

Thursday, December 22, 2016  
9:30 am



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 51

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

**MOVED** Blair McDowell  
That the Subdivision Authority Agenda for the December 22, 2016 meeting be adopted.

**FOR THE MOTION** Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

**MOVED** Blair McDowell  
That the Subdivision Authority Minutes for the December 15, 2016 meeting be adopted.

**FOR THE MOTION** Blair McDowell **CARRIED**

**3. OLD BUSINESS**

1. LDA16-0519  
233609065-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 6, Plan 3330 AB located south of 118 Avenue NW and east of 130 Street NW; **INGLEWOOD**

**MOVED** Blair McDowell  
That the application for subdivision be Approved.

**FOR THE MOTION** Blair McDowell **CARRIED**

**4. NEW BUSINESS**

1. LDA14-0055  
148959131-001 Tentative plan of subdivision to create 16 semi-detached residential lots, one (1) multiple family lot, one (1) commercial lot and one (1) Municipal Reserve lot and a portion of roadway to be closed from Lot 1, Block 1, Plan 042 1992, located east of 111 Street SW and north of Adamson drive SW; **CAVANAGH**

**MOVED** Blair McDowell  
That the application for subdivision be Approved as Amended.

**FOR THE MOTION** Blair McDowell **CARRIED**

2.	LDA16-0325 226438871-001	Tentative plan of subdivision to create 128 single detached residential lots, 97 row housing lots, one (1) Residents' Association lot, one (1) Public Utility lot, one (1) Environmental Reserve lot, and four (4) Municipal Reserve lots from the NE 31-51-25-W4M, located south of 23 Avenue NW and west of 199 Street NW; <b>STILLWATER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
3.	LDA16-0335 226779694-001	Tentative plan of subdivision to create 112 single detached residential lots, 18 semi-detached residential lots, one (1) Municipal Reserve (MR) lot, and one (1) Public Utility lot, from Lot 1, Block 1, Plan 932 3045 and the SW 21-51-24-W4M located south of Hiller Road SW and east of 184 Street SW; <b>KESWICK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0465 231735123-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1B, Block 12, Plan 762 0073, located west of 175 Street NW and north of 81 Avenue NW; <b>THORNCLIFF</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0501 232800320-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 2, Plan RN24A, located north of 109 Avenue NW and west of 129 Street NW; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA16-0507 232440833-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 13, Plan 741 HW located north of 115 Avenue NW and west of 48 Street NW; <b>BEVERLY HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA16-0513 233450700-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 11, Block 14, Plan 4398 HW, located south of 104 Avenue NW and west of 78 Street NW; <b>FOREST HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

8.	LDA16-0515 233827557-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 23, Plan 3209 KS, located south of Buena Vista Road NW and east of 140 Street NW; <b>LAURIER HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
9.	LDA16-0521 233830749-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 16, Plan 1367 HW located north of 76 Avenue NW and east of 118 Street NW; <b>BELGRAVIA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
10.	LDA16-0562 236852517-001	Tentative plan of subdivision to revise conditionally approved LDA12-0414 by adjusting the boundary line between Lots 4 and 5 from Lot 1, Block 1, Plan 112 3855, located east of 82 Street NW and South of Anthony Henday Drive NW; <b>CRYSTALLINA NERA WEST</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.	



December 22, 2016

File NO. LDA16-0519

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 6, Plan 3330 AB located south of 118 Avenue NW and east of 130 Street NW;  
**INGLEWOOD**

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The Subdivision by Plan is **APPROVED** on December 22, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.5 m north of the south property line of Lot 9. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that the owner be aware of an existing power pole in the lane that may interfere with future access to proposed Lot 9A, as shown on the enclosure. Should relocation of the pole be required, all costs associated with the relocation will be borne by the owner. Contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering for more information;
4. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

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

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

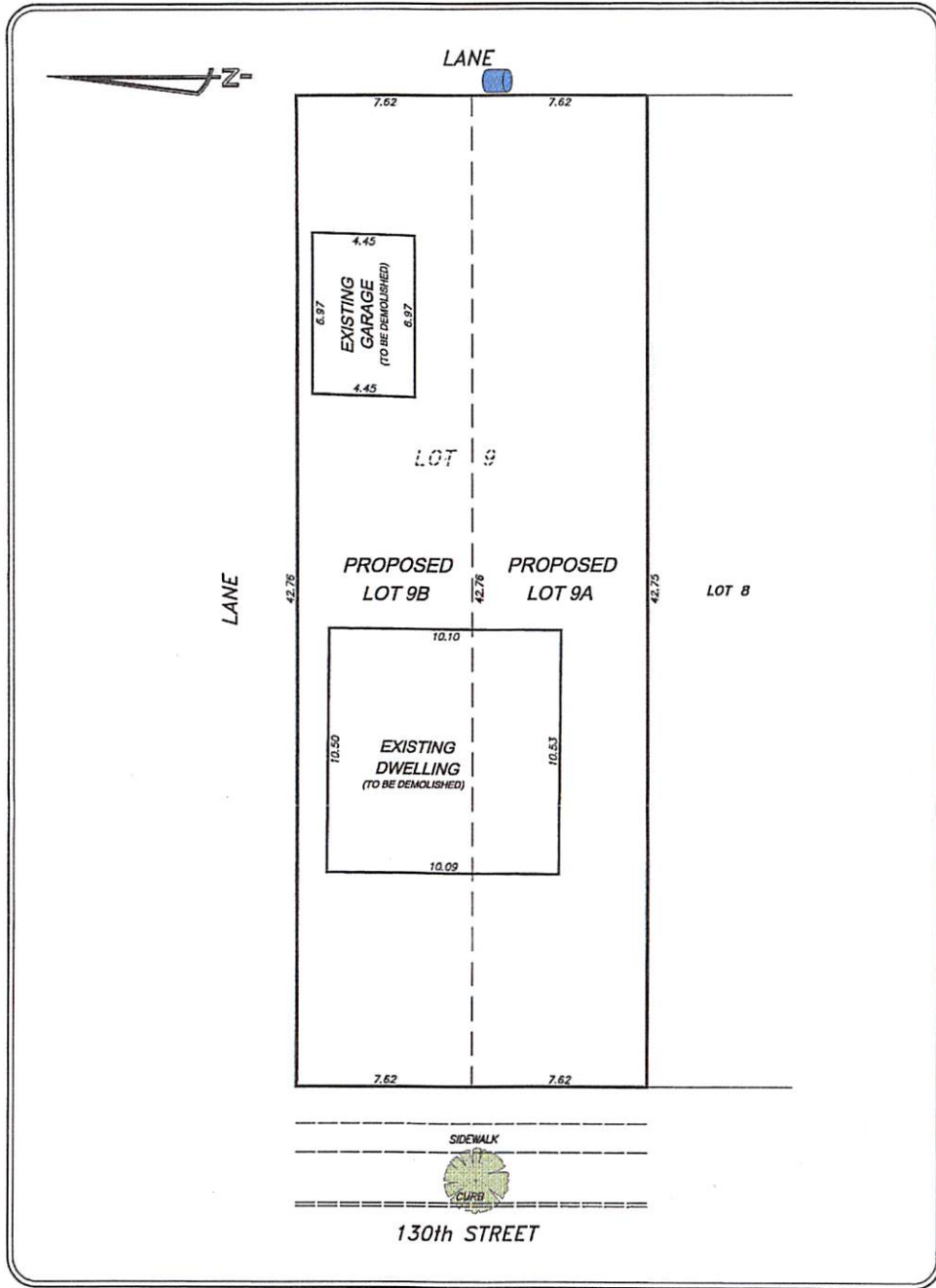
Regards,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #233609065-001

Enclosure(s)



2

### TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024			NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2
LOT: 9      BLOCK: 6      PLAN: 3330 AB			ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY
SUBDIVISION: INGLEWOOD      ADDRESS: 11735 - 130 STREET		MATURE NEIGHBOURHOOD OVERLAY MEDIUM SCALE RESIDENTIAL INFILL OVERLAY	
BUILDER/OWNER: M. & F. OSS - CECH      EDMONTON		ZONING: RFA	
FILE: F13420	LOT AREA: 0.065ha.	SCALE: 1:200	DRAWN BY: J.K.      CHECKED BY: P.S.      2016-10-25

#### LEGEND



EXISTING BOULEVARD TREE

EXISTING POWER POLE

#### ENCLOSURE

FILE: LDA16-0519  
 DATE: DECEMBER 1, 2016



Subdivision Authority

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

December 22, 2016

File NO. LDA14-0055

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 16 semi-detached residential lots, one (1) multiple family lot, one (1) commercial lot and one (1) Municipal Reserve lot and a portion of roadway to be closed from Lot 1, Block 1, Plan 042 1992, located east of 111 Street SW and north of Adamson Drive SW; **CAVANAGH**

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**I The Subdivision by Plan is APPROVED on December 22, 2016, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 1.93 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 owner dedicate, clear and level 30 Avenue SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Transportation Planning and Engineering and Infrastructure Services;
5. that the subdivision boundary be amended to exclude the portion of intersection of 30 Avenue SW and Cavanagh Boulevard SW as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register easements for a temporary turnaround, sanitary and storm sewers and a water main extension, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner be permitted to register this plan of subdivision in phases, 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;

8. that the approved subdivisions LDA13-0506 and LDA14-0194 be registered prior to or concurrent with Stage 2 of this application;
9. that LDA13-0022 to close portions of an existing road right of way shall be approved prior to the endorsement of this subdivision; 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 engineering drawings include a 300 mm water main, sanitary and storm sewers, to the satisfaction of EPCOR Water Services Inc. and Drainage Planning and Engineering with Stage 2 of this application, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include Cavanagh Boulevard to an urban collector standard, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
10. 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, as shown on the "Conditions of Approval" map, Enclosure I;



11. that the owner construct all fences wholly on privately-owned land and/or MR lots, to the satisfaction of Transportation Services and Parks and Biodiversity, 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 and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

The proposed subdivision creates a 1.93 ha MR parcel. The parcel contains a portion of roadway (0.32 ha) that will be closed, purchased and designated as MR. The remainder of the MR parcel (1.61 ha) will draw from the existing Deferred Reserve Caveat (DRC) registered against Lot 1, Block 1, Plan 042 1992. The balance of the DRC will carry forward on title.

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 780-496-6092 or marco.beraldo@edmonton.ca

Regards,



Blair McDowell  
Subdivision Authority















BM/mb/Posse #148959131-001

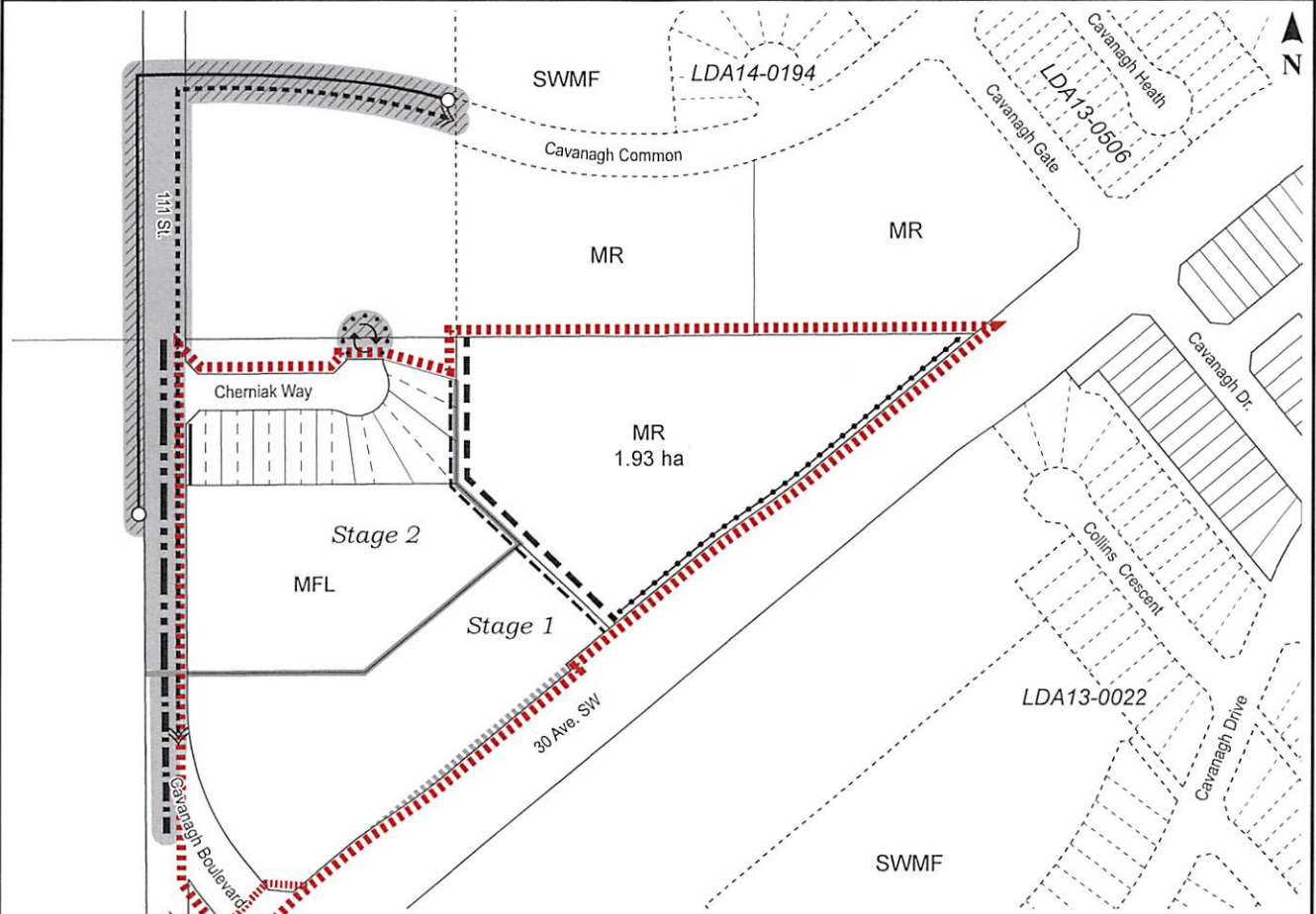
Enclosure

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

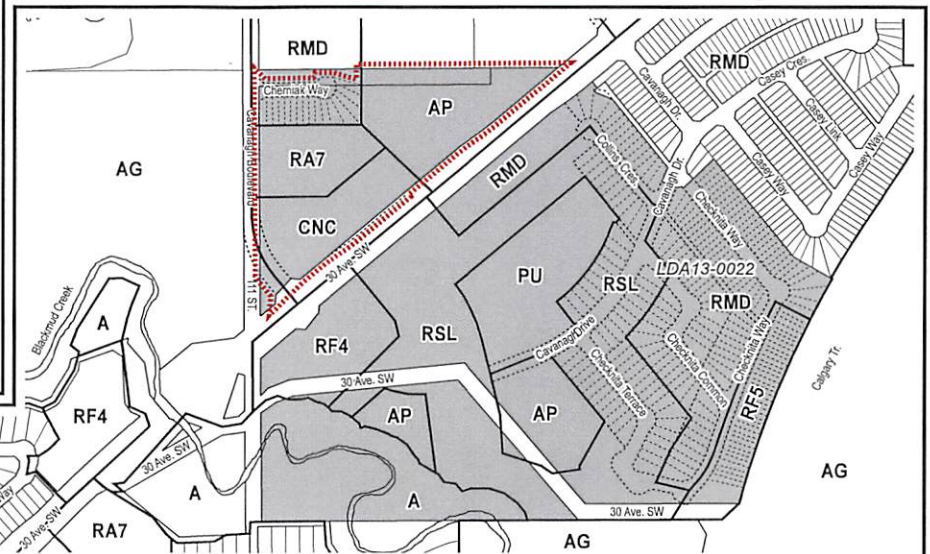
December 22, 2016



LDA14-0055

- |  |  |
|--|--|
|  Limit of proposed subdivision                  |  Construct collector roadway with Stage 1 |
|  Amend subdivision boundary                     |  300 mm water main extension              |
|  1.8 m uniform screen fence as per Zoning Bylaw |  Sanitary and Storm sewers                |
|  1.8 m uniform fence                            |  Register easement                        |
|  Post and rail fence                            |  Dedicate as road right of way            |
|  3 m shared use path                            |  Temporary 12 m radius turnaround         |
|  Construct collector roadway with Stage 2       |  Include in engineering drawings          |



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



- |   |                              |
|---|------------------------------|
|  | Titled area to be subdivided |
|  | Subdivision area             |



Subdivision Authority

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

December 22, 2016

File No. LDA16-0325

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 128 single detached residential lots, 97 row housing lots, one (1) Residents' Association lot, one (1) Public Utility lot, one (1) Environmental Reserve lot, and four (4) Municipal Reserve lots from the NE 31-51-25-W4M, located south of 23 Avenue NW and west of 199 Street NW; **STILLWATER**

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- I **The Subdivision by Plan is APPROVED on December 22, 2016, subject to the following conditions:**
1. that the owner dedicate Environmental Reserve (ER) as a 5.15 ha lot, pursuant to Section 664 of the Municipal Government Act (MGA) as shown on the "Conditions of Approval" map, Enclosure I;
  2. that the owner dedicate Municipal Reserve (MR) as 0.07 ha, 0.07 ha, 0.41 ha, and 1.26 ha lots pursuant to Section 666 of the MGA as shown on the "Conditions of Approval" map, Enclosure I;
  3. that the owner provide MR in the amount of 4.105 ha by a Deferred Reserve Caveat (DRC) registered against the NE 31-51-25-W4M, pursuant to Section 669 of the MGA;
  4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the MGA;
  5. 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;

6. that the owner dedicate, clear, and level 199 Street NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Transportation Planning and Engineering and Integrated Infrastructure Services;
7. that Bylaw 17876 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that the approved subdivision LDA16-0053 or LDA16-0056 be registered prior to or concurrent with this application for necessary underground utilities;
9. that required environmental investigation and remediation, as identified in LDA16-0269, be approved for the NE 31-51-25-W4M, prior to endorsement of the plan of survey, to the satisfaction of Environmental Planning in Sustainable Development (contact Jacqueline Davis at 780-944-0104);
10. 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;
11. that the owner register an easement for storm sewers, as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; and
12. 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 (4) 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 engineering drawings include a 600 mm water main extension, sanitary sewers, storm sewers and major drainage, to the satisfaction of EPCOR Water Services Inc. and Drainage Planning and Engineering, as shown on the "Conditions of Approval" maps, Enclosures I and II;
8. that the engineering drawings include the first two (2) lanes of 199 Street NW to an arterial roadway standard including 3 m shared use path, 1.5 m concrete sidewalk, lighting, any transitional improvements and intersection improvements, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 199 Street NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Planning and Engineering;
9. that the engineering drawings include a temporary tie-in from re-aligned 199 Street NW to existing 199 Street NW, 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);
10. that the engineering drawings include a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
11. that the owner design and construct the ultimate SWMF and the hydraulic connection to the wetland in the Environmental Reserve lot (CCC for the storm sewers will not be issued until such time as the ultimate SWMF, including interconnecting pipe and outfall to Wedgewood Creek are completed and operational), to the satisfaction of Drainage Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I;
12. that CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational, to the satisfaction of Drainage Planning and Engineering;
13. that FAC will not be issued for sanitary sewers until such time that the permanent sanitary servicing for Riverview required for this subdivision as indicated in the Neighbourhood

Design Report is completed and operational, to the satisfaction of Drainage Planning and Engineering;

14. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the temporary sanitary pump station, temporary forcemain and offsite sanitary sewers are completed and operational to the satisfaction of Drainage Planning and Engineering;
15. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the 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;
16. that the owner construct a 3 m hard surface shared use path to a residential alley standard roadway with lighting and bollards, within the walkway and 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;
17. that the owner construct 3 m hard surface shared use paths and 1.5 m granular trails within the MR lot, ER lot and the SWMF, as per an approved Natural Area Management Plan, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner provide a barrier between 199 Street NW and the local roadways and lanes that are parallel to it, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto or flanking 199 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
21. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, walkway to the satisfaction of City Departments and affected utility agencies.

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

Reserves for the NE 31-51-25-W4M are provided with this subdivision by dedication of ER in the amount of 5.15 ha and dedication of MR in the total amount of 1.81 ha. A DRC will be registered on the remainder of the title in the amount of 4.105 ha. The amount of the DRC will be adjusted based on arterial roadway dedication at the time of endorsement.

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 MGA 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 Kristen Rutherford at 780-421-8252 or [kristen.rutherford@edmonton.ca](mailto:kristen.rutherford@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

















BM/kr/Posse #226438871-001

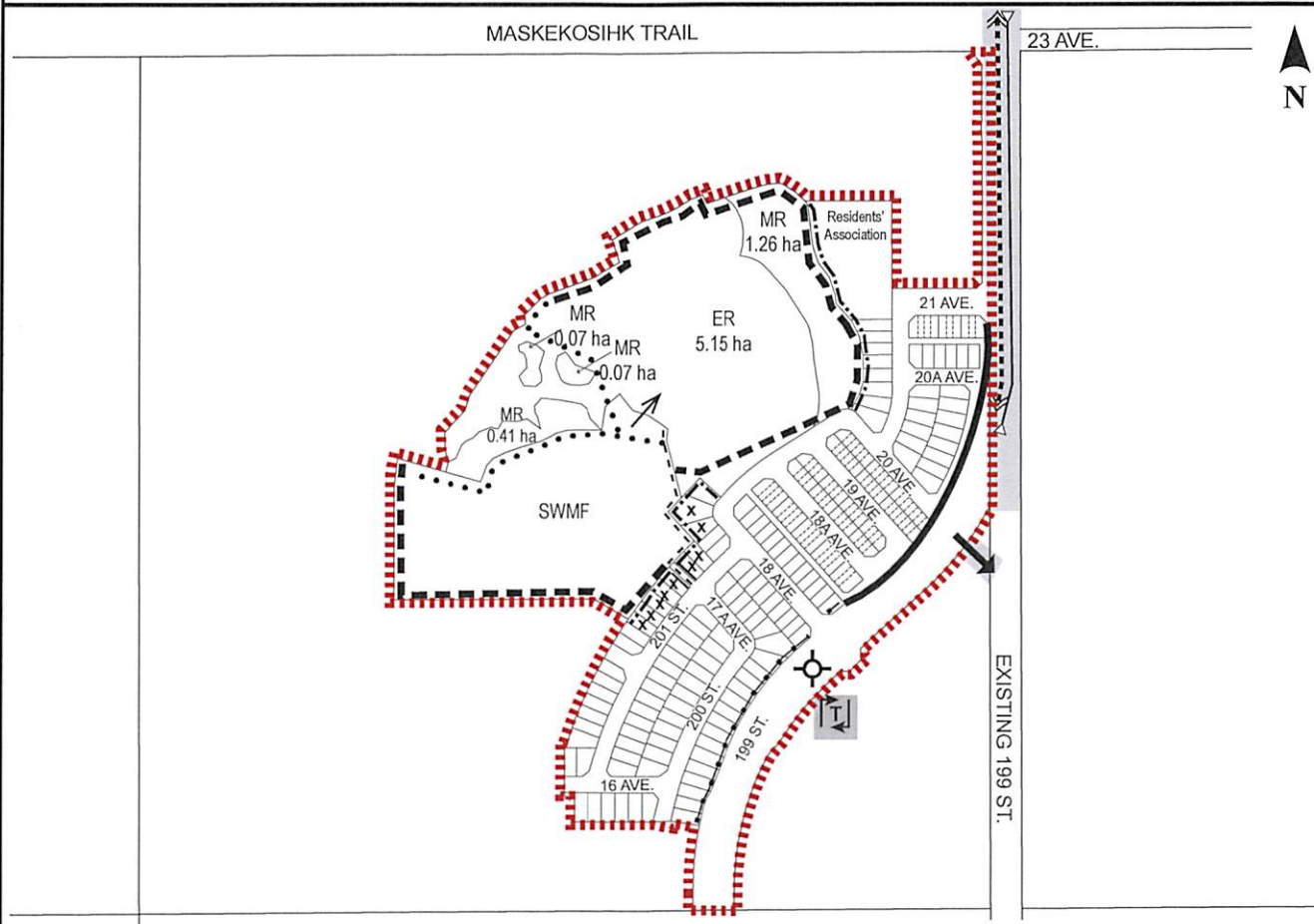
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

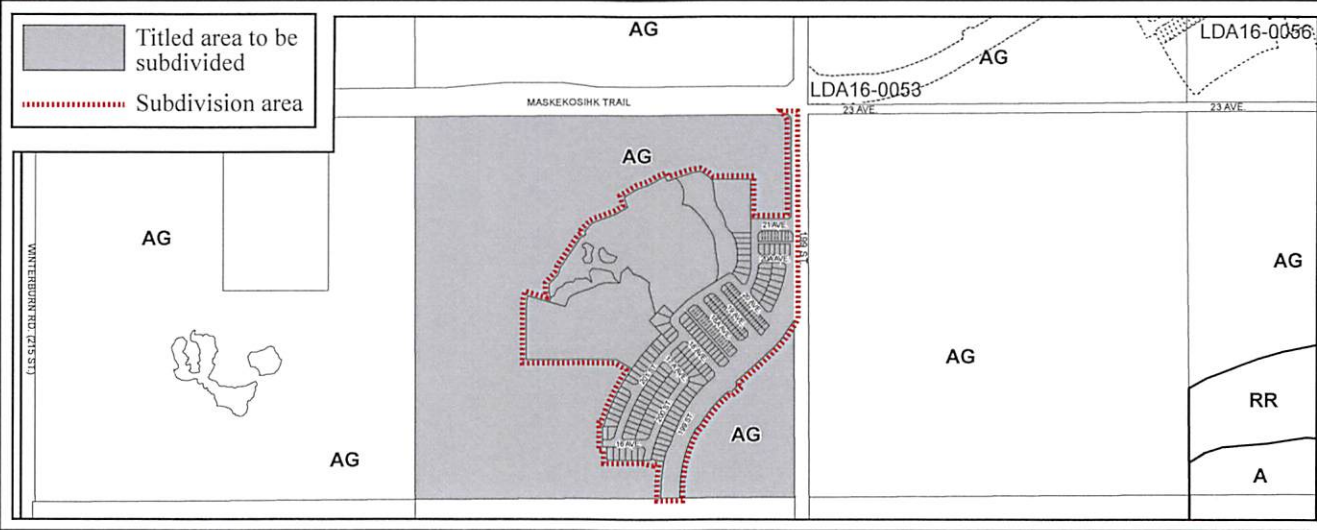
December 22, 2016

LDA16-0325

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  Noise attenuation fence
-  3 m shared use path to residential alley standard
-  3 m hard surface shared use path
-  Temporary 17 m radius transit turnaround
-  Restrictive covenant re: freeboard
-  Water main extension
-  Abandoned well site
-  Sanitary sewer
-  Temporary roadway tie-in
-  Barrier
-  1.5 m granular shared use path
-  Include in engineering drawings
-  Hydraulic connection

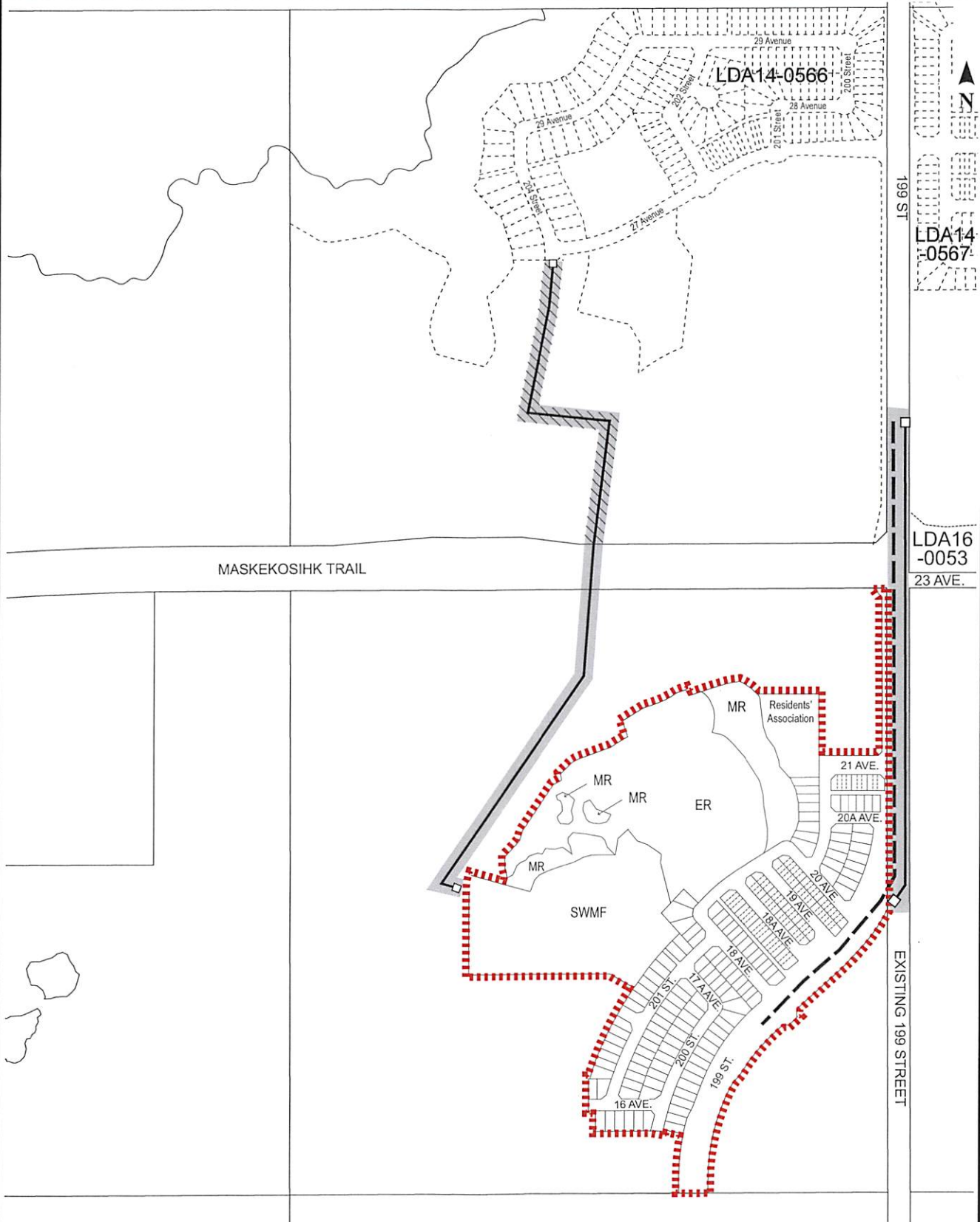


NOTE: All roads shown on this map are within the NW quadrant





- Limit of proposed subdivision
- — — Construct first two lanes to an arterial roadway standard
- — □ Storm sewers, and major drainage
- ▨ Register easement
- Include in engineering drawings



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 0J5

December 22, 2016

File NO. LDA16-0335

WSP, MMM Group  
1200, 10909 Jasper Avenue NW  
Edmonton, AB T5H 3H5

ATTENTION: Tarah Coutts

RE: Tentative plan of subdivision to create 112 single detached residential lots, 18 semi-detached residential lots, one (1) Municipal Reserve (MR) lot, and one (1) Public Utility lot, from Lot 1, Block 1, Plan 932 3045 and the SW 21-51-24-W4M located south of Hiller Road SW and east of 184 Street SW; **KESWICK**

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**I The Subdivision by Plan is APPROVED on December 22, 2016, subject to the following conditions:**

1. that the owner dedicate MR as a 5.02 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 provide MR in the amount of 0.34 ha by a Deferred Reserve Caveat (DRC) registered against Lot 1, Block 1, Plan 932 3045 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate additional road right of way for 182 Street SW to accommodate the roundabout, to the satisfaction of Transportation Planning and Engineering;
6. that the owner register easements for 182 Street SW, Hiller Road SW, the greenway, the 3 m shared use path, the 2 m mono-walk, major drainage infrastructure, water main

extensions and sanitary and storm sewer extensions, as shown on the "Conditions of Approval" maps, Enclosures I & II;

7. that the subdivision boundary be amended to include the dedication of 28 Avenue SW to conform to an approved Concept Plan, or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
8. that subject to Condition I (6) above , the owner clear and level 28 Avenue SW as required for road right of way dedication, to the satisfaction of Transportation Planning and Engineering;
9. that the Servicing Agreement be registered as a caveat on title for all lots adjacent to areas which require "no parking" signage, to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lot flanking the Storm Water Management Facility (SWMF 2) as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:**

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

7. that the engineering drawings include a temporary 4 m gravel surface emergency access with T-bollards, 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 engineering drawings include a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
9. that the engineering drawings include offsite underground utilities including 250 mm and 300 mm water main extensions and sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Drainage Planning and Engineering, as shown on the "Conditions of Approval" maps, Enclosures I & II;
10. that the engineering drawings include major drainage to SWMF 5 as required with the construction of 182 Street SW and Hiller Road SW, to the satisfaction of Drainage Planning & Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include the removal of the existing 1350mm inlet to the SWMF 5, any required re-grading of SWMF 5, and the installation of the new inlet, to the satisfaction of Drainage Planning & Engineering;
12. that the owner design and construct the ultimate SWMF 2, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" maps, Enclosures I & II;
13. that the owner fully service the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
14. that the owner grades the MR lot to ensure that grading does not exceed 2%. The freeboard area shall not encroach on the MR lot and shall be located completely within SWMF 5, to the satisfaction of Parks and Biodiversity and Drainage Planning & Engineering;
15. that the engineering drawings include the first two (2) lanes of Hiller Road SW to an arterial roadway standard including 3 m shared use path, 1.5 m concrete sidewalk, lighting and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
16. that the engineering drawings include the construction of 182 Street SW to the approved Complete Streets cross sections, including the permanent roundabouts , a 2 m mono-walk along the east side with straight faced curb and gutter, and a 3 m hard-surface shared use

path along the west side, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" maps, Enclosures I & II;

17. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting and bollards, within the greenway, MR lot, and SWMF 2, to the satisfaction of Transportation Planning and Engineering, Drainage Planning & Engineering, and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 3 m concrete sidewalk with lighting and T-bollards, within the emergency access walkway and greenway, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct King Vista SW to an enhanced local roadway standard with a 9.15 m carriageway within a minimum 18 m right-of-way, including a parking ban on one side, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner install "no parking" signage on one side of King Vista SW prior to FAC to the satisfaction of Transportation Planning & Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
23. that the owner is responsible for the landscape design and construction within the Public Utility lot, the MR lot, road rights of way, walkway, and greenway to the satisfaction of City Departments and affected utility agencies.

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

MR for the SW 21-51-25-W4M in the amount of 5.02 ha is being provided by dedication with this subdivision.

MR for Lot 1, Block 1, Plan 932 3045 in the amount of 0.34 ha is being provided by a DRC with this subdivision.

Subsequent to MR dedication the existing DRC for the SW 21-51-25-W4M will be reduced accordingly, with the balance to carry forward on 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 Kyle Witiw at 780-442-4308 or [kyle.witiw@edmonton.ca](mailto:kyle.witiw@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/kw/Posse #226779694-001

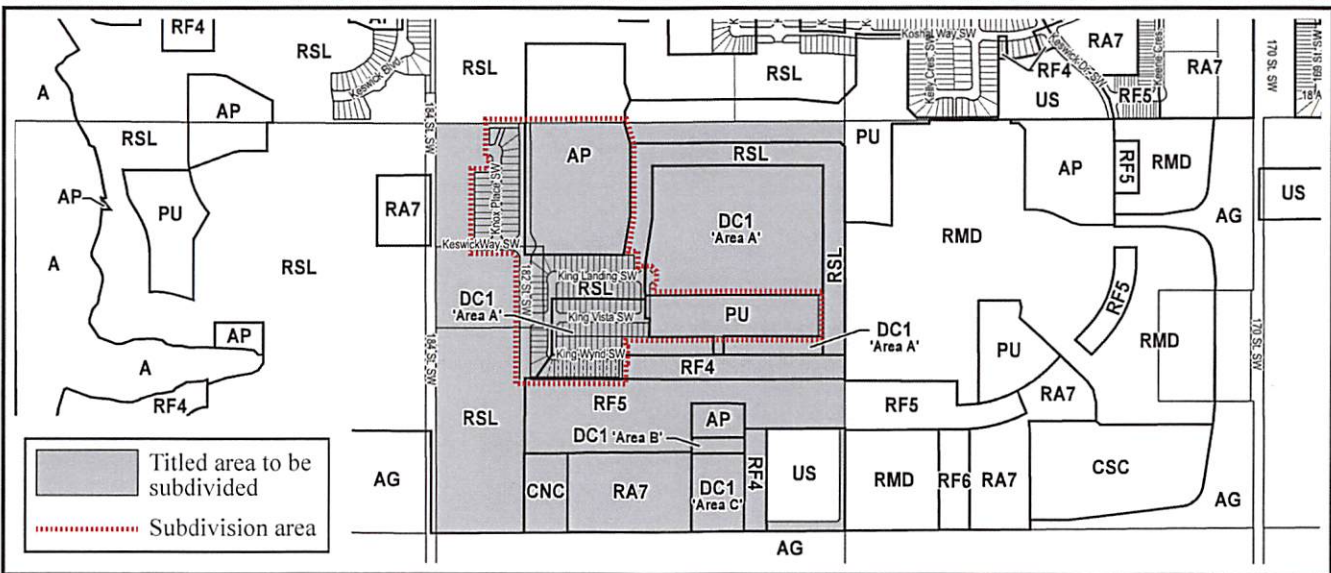
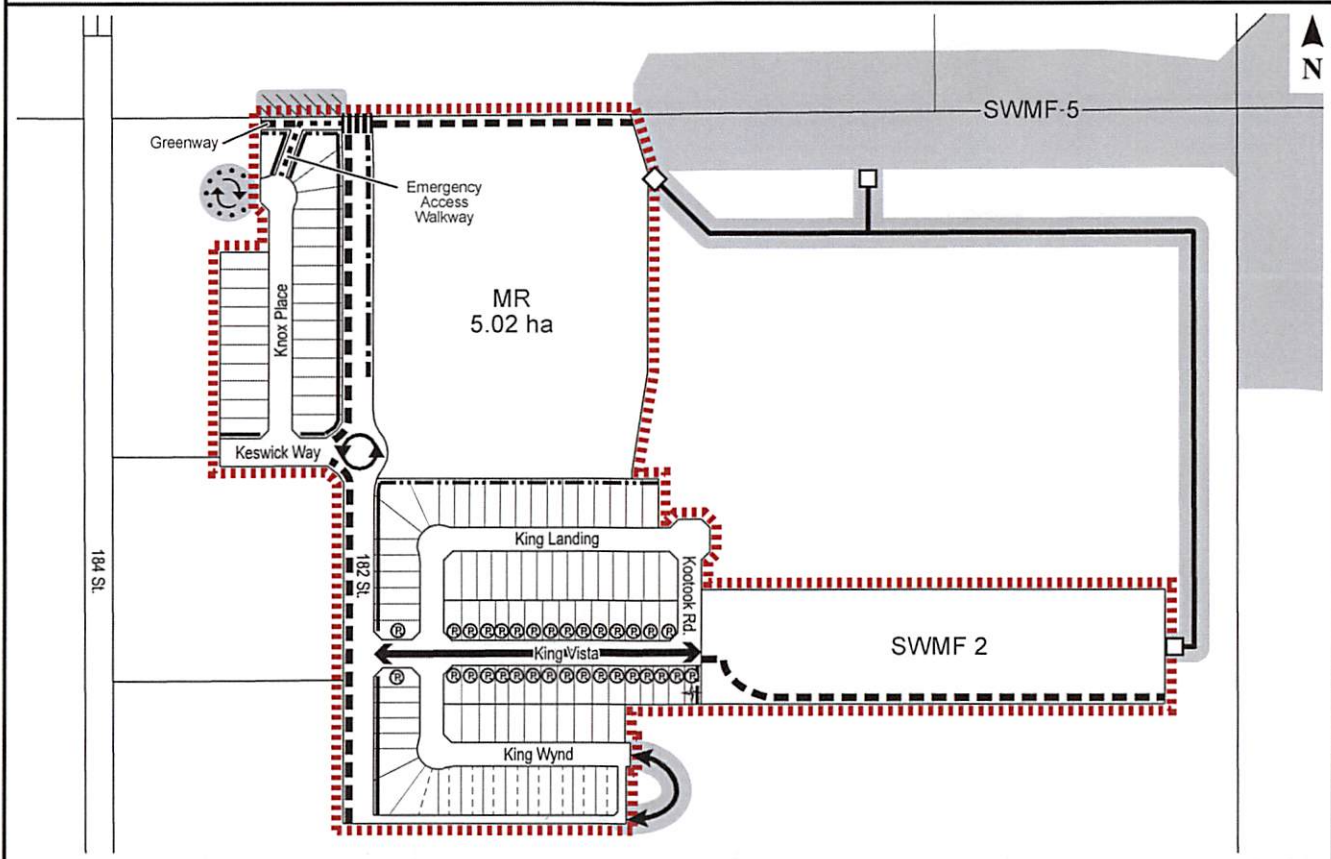
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 22, 2016

LDA16-0335

- ..... Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.8 m uniform screen fence
- · - · - · 1.2 m uniform fence
- 2 m mono-walk
- · · · · 3 m concrete sidewalk
- 3 m hard surface shared use path
- ||||| Zebra marked crosswalk
- + Restrictive covenant re: freeboard
- Register easement
- Construct enhanced local roadway
- Temporary 4 m emergency access
- Temporary 12 m radius turnaround
- Roundabout
- No parking caveat
- Storm sewer connection
- Include in engineering drawings

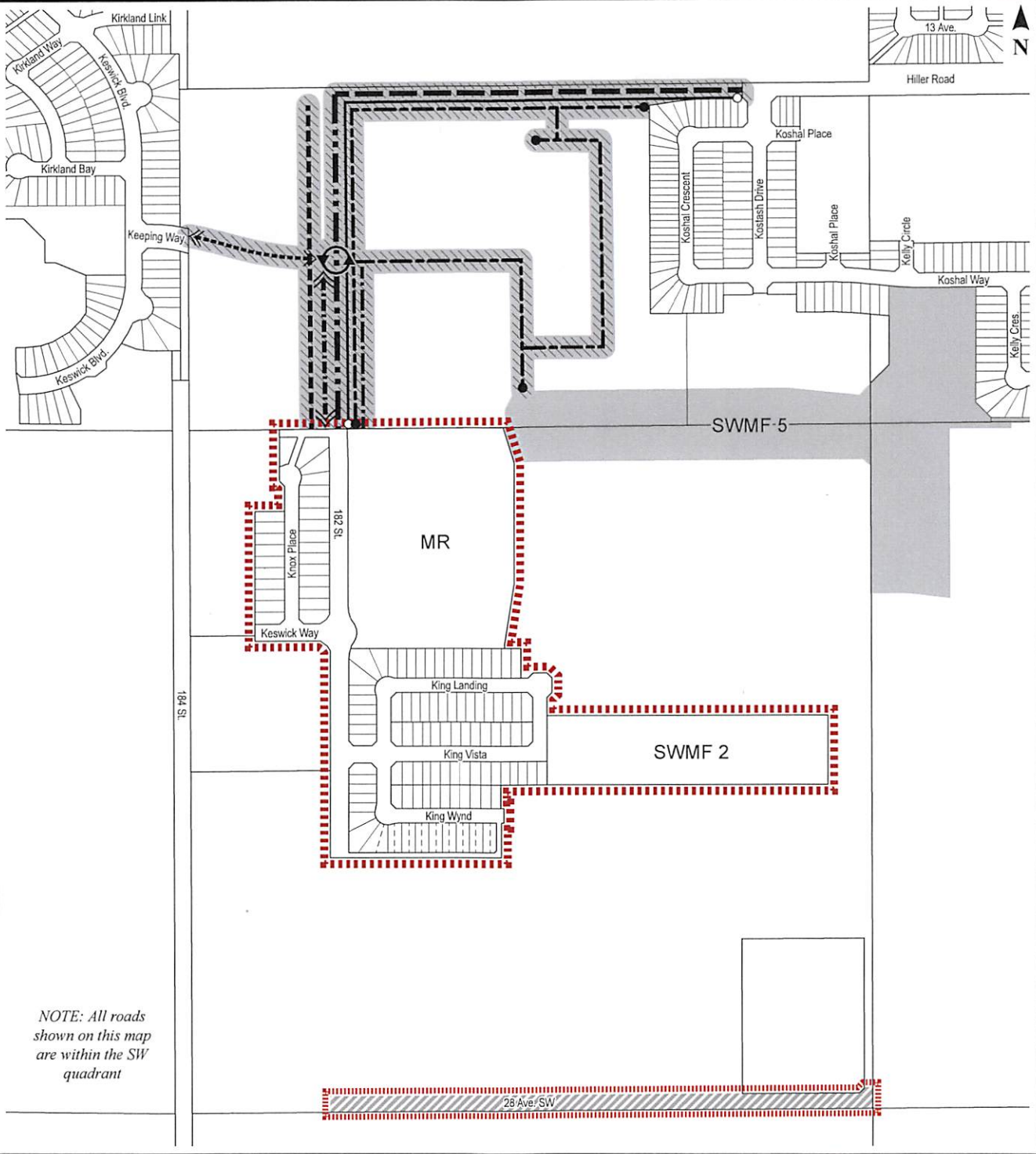


SUBDIVISION CONDITIONS OF APPROVAL MAP

December 22, 2016

LDA16-0335

- Limit of proposed subdivision
- Amend subdivision boundary
- · — · 2 m mono-walk
- · — · 3 m hard surface shared use path
- ▨ Register easement
- ▨ Dedicate as road right-of-way
- · — · Construct collector roadway
- — — Construct first two lanes to an arterial roadway standard
- ⊙ Roundabout
- ⌞ — — — — — 250 mm water main connection
- ⌞ — — — — — 300 mm water main connection
- — — — — — Sanitary and storm sewer connection
- ▨ Include in engineering drawings
- — — — — — Major drainage infrastructure







Subdivision Authority

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

December 22, 2016

File NO. LDA16-0465

Quantum Geomatics Ltd.  
20612 – 98 Avenue NW  
Edmonton, AB T5T 4V9

ATTENTION: Richard David

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1B, Block 12, Plan 762 0073, located west of 175 Street NW and north of 81 Avenue NW; **THORNCLIFF**

---

**The Subdivision by Bare Land Condominium is APPROVED on December 22, 2016, subject to the following condition(s):**

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

**Please be advised of the following:**

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,013.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

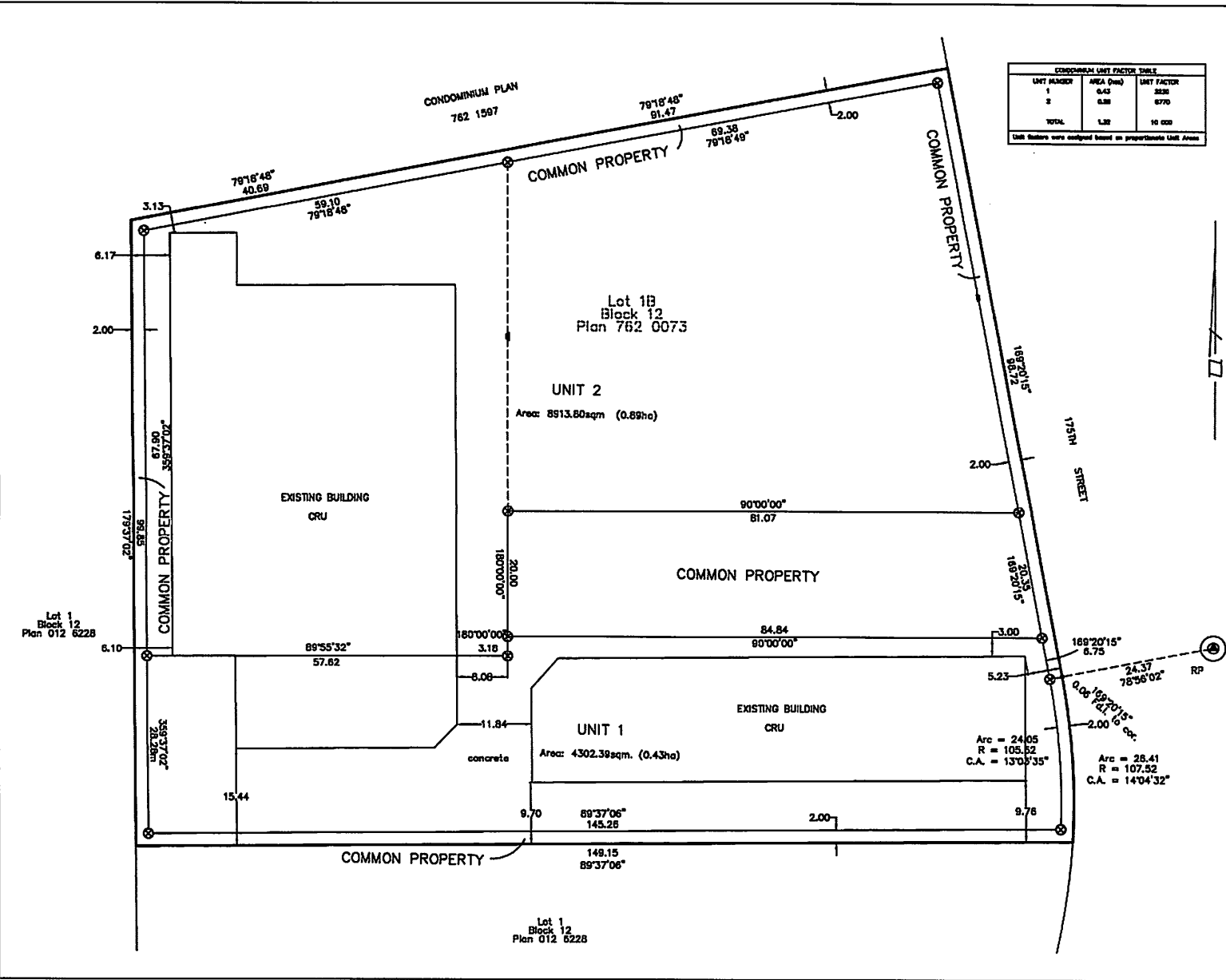
Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #231735123-001

Enclosure(s)



CONDOMINIUM UNