1) Public Utility lot (PUL), from a portion of roadway to be closed, Lot 1, Block 1, Plan 122 3805, Lot C Block 3, Plan 152 1821, Lot B Plan 6740 MC, Lot H, Block 1, Plan 162 0974, and the NE 7-52-25-W4M located south of Lessard Road NW and east of 199 Street NW; **EDGEMONT**

MOVED

April Gallays

That the application for subdivision be Approved.

FOR THE MOTION

April Gallays

**CARRIED**

2. LDA16-0480  
232246082-001

Tentative plan of subdivision to create 56 row housing lots, from the NW 29-53-24-W4M located north of 137 Avenue NW and east of Castle Downs Road NW; **GRIESBACH**

MOVED

April Gallays

That the application for subdivision be Approved as Amended.

FOR THE MOTION

April Gallays

**CARRIED**

3.	LDA17-0205 245052628-001	Tentative plan of subdivision to create two (2) block shells, from the SW 22-51-25-W4M located south of 18 Avenue SW and east of 170 Street SW; <b>GLENRIDDING HEIGHTS</b>
MOVED		April Gallays  That the application for subdivision be Approved.
FOR THE MOTION		April Gallays <b>CARRIED</b>
4.	LDA17-0337 254274286-001	Tentative plan of subdivision to create one (1) other lot from Block 1, Block 3 and the common property of Plan 132 4176 located south of Ellerslie Road SW and west of 103A Street SW; <b>CASHMAN</b>
MOVED		April Gallays  That the application for subdivision be Tabled.
FOR THE MOTION		April Gallays <b>CARRIED</b>
5.	LDA17-0381 255516554-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 95, Plan 5109 HW, located south of 98 Avenue NW and east of 143 Street NW; <b>CRESTWOOD</b>
MOVED		April Gallays  That the application for subdivision be Tabled.
FOR THE MOTION		April Gallays <b>CARRIED</b>
6.	LDA17-0406 257472527-002	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 8, Plan 2955MC, located south of 57 Avenue NW and west of 112 Street NW; <b>LENDRUM PLACE</b>
MOVED		April Gallays  That the application for subdivision be Approved.
FOR THE MOTION		April Gallays <b>CARRIED</b>
7.	LDA17-0412 257651366-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 63A, Plan 6331HW, located north of 106 Avenue NW and east of 136 Street NW; <b>GLENORA</b>
MOVED		April Gallays  That the application for subdivision be Approved.
FOR THE MOTION		April Gallays <b>CARRIED</b>
8.	LDA17-0422 258153880-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28 Block 3A, Plan 4278V, located north of 104 Avenue NW and east of 144 Street NW; <b>GROVENOR</b>
MOVED		April Gallays  That the application for subdivision be Approved.
FOR THE MOTION		April Gallays <b>CARRIED</b>

5.

**ADJOURMENT**

The meeting adjourned at 10:30 a.m.



Subdivision Authority

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

August 24, 2017

File No. LDA15-0008

Qualico Communities  
3203 - 93 Street NW  
Edmonton, AB T6N 0B2

ATTENTION: Reanna Feniak

RE: Tentative plan of subdivision to create 190 single detached residential lots and one (1) Public Utility lot (PUL), from a portion of roadway to be closed, Lot 1, Block 1, Plan 122 3805, Lot C Block 3, Plan 152 1821, Lot B Plan 6740 MC, Lot H, Block 1, Plan 162 0974, and the NE 7-52-25-W4M located south of Lessard Road NW and east of 199 Street NW; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on August 24, 2017, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$428,545.00 representing 0.694 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 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 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;
5. that the subdivision boundary be amended to include the dedication of Edgemont Road, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of the City of Edmonton against the lots flanking Erker Way NW, as shown on the "Conditions of Approval" map, Enclosure I;

7. that LDA15-0008 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that LDA14-0298 to close 199 Street NW shall be approved prior to the endorsement of this plan of survey;
9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 6 m gravel surface roadway connection with Phase 2, 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 1.5 m concrete sidewalk with lighting, and bollards, within 199 Street including connections, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways including connections, 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 Storm Water Management Facility (SWMF) and walkway, as per City of Edmonton Design

and Construction Standards, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner constructs a 3 m hard surface or granular shared use path with lighting, within the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner designs the ultimate Storm Water Management facility (SWMF) and constructs the interim facility, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs underground utilities including 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;
14. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing or flanking onto 199 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way and walkways 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 1, Block 1, Plan 122 3805 was addressed by registration of a Deferred Reserve Caveat (DRC). The remainder will carry forward on title.

MR for Lot H, Block 1, Plan 162 0974 was addressed by registration of aDRC on the E half of the SE 7-52-25-W4M with LDA13-0043.

MR for Lot C, Block 3, Plan 152 1821 was addressed by registration of aDRC on the NE 7-52-25-W4M with LDA14-0135.

MR for NE 7-52-25-W4M was addressed by DRC with LDA14-0135. The remainder will carry forward on title.

MR for Lot B, Plan 6740 MC in the amount of \$428,545.00 representing 0.694 ha, is being provided by money in place with this subdivision. This amount will be adjusted to reflect the road closure areas.

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,



For

Blair McDowell  
Subdivision Authority

BM/ag/Posse #165722052-001

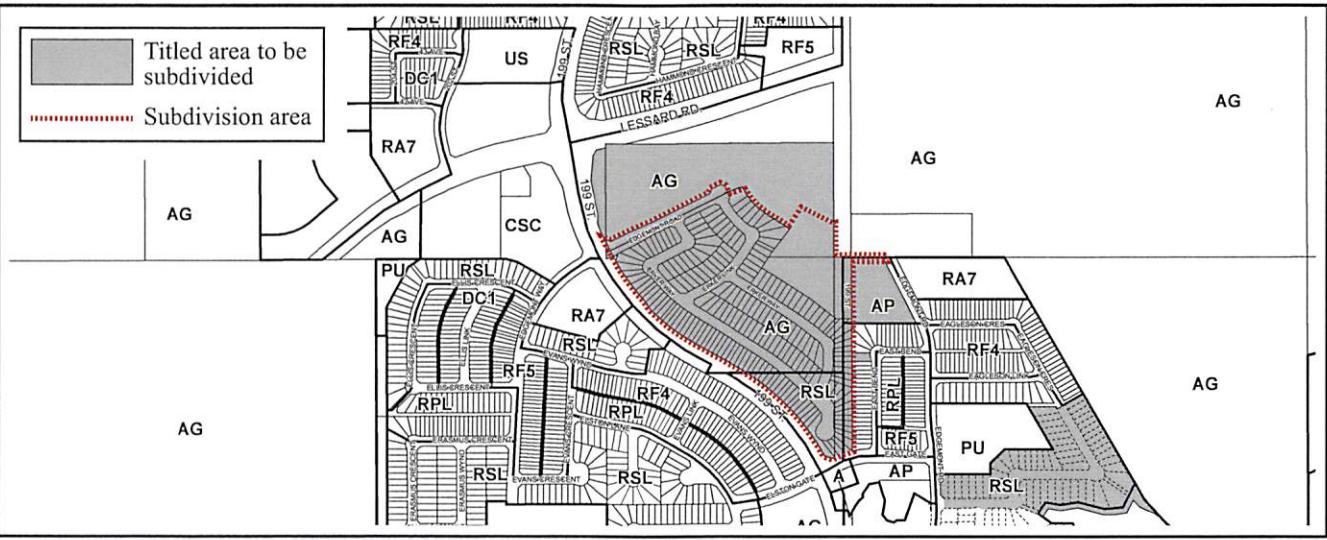
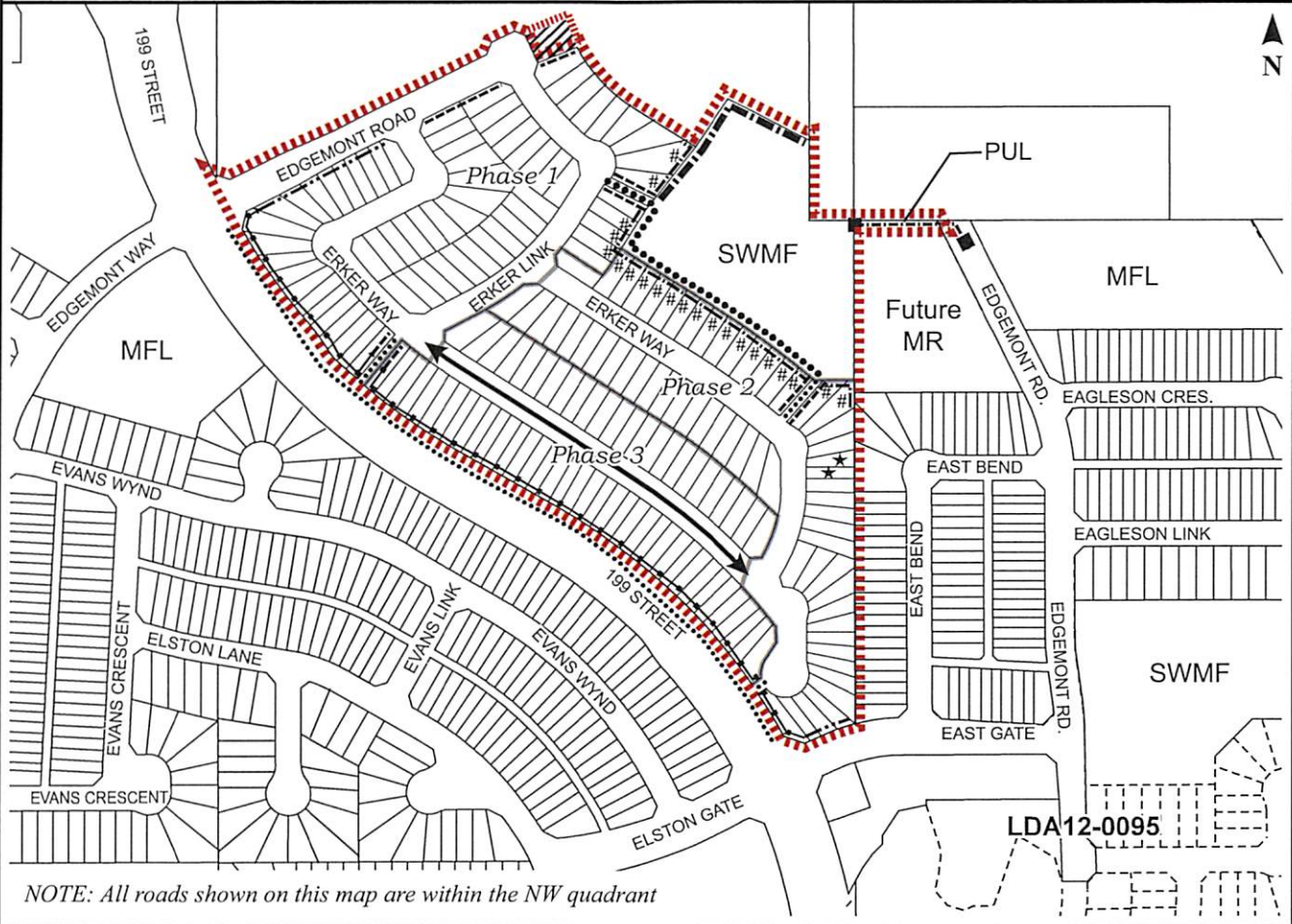
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 24, 2017

LDA15-0008

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>▬▬▬▬▬▬▬ Limit of proposed subdivision</li> <li>▬▬▬▬▬▬▬ Amend subdivision boundary</li> <li>- - - - - 1.8 m uniform screen fence as per Zoning Bylaw</li> <li>- · - · - 1.8 m uniform screen fence</li> <li>▬▬▬▬▬▬▬ Noise attenuation fence</li> <li>- - - - - 1.2 m uniform fence</li> <li>▭ Register easement</li> <li>· · · · · 1.5 m concrete sidewalk</li> </ul> | <ul style="list-style-type: none"> <li>· · · · · 3 m hard surface shared use path</li> <li># Restrictive covenant re: Freeboard</li> <li>▬▬▬▬▬▬▬ 3 m hard surface or granular shared use path</li> <li>★ Restrictive covenant re: Disturbed soil</li> <li>▭ Storm sewer extension</li> <li>▨ Dedicate as road right of way</li> <li>↔ Temporary 6 m roadway</li> <li>▬ Phasing line</li> </ul> |
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Subdivision Authority

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

August 24, 2017

File No. LDA16-0480

Stantec Consulting Ltd.  
1100, 111 Dunsmuir Street  
Vancouver, BC V6B 6A3

ATTENTION: John Steil

RE: Tentative plan of subdivision to create 56 row housing lots, from the NW 29-53-24-W4M located north of 137 Avenue NW and east of Castle Downs Road NW; **GRIESBACH**

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**I The Subdivision by Plan is APPROVED on August 24, 2017, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register temporary public access easements for 1.5 m concrete sidewalk as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to include the dedication of the complete intersections and the alley, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
5. that Bylaw 18144 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. 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;
6. that the owner constructs a left turn bay and required modifications on 137 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner constructs a temporary 1.5 m concrete sidewalk to existing bus stop, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots flanking 137 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I.

Municipal Reserve was previously addressed for the NW 29-53-24-W4M by the registration of a Deferred Reserve Caveat (DRC) on title. The DRC will carry forward on the remainder of the title.

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,



FOR

Blair McDowell  
Subdivision Authority  
BM/ag/Posse #232246082-001  
Enclosure(s)

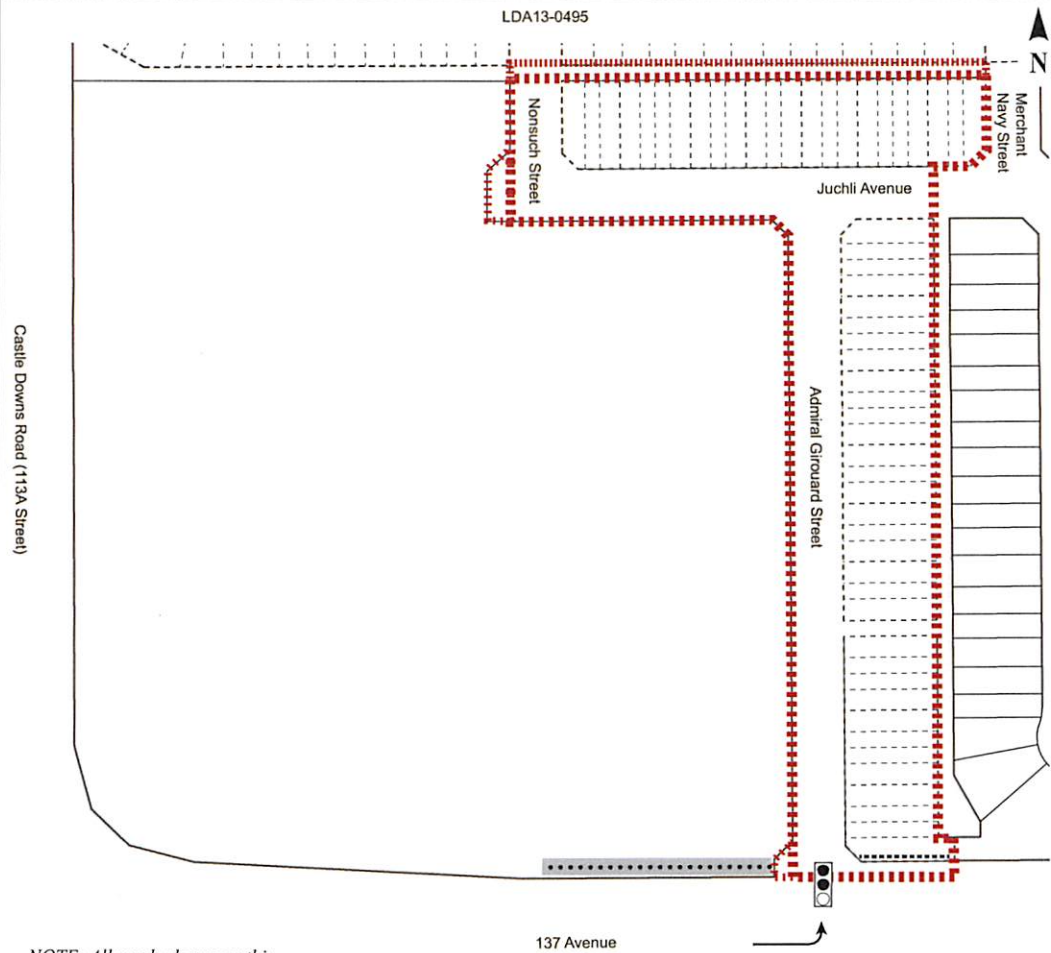
SUBDIVISION CONDITIONS OF APPROVAL

August 24, 2017

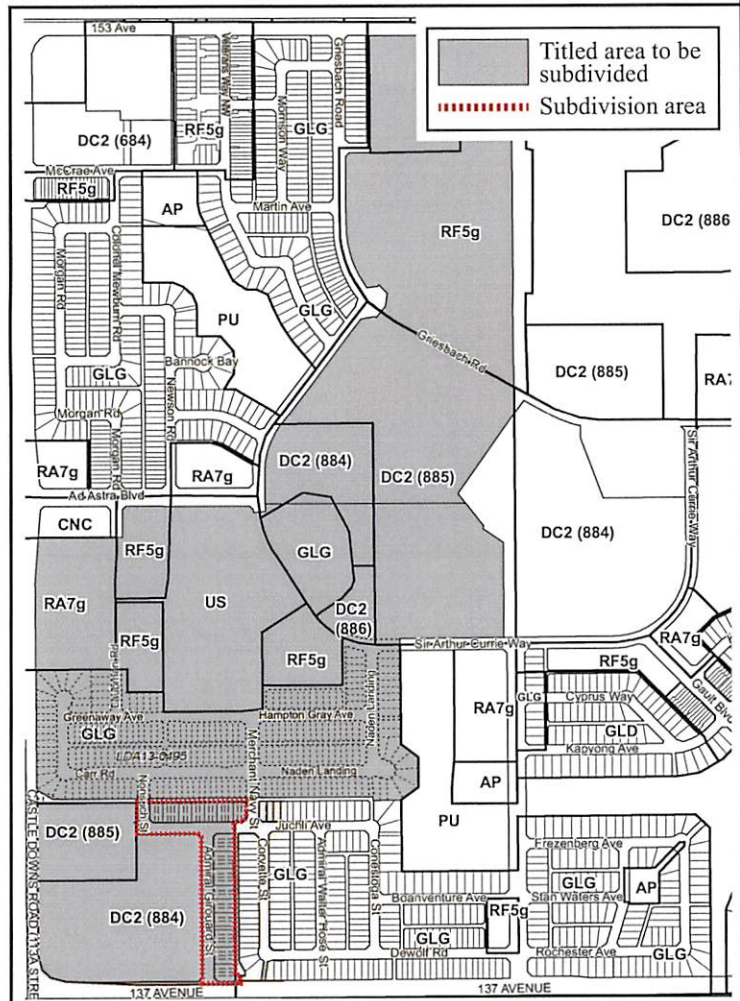
LDA16-0480

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- ⋯⋯⋯⋯⋯ Noise attenuation fence
- ⋯⋯⋯⋯⋯ Temporary 1.5 m concrete sidewalk
- ↪ Turn bay and necessary improvements

- ⦿ Traffic Signal
- ▭ Register temporary public access easement



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





Subdivision Authority

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

August 24, 2017

File No. LDA17-0205

City of Edmonton  
10th Floor, 10111-104 Ave NW  
Edmonton, AB T5J 0J4

ATTENTION: Jennifer van Popta

RE: Tentative plan of subdivision to create two (2) block shells, from the SW 22-51-25-W4M located south of 18 Avenue SW and east of 170 Street SW; **GLENRIDGING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on August 24, 2017, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 5.214 ha by a Deferred Reserve Caveat (DRC) registered against the SW 22-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide MR in the amount of 0.16 ha by a DRC registered against block shell 2 pursuant to Section 669 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
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 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; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

MR for the SW 22-51-25-W4M in the amount of 5.374 ha is being provided by DRC with this subdivision. The DRC will be distributed between the parent parcel (the SW 22-51-25-W4M) in the amount of 5.214 ha and block shell 2 in the amount of 0.16 ha.

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 Kyle Witiw at [kyle.witiw@edmonton.ca](mailto:kyle.witiw@edmonton.ca) or 780-442-4308.

Regards,



FOR

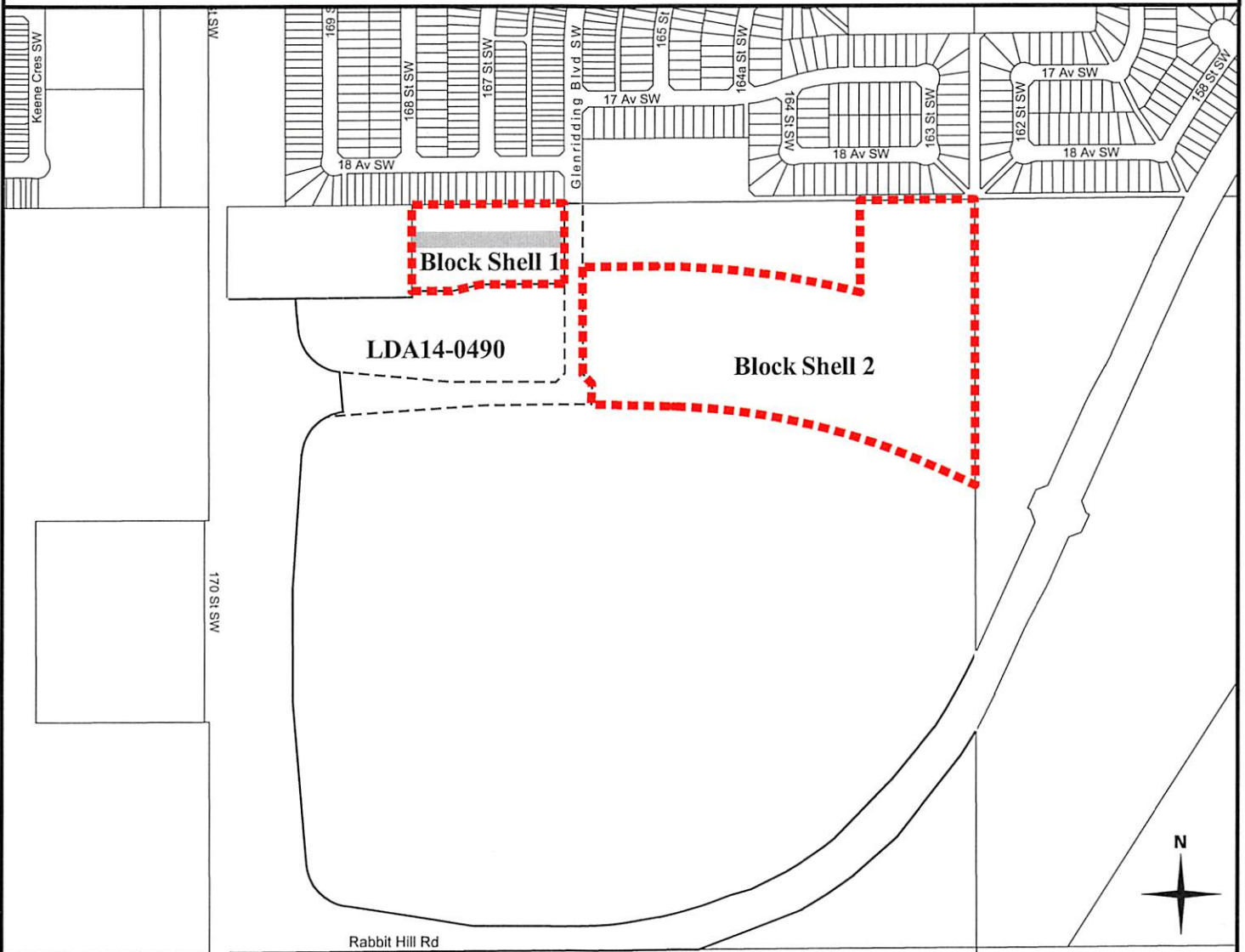
Blair McDowell  
Subdivision Authority

BM/kw/Posse #245052628-001

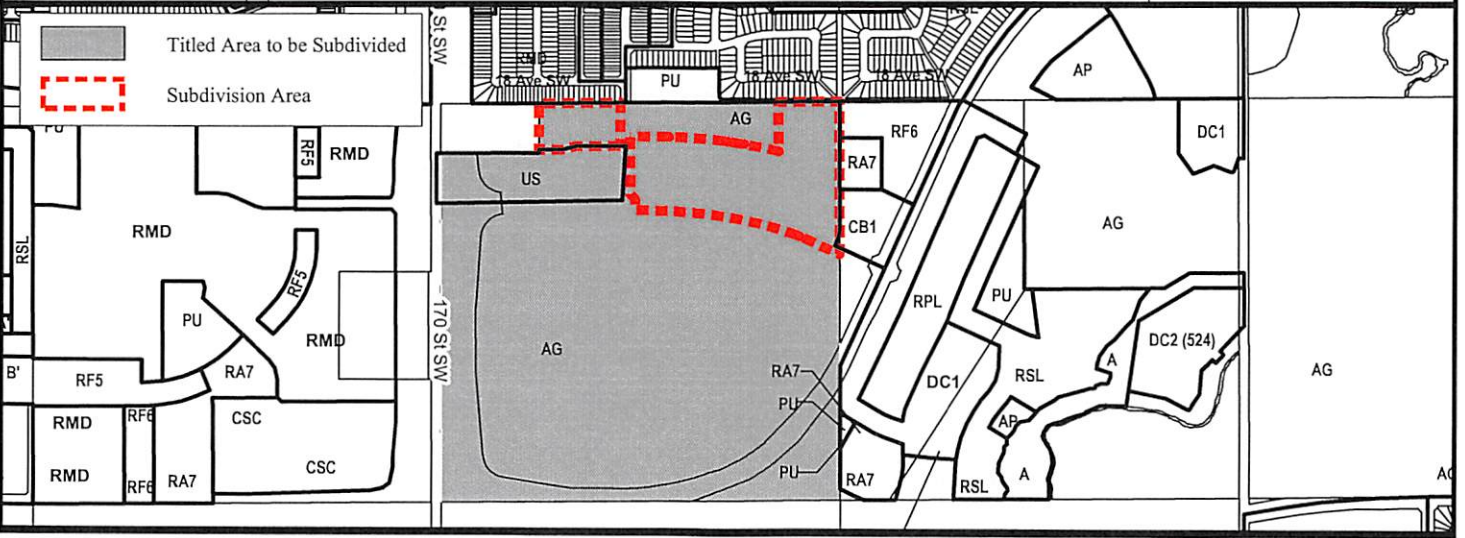
Enclosure

Limit of proposed subdivision

Register cross lot access easement



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





August 24, 2017

File No. LDA17-0406

Ken Caron and Margaret Sertic  
11207 - 57 Avenue NW  
Edmonton, AB T6H 0Z7

ATTENTION: Ken Caron and Margaret Sertic

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 2 and 3U, Block 2, Plan 2955MC, located south of 57 Avenue NW and west of 112 Street NW;  
**LENDRUM PLACE**

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**The Subdivision by Plan is APPROVED on August 24, 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 6.8 m west of the east 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;

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

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

Regards,

*FOR*   
Blair McDowell  
Subdivision Authority

BM/mb/Posse #257472527-002

Enclosure



APP17-0557, 11407 55 ave

TENTATIVE PLAN  
SHOWING SUBDIVISION OF

LOT 2 & LOT 3U, BLOCK 2, PLAN 2955 MC In the

E ½ SEC 18 SE ¼ SEC 19-52-24-W4

ATS REFERENCE:

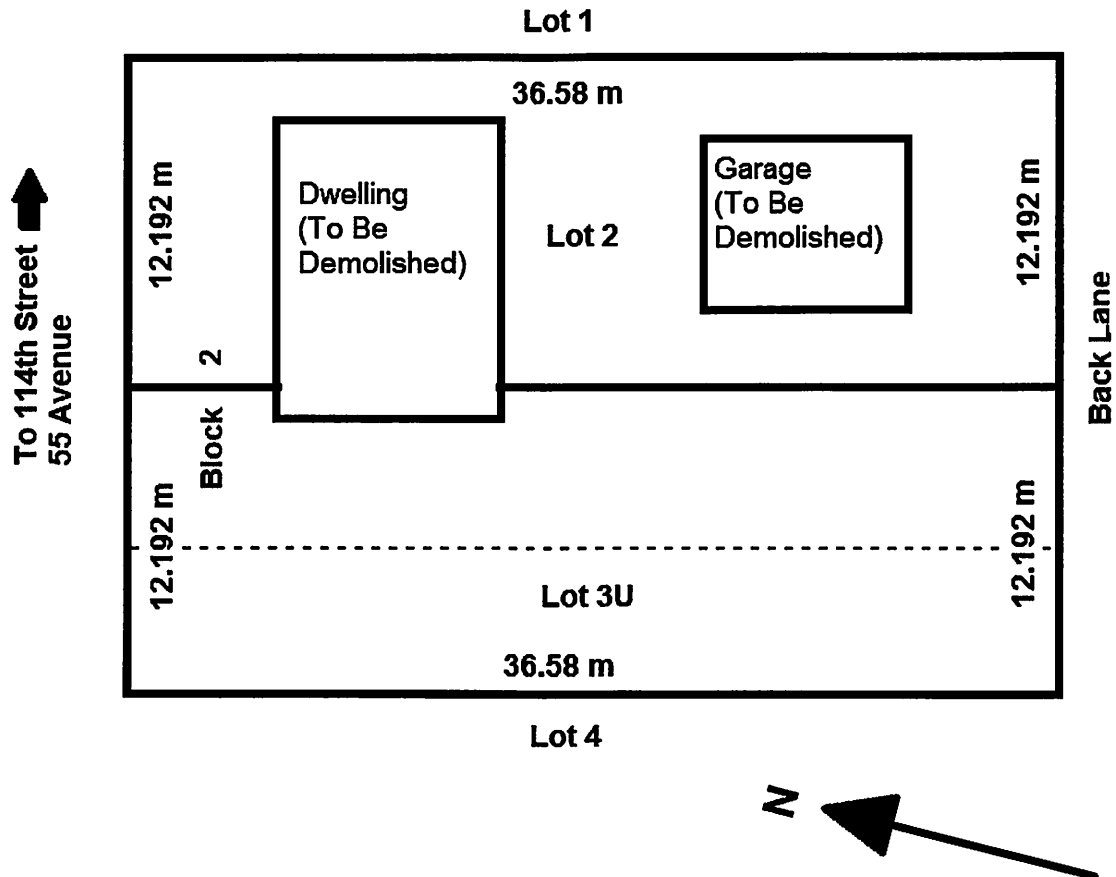
4;24;52;19; SE

4;24;52;18; E

EDMONTON ALBERTA

Front	meters	feet
Existing	24.38 m	80 ft
Revised	12.192 m	40 ft

Side	meters	feet
Existing	36.58 m	120 ft





August 24, 2017

File No. LDA17-0412

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 9, Block 63A, Plan 6331HW, located north of 106 Avenue NW and east of 136 Street NW;  
**GLENORA**

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**The Subdivision by Plan is APPROVED on August 24, 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 27.43 m north of the south property line of 106 Avenue NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

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

Regards,



*For*

Blair McDowell  
Subdivision Authority

BM/mb/Posse #257651366-001

Enclosure

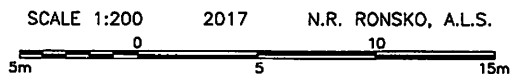
# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 9, BLOCK 63A, PLAN 6331 H.W.

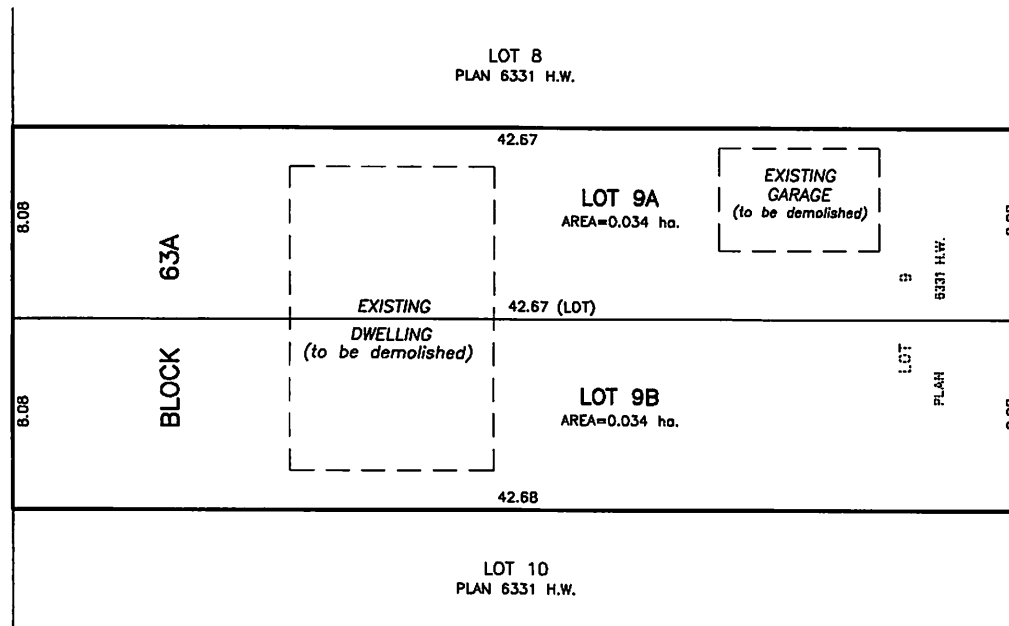
IN THE  
NW1/4 SEC.1-53-25-4

EDMONTON ALBERTA



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

136th STREET  
TO 106A AVENUE



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY:

DATE: July 13, 2017

REVISED: -

FILE NO. 17S0655

DWG.NO. 17S0655T



August 24, 2017

File No. LDA17-0422

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 28 Block 3A, Plan 4278V, located north of 104 Avenue NW and east of 144 Street NW;  
**GROVENOR**

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**The Subdivision by Plan is APPROVED on August 24, 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 2.2 m south of the north property line of Lot 28. 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;

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

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

Regards,



*for* Blair McDowell  
Subdivision Authority

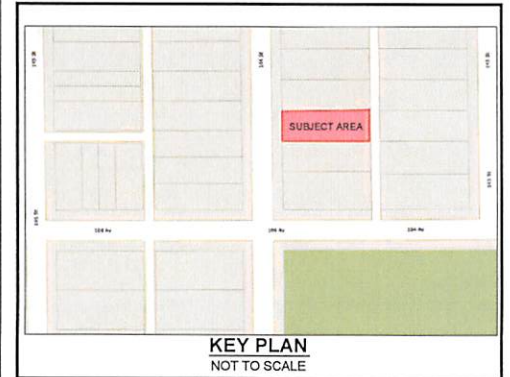
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Enclosure

## 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 RFP3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.067 ha.



REV. NO.	DATE	ITEM	BY
0	JULY 25, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

## GROVENOR

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

OF

LOT 28, BLOCK 3A, PLAN 4278V

WITHIN THE

S.E. 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. 61700053T	DRAFTED BY: AN	CHECKED BY: BM
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LOT 27  
BLOCK 3A  
PLAN 4278V

HOUSE

LOT 28A  
BLOCK 3A

GARAGE

LOT 28B  
BLOCK 3A

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.

LOT 28  
BLOCK 3A  
PLAN 4278V

LOT 29  
BLOCK 3A  
PLAN 4278V

LOT 30  
BLOCK 3A  
PLAN 4278V

144 STREET

LANE

