

Thursday, November 30, 2017

10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 48

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the November 30, 2017 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the November 23, 2017 meetings be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA15-0467<br>180394283-001 | Tentative plan of subdivision to create three (3) commercial lots and one (1) Public Utility lot, from Lot B, Plan 762 0483, and Block B, Plan 022 1630 located south of 137 Avenue NW and west of Anthony Henday Drive NW; <b>ANTHONY HENDAY BIG LAKE</b>   |
| 2. | LDA15-0090<br>168232095-001 | REVISION of conditionally approved plan of subdivision to create 40 single detached residential lots, 22 semi-detached residential lots, 30 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; <b>KESWICK</b> |
| 3. | LDA17-0470<br>260264129-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 24 and 25, Block 13, Plan 5036S, located south of 80 Avenue NW and west of 83 Street NW; <b>KING EDWARD PARK</b>  |
| 4. | LDA17-0476<br>260451930-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 12-13, Block 12, Plan 3620 AH, located south of 101 Avenue NW and east of 78 Street NW; <b>FOREST HEIGHTS</b>  |
| 5. | LDA17-0513<br>262389052-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5 Block 23 Plan RN46, located east of 122 Street NW and north of 114 Avenue NW; <b>INGLEWOOD</b>   |

|     |                             |   |
|-----|-----------------------------|---|
| 6.  | LDA17-0533<br>263243908-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 137, Plan 5109 HW located north of 98 Avenue NW and east of 143 Street NW; <b>CRESTWOOD</b> |
| 7.  | LDA17-0566<br>264298157-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 11, Plan 6054 HW, located north of 91 Avenue NW and east of 149 Street NW; <b>PARKVIEW</b>   |
| 8.  | LDA17-0586<br>264729637-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 84, Plan 5109 HW, located north of 97 Avenue NW and east of 148 Street NW; <b>CRESTWOOD</b>  |
| 9.  | LDA17-0599<br>265469478-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 22, Plan 2655 HW, located south of 71 Avenue NW and east of 96 Street NW; <b>HAZELDEAN</b>   |
| 10. | LDA17-0613<br>265677564-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 11, Plan 4892 HW, located south of 83 Avenue NW and west of 77 Street NW; <b>IDYLVYLDE</b>  |
| 11. | LDA17-0617<br>266153570-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 29, Plan 3963 HW located north of 93 Avenue NW and west of 153 Street NW; <b>SHERWOOD</b>    |
| 5.  | <b>OTHER BUSINESS</b>       |   |



November 30, 2017

File No. LDA15-0467

Pario Plan  
605 10080 - Jasper Avenue NW  
Edmonton, AB T5J 1V9

ATTENTION: Armin Preiksaitis

RE: Tentative plan of subdivision to create three (3) commercial lots and one (1) Public Utility lot, from Lot B, Plan 762 0483, and Block B, Plan 022 1630 located south of 137 Avenue NW and west of Anthony Henday Drive NW; **ANTHONY HENDAY BIG LAKE**

---

**I The Subdivision by Plan is APPROVED on November 30, 2017, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$748,386.91 representing 1.248 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., EPCOR Water Services Inc. And EPCOR Drainage 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;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots backing onto the Storm Water Management Facility (SWMF) 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 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 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
6. that the owner is responsible for the landscape design and construction within the Public Utility lot, 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 B, Plan 762 0483, and Block B, Plan 022 1630 in the amount of \$748,386.91, representing 1.248 ha, is being provided by money in place with this subdivision.

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 #180394283-001

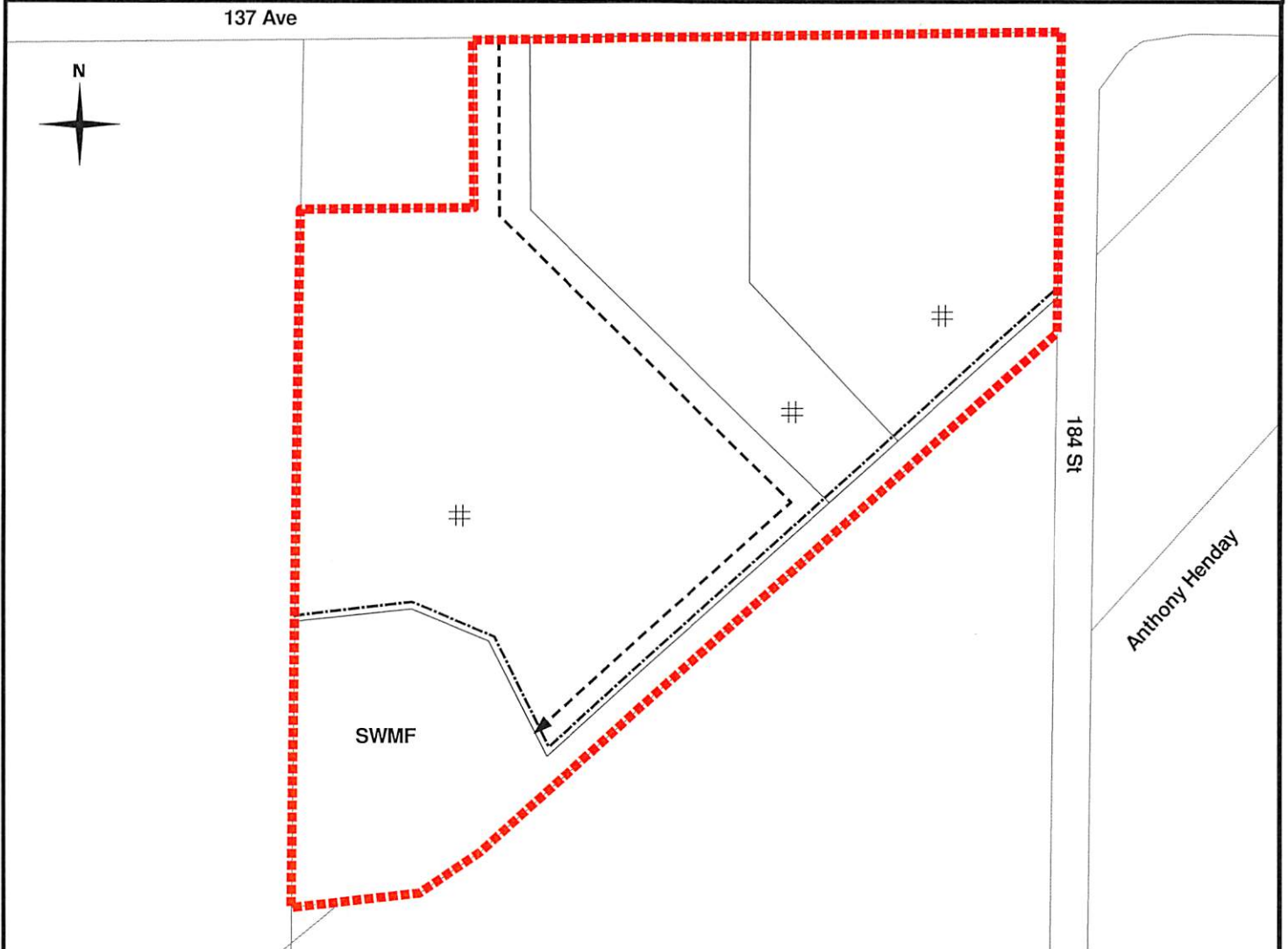
Enclosure

■■■■ Limit of proposed subdivision

----- 1.2 m uniform fence

# Restrictive covenant re:  
Freeboard

←--- Cross lot access easement





November 30, 2017

File No. LDA15-0090

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

ATTENTION: applicant

RE: REVISION of conditionally approved plan of subdivision to create 40 single detached residential lots, 22 semi-detached residential lots, 30 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

---

The application has revised the rear property line of one lot adjacent to 170 Street SW to accommodate an entrance feature within road right of way.

**I The Subdivision by Plan is APPROVED on November 30, 2017, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 3.69 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 subdivision boundary be amended to include the Public Utility lot (PUL) greenway as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA13-0305 be registered prior to or concurrent with this application for underground utilities and the logical extension of roadway connections;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Kesick Gate SW and 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 construct a 3 m hard surface shared use path with, "Shared Use" signage, 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;
8. that the owner construct 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;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property ,for all lots backing onto 170 Street SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a noise attenuation fence contained wholly within private property, as per the City of Edmonton, for all lots backing onto the collector road, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way, and greenway 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 SE 21-51-25-W4M was addressed by requiring a (DRC) with LDA13-0305. Dedication of a 3.69 ha MR lot is a requirement of this subdivision. The DRC will be reduced accordingly and the remainder will carry forward on 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #168232095-001-001

Enclosure

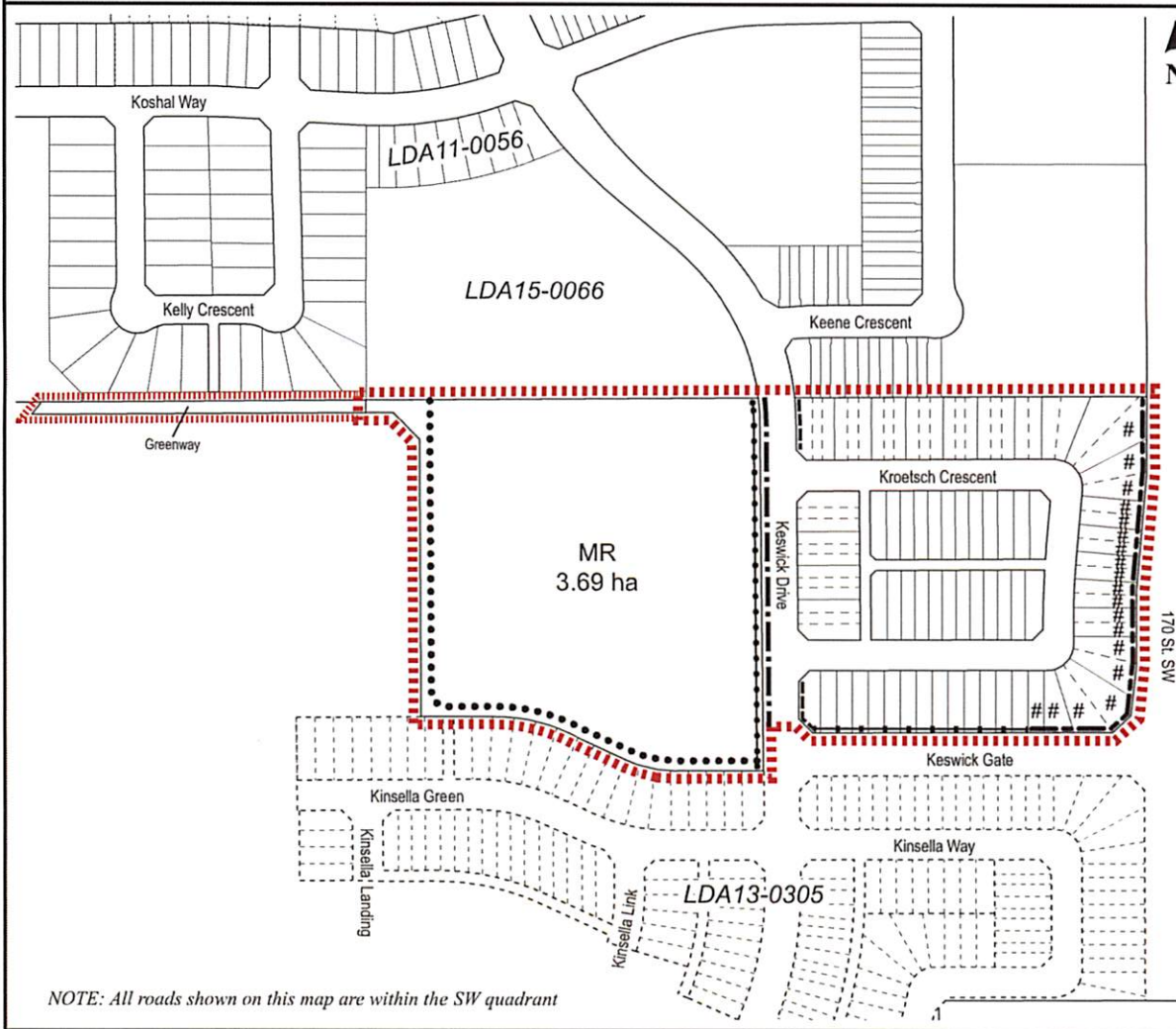


SUBDIVISION CONDITIONS OF APPROVAL

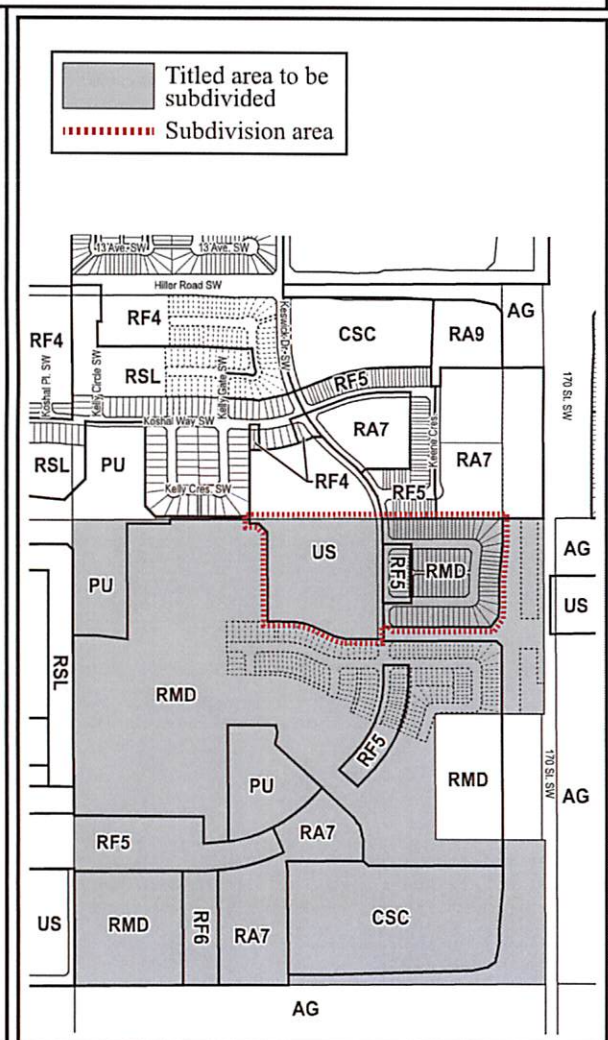
November 30, 2017

LDA15-0090

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬ Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- Post and rail fence
- Noise attenuation fence
- Berm and noise attenuation fence
- 2 m mono-walk
- 3 m hard surface shared use path
- # Restrictive covenant re: berm



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





Subdivision Authority

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

November 30, 2017

File No. LDA17-0470

Guiqiang Ma  
10624 - 67 Avenue NW  
Edmonton, AB T6H 1Z8

ATTENTION: Guiqiang Ma

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 24 and 25, Block 13, Plan 5036S, located south of 80 Avenue NW and west of 83 Street NW;  
**KING EDWARD PARK**

---

**The Subdivision by Plan is APPROVED on November 30, 2017, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889);
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.

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #260265129-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$xxxx.x - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

Transportation

- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

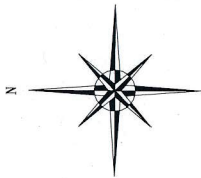
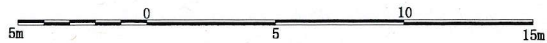
Building / Site

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

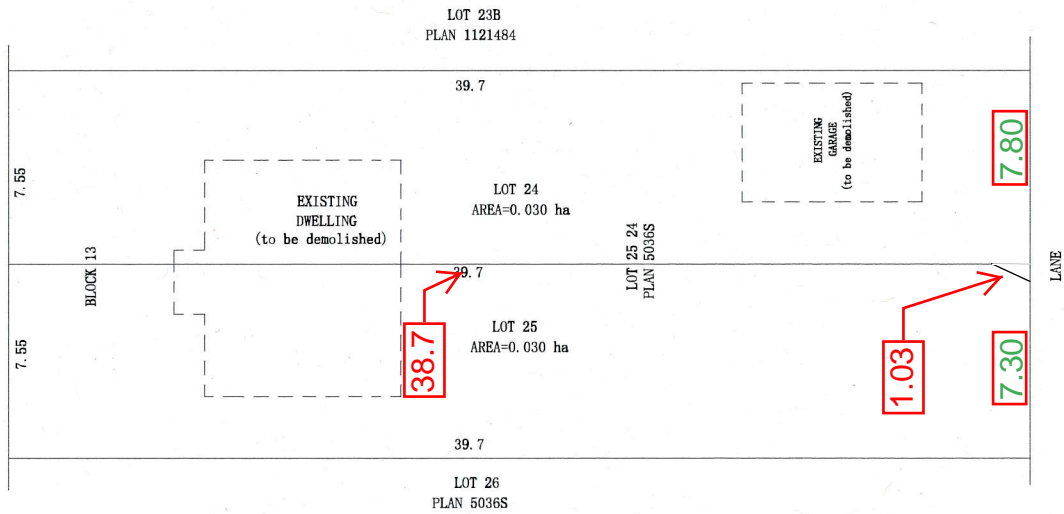
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- That the existing water service enters the proposed subdivision approximately 7.3 m west of the east property line of Lot 24. The existing sanitary service enters the proposed subdivision approximately 64.5 m west of sanitary manhole 251818. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

TENTATIVE PLAN  
SHOWING SUBDIVISION OF  
LOT 24, BLOCK 13, PLAN 5036S  
LOT 25, BLOCK 13, PLAN 5036S  
IN THE  
5036S; 13; 24; 25  
EDMONTON ALBERTA



TO 83 ST  
80 AVE





Subdivision Authority

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

November 30, 2017

File No. LDA17-0476

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 12-13, Block 12, Plan 3620 AH, located south of 101 Avenue NW and east of 78 Street NW; **FOREST HEIGHTS**

---

**The Subdivision by Plan is APPROVED on November 30, 2017, subject to the following conditions:**

1. the redevelopment of the site may require the removal of the steps that encroach onto the 78 Street right-of-way; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #260451930-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

Transportation

- There are existing boulevard trees on 105A Street.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.4 m north of the south property line of Lot 12. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

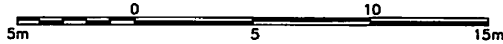
LOT 12 & S.1/2 of LOT 13  
BLOCK 12, PLAN 3620 A.H.

IN THE

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

EDMONTON ALBERTA

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



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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP



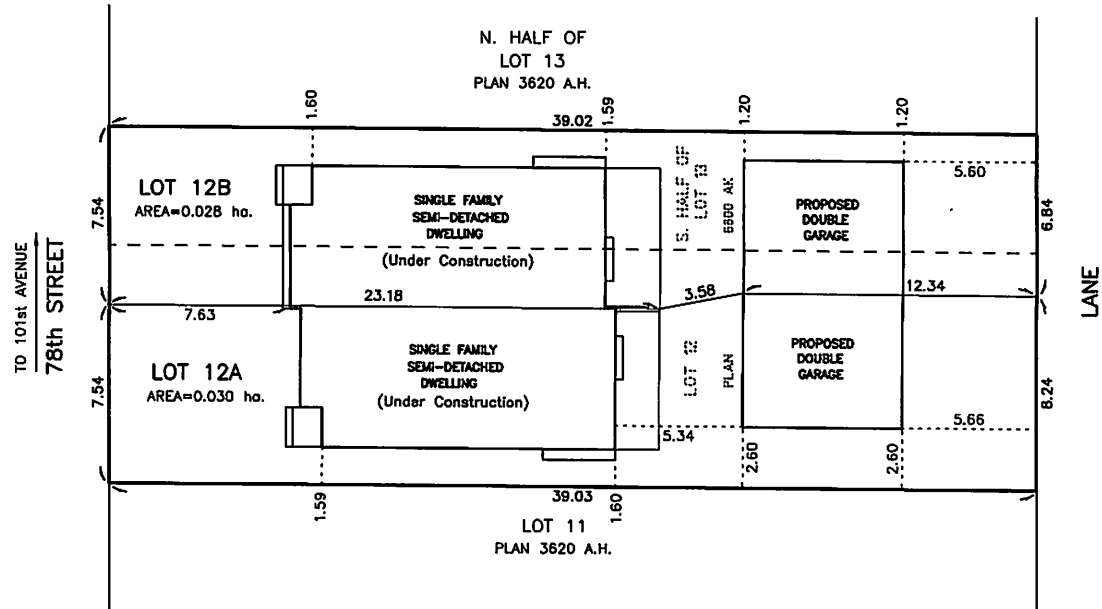
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: AUGUST 24, 2017  
REVISED: -

FILE NO. 17S0812

DWG.NO. 17S0812T







Subdivision Authority

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

November 30, 2017

File No. LDA17-0513

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5 Block 23 Plan RN46, located east of 122 Street NW and north of 114 Avenue NW; **INGLEWOOD**

---

**The Subdivision by Plan is APPROVED on November 30, 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.

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #262389052-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

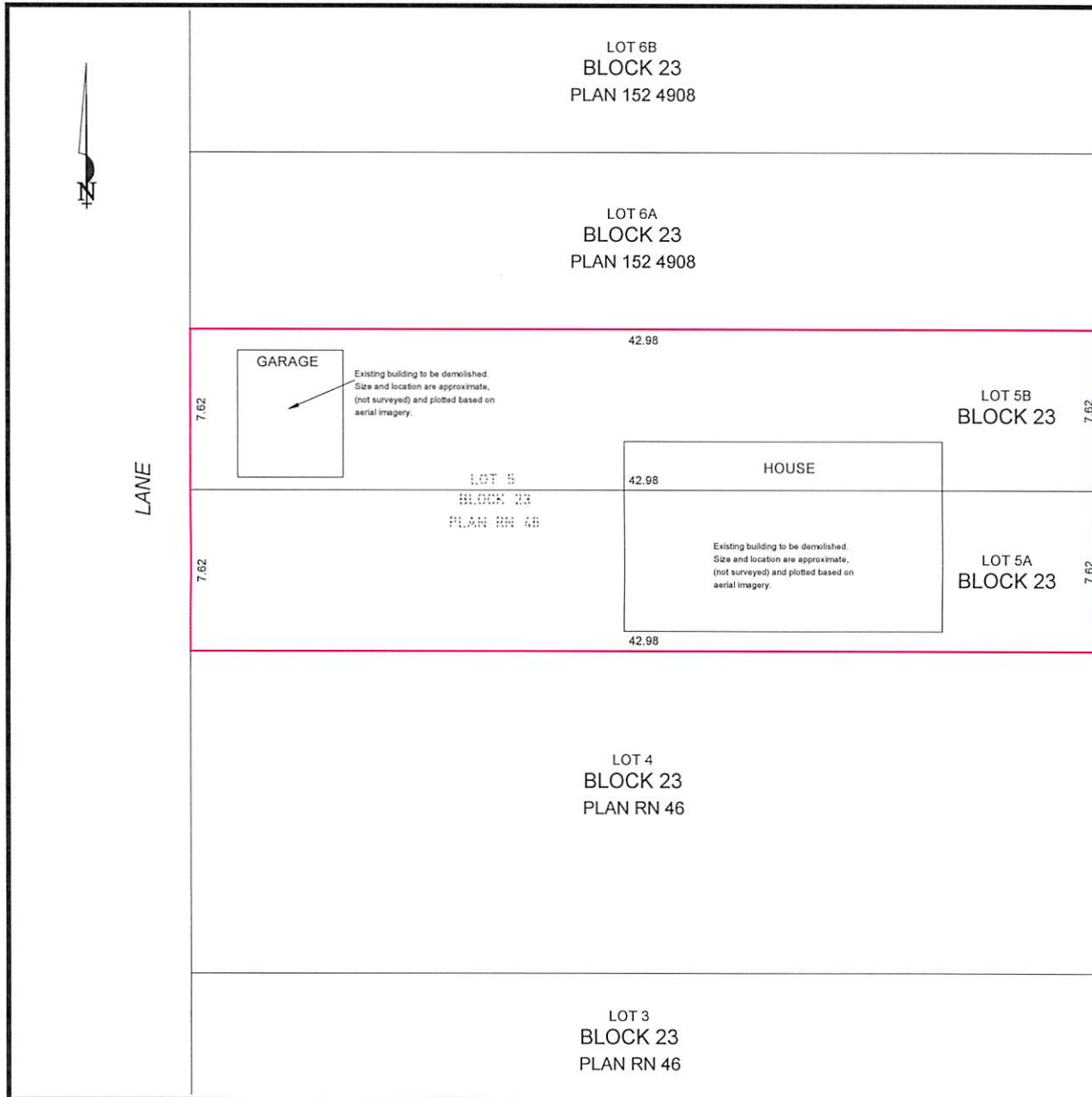
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

Transportation

- Subdivision of the subject lot will result in the creation of two parcels less than 15.5 m in width and as such, access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800. There is a boulevard tree adjacent to the site on 122 Street.
- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Servicing

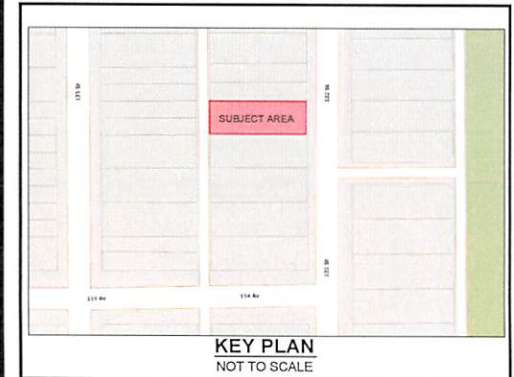
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.1m north of the south property line of Lot 5. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).



1684324 AB LTD.

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS Rf3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.065 ha.



| REV. NO. | DATE          | ITEM                    | BY |
|----------|---------------|-------------------------|----|
| 0        | SEP. 13, 2017 | ORIGINAL PLAN COMPLETED | AN |

REVISIONS

**INGLEWOOD**

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF

LOT 5, BLOCK 23, PLAN RN 46

WITHIN THE

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

**EDMONTON - ALBERTA**



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

|                    |                |                |
|--------------------|----------------|----------------|
| FILE NO. 61700069T | DRAFTED BY: AN | CHECKED BY: RS |
|--------------------|----------------|----------------|



Subdivision Authority

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

November 30, 2017

File No. LDA17-0533

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 12, Block 137, Plan 5109 HW located north of 98 Avenue NW and east of 143 Street NW;  
**CRESTWOOD**

---

**The Subdivision by Plan is APPROVED on November 30, 2017, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner obtain a permit to demolish the existing dwelling 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.

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #263243908-001  
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

Transportation

- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 12A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit.
- There is an existing access to 98 Avenue. Upon redevelopment of proposed Lot 12B, the existing residential access to 98 Avenue may require removal. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 - 104 Avenue. Further access details will be reviewed upon submission of a detailed site plan or Development Permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.6 m south of the north property line of Lot 12. The existing storm service enters the proposed subdivision approximately 10.2 m south of the north property line of Lot 12. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).



**EMCALA DEVELOPMENTS**

- 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 R1.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.086 ha.



| REV. NO. | DATE          | ITEM  | BY |
|----------|---------------|---|----|
| 1        | NOV. 21, 2017 | ADJUST COMMON PROPERTY LINE AND ADD DEFLECTION TO THE FROM OF LOT | AN |
| 0        | SEP. 25, 2017 | ORIGINAL PLAN COMPLETED   | AN |

**REVISIONS**

**CRESTWOOD**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 12, BLOCK 137, PLAN 5109 HW  
WITHIN THE  
N.E. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4th MER.  
**EDMONTON - ALBERTA**

2017  
SCALE: 1:200

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

|                    |                |                |
|--------------------|----------------|----------------|
| FILE NO. 61700072T | DRAFTED BY: AN | CHECKED BY: RS |
|--------------------|----------------|----------------|



Subdivision Authority

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

November 30, 2017

File No. LDA17-0566

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 4, Block 11, Plan 6054 HW, located north of 91 Avenue NW and east of 149 Street NW;  
**PARKVIEW**

---

**The Subdivision by Plan is APPROVED on November 30, 2017, subject to the following conditions:**

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

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

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

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

If you have further questions, please contact Zahra Joseph-Wilson at [zahra.joseph-wilson@edmonton.ca](mailto:zahra.joseph-wilson@edmonton.ca) or 780-496-2603.

Regards,

Blair McDowell  
Subdivision Authority

BM/zj/Posse #264298157-001  
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

Transportation

- Subdivision of the subject lot will result in the creation of two parcels less than 15.5m in width and as such, access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw # 12800.
- There is an existing access to 91 Avenue. Upon redevelopment of proposed Lot 4B, the existing residential access to 91 Avenue must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 - 104 Avenue. Further access details will be reviewed upon submission of a detailed site plan or Development Permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- Water and sanitary services exist 9.7m west of the east property line of existing Lot 4. Water and sanitary services are required to be constructed to service the proposed eastern lot (4A). Storm services exist 8.54m west of the east property line of existing Lot 4. Storm services are required to be constructed to service the proposed western lot (4B). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).



# TENTATIVE PLAN

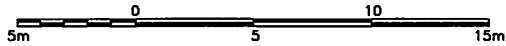
SHOWING SUBDIVISION OF

LOT 4, BLOCK 11, PLAN 6054 H.W.

IN THE  
N.E.1/4 SEC.26-52-25-4

EDMONTON ALBERTA

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



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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP



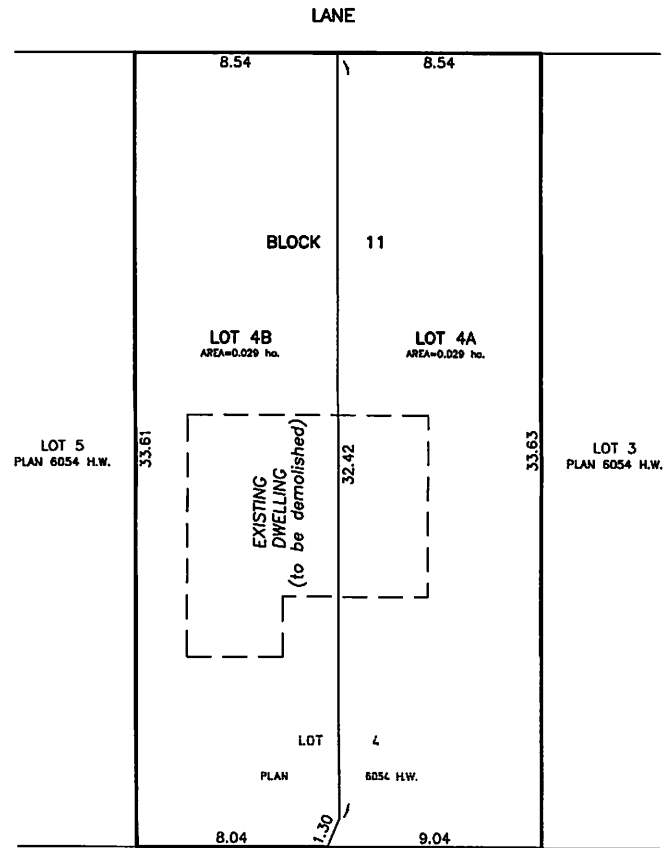
DRAWN BY: J.V./SC

CALC'D. BY: J.V./SC

DATE: October 10, 2017  
REVISED: November 24, 2017

FILE NO. 17S0942

DWG.NO. 17S0942T



91st AVENUE  
TO 147th STREET



Subdivision Authority

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

November 30, 2017

File No. LDA17-0586

Innova Custom Homes Ltd.  
14717 - 40 Avenue NW  
Edmonton, AB T6R 1N1

ATTENTION: Adam Dirksen

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 84, Plan 5109 HW, located north of 97 Avenue NW and east of 148 Street NW;  
**CRESTWOOD**

---

**The Subdivision by Plan is APPROVED on November 30, 2017, subject to the following conditions:**

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

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #264729637-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

Transportation

- Subdivision of the subject lot will result in the creation of two parcels less than 15.5 m in width and as such, access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- Further access details will be reviewed upon submission of a detailed site plan or Development Permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing water and sanitary services enter the proposed subdivision approximately 3.2m north of the south property line of Lot 4 and the existing storm service enter the proposed subdivision approximately 7.8m north of the south property line of Lot 4. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

# 148th STREET

TO 98th AVENUE NW →



7.12 m      8.12 m

0.50      1.00

9715-148 STREET NW,  
EDMONTON, AB

LOT 4  
BLOCK 84  
PLAN 5109 HW  
CRESTWOOD

LOT AREA = 672.711 S.M

EXISTING  
HOUSE  
TO BE  
REMOVED

EXISTING  
GARAGE  
TO BE  
REMOVED

44.24 m

43.24 m

44.24 m

LOT 3

LOT 4

LOT 5

7.62 m      7.62 m

## LANE

### SITE PLAN

1" = 20'-0"

**B·M·W**

Design & Drafting

8520-175 AVE  
EDMONTON, AB  
T5Z 3Z5

Drawing  
Title:

Unnamed

Builder

Legal Description:

Lot: 4

Block 84

Plan: 5109 HW

Subdivision:  
CRESTWOOD

Project No: 2017-101

Date: OCT 2017

Scale 1" = 20'-0"

Drawn by: BMW

Client Approval:

# PROPOSED LOT SUBDIVISION



Subdivision Authority

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

November 30, 2017

File No. LDA17-0599

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 5, Block 22, Plan 2655 HW, located south of 71 Avenue NW and east of 96 Street NW;  
**HAZELDEAN**

---

**The Subdivision by Plan is APPROVED on November 30, 2017, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889);
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.

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/kw/Posse #265469478-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

Transportation

- Subdivision of the subject lot will result in the creation of two parcels less than 15.5 m in width and as such, access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800. There is a boulevard tree adjacent to the site on 71 Avenue.
- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.8 m west of the east property line of Lot 5. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

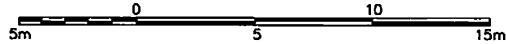
LOT 5, BLOCK 22, PLAN 2655 H.W.

IN THE

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

EDMONTON ALBERTA

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



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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: S.C.

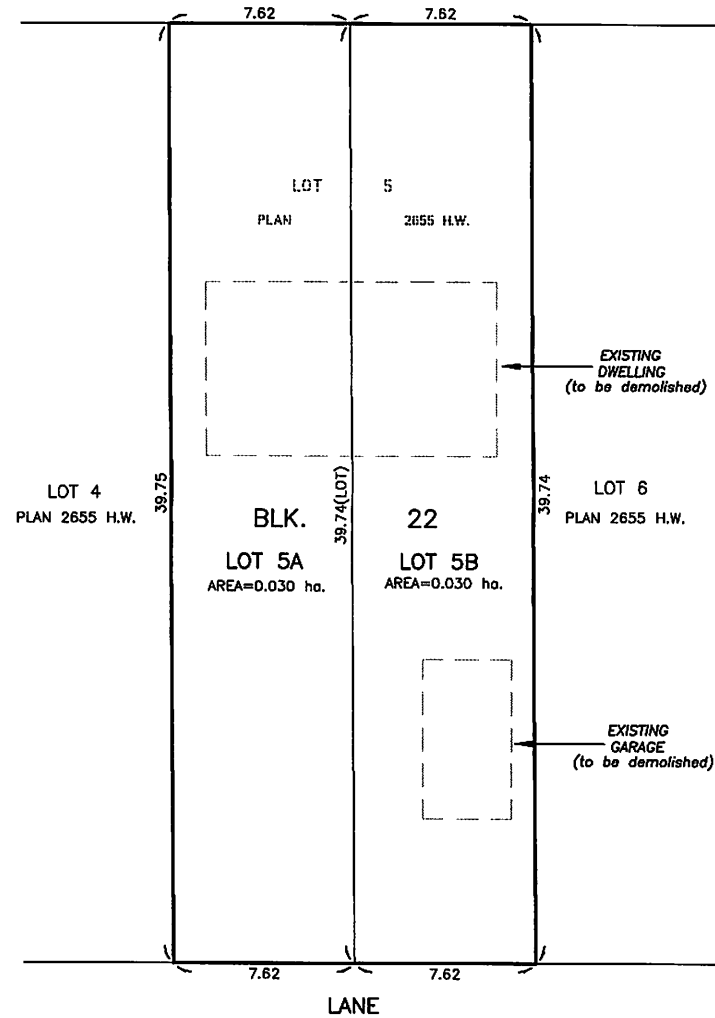
DATE: OCTOBER 24, 2017

REVISED: -

FILE NO. 17S0984

DWG.NO. 17S0984T

TO 98th STREET  
**71st AVENUE**







Subdivision Authority

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

November 30, 2017

File No. LDA17-0613

Delta Land Surveys Ltd.  
8909 89 Avenue NW  
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 11, Plan 4892 HW, located south of 83 Avenue NW and west of 77 Street NW;  
**IDYLWYLDE**

---

**The Subdivision by Plan is APPROVED on November 30, 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.

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #265677564-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

Transportation

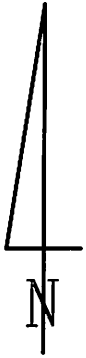
- Subdivision of the subject lot will result in the creation of two parcels less than 15.5 m in width and as such, access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800. There is a boulevard tree adjacent to the site on 83 Avenue NW.
- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

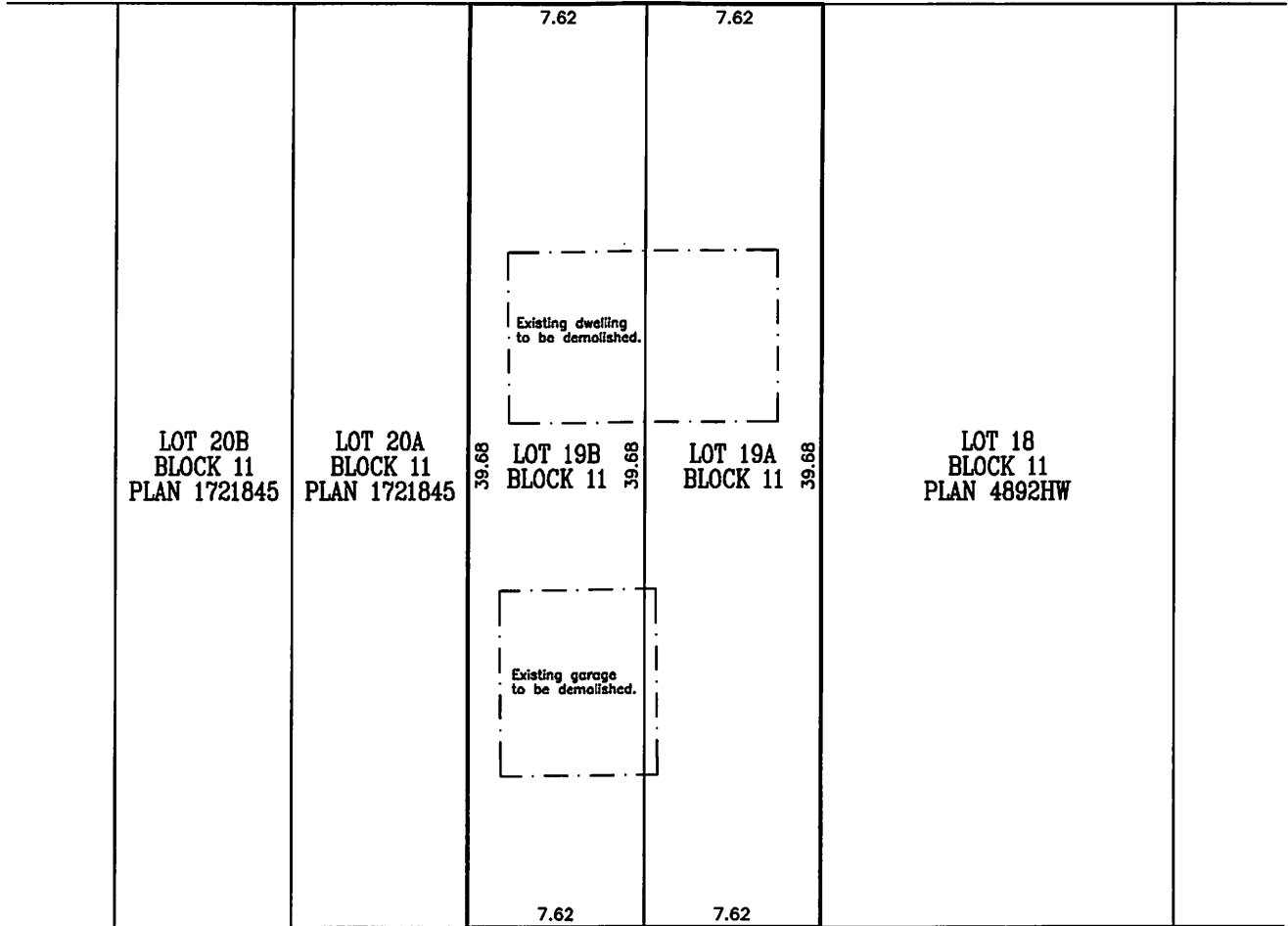
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.2 m west of the east property line of Lot 19. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).



83 AVENUE



LANE

# TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:  
JEREMY KEHDY

SHOWING PROPOSED SUBDIVISION OF  
LOT 19, BLOCK 11, PLAN 4892HW  
7725 - 83 AVENUE  
CITY OF EDMONTON - ALBERTA

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

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

SCALE 1:300 | JOB NO. H0505LTO | OCT. 16, 2017.



Subdivision Authority

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

November 30, 2017

File No. LDA17-0617

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 29, Plan 3963 HW located north of 93 Avenue NW and west of 153 Street NW;  
**SHERWOOD**

---

**The Subdivision by Plan is APPROVED on November 30, 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.

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #266153570-001  
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

Transportation

- Subdivision of the subject lot will result in the creation of two parcels less than 15.5 m in width and as such, access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800. There are no boulevard trees adjacent to the site on 153 Street.
- There is an existing access to 153 Street. Upon redevelopment of proposed Lot 6A, the existing private driveway to 153 Street must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 - 104 Avenue.
- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.0 m south of the north property line of Lot 6. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

# TENTATIVE PLAN

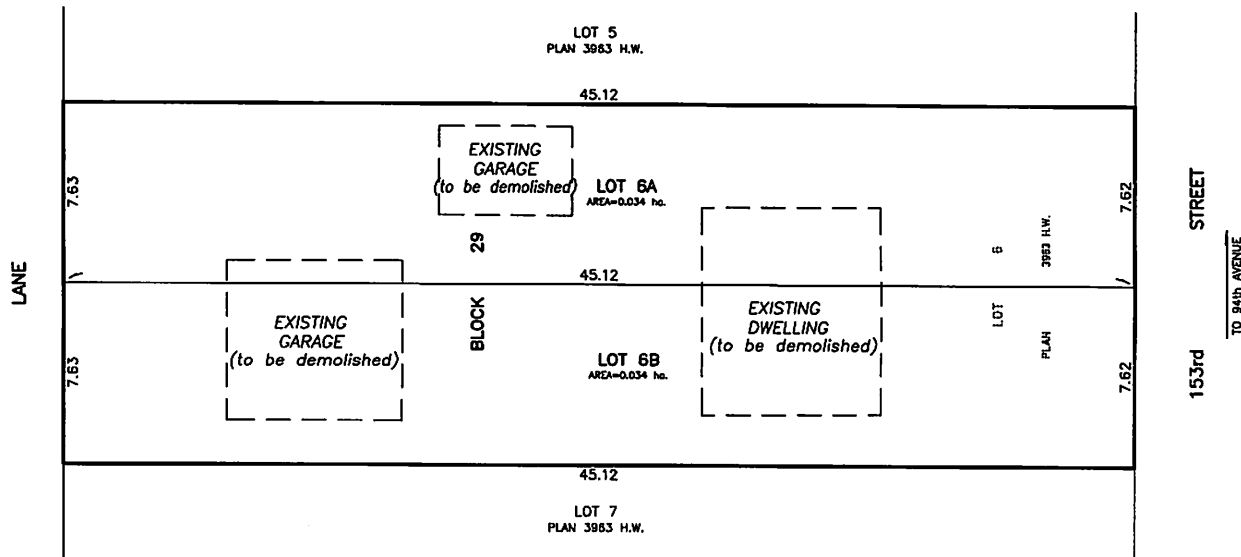
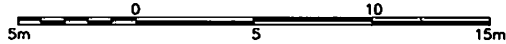
SHOWING SUBDIVISION OF

LOT 6, BLOCK 29, PLAN 3963 H.W.

IN THE  
S.W.1/4 SEC.35-52-25-4

EDMONTON ALBERTA

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



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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: October 6, 2017  
REVISED: -

FILE NO. 17S0953

DWG.NO. 17S0953T

Thursday, November 23, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 47

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the November 23, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the November 16, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA16-0224  
221154761-001 Tentative plan of subdivision to create one (1) additional multi-family lot from Lot 1, Block 3, Plan 092 4862, located south of 129 Avenue NW and east of Fort Road NW; **BELVEDERE**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA17-0018  
239064655-001 Tentative plan of subdivision to create one (1) additional commercial lot from Lot 4, Block 3, Plan 152 0533 located south of Windermere Boulevard and east of Allan Drive NW; **AMBLESIDE**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

|                |                             |  |
|----------------|-----------------------------|--|
| 3.             | LDA17-0287<br>252008715-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 4, Plan 2630 KS located south of 91A Avenue NW and west of 141 Street NW; <b>PARKVIEW</b>                    |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved as Amended.   |
| FOR THE MOTION |                             | Blair McDowell <b>CARRIED</b>  |
| 4.             | LDA17-0541<br>263237982-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 32, Plan 4064 KS located south of 109 Avenue NW and east of 153 Street NW; <b>HIGH PARK</b>                  |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved.  |
| FOR THE MOTION |                             | Blair McDowell <b>CARRIED</b>  |
| 5.             | LDA17-0543<br>263690619-001 | Tentative plan of subdivision to create two (2) commercial lots, from Lot 13, Block 20, Plan 1325271 and Lot 14, Block 20, Plan 1325272 located south of Mullen Road SW and East of Rabbit Hill Road SW; <b>MACTAGGART</b> |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved as Amended.   |
| FOR THE MOTION |                             | Blair McDowell <b>CARRIED</b>  |
| 6.             | LDA17-0573<br>264787970-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 25, Plan 3875 P, located north of 107 Avenue NW and east of 128 Street NW; <b>WESTMOUNT</b>                  |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved.  |
| FOR THE MOTION |                             | Blair McDowell <b>CARRIED</b>  |
| 7.             | LDA17-0576<br>264861513-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 8 and 9, Block C, Plan 893 AF, north of 92 Avenue NW and west of 90 Street NW; <b>BONNIE DOON</b>                           |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved as Amended.   |
| FOR THE MOTION |                             | Blair McDowell <b>CARRIED</b>  |
| 8.             | LDA17-0578<br>264896081-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 23, Plan RN46, located north of 114 Avenue NW and east of 123 Street NW; <b>INGLEWOOD</b>                    |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved.  |
| FOR THE MOTION |                             | Blair McDowell <b>CARRIED</b>  |



|                |   |   |                |
|----------------|---|---|----------------|
| 9.             | LDA17-0583<br>265168661-001                               | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot T, Block 19, Plan 426 HW, located north of 73 Avenue NW and east of 96 Street NW; RITCHIE               |                |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved.   |                |
| FOR THE MOTION |   | Blair McDowell  | <b>CARRIED</b> |
| 10.            | LDA17-0595<br>265421023-001                               | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 18 - 20, Block 36, Plan 8119 AH located north of 122 Avenue NW and east of 46 Street NW; BERGMAN |                |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved.   |                |
| FOR THE MOTION |   | Blair McDowell  | <b>CARRIED</b> |
| 5.             | <b>ADJOURNMENT</b><br>The meeting adjourned at 10:05 a.m. |   |                |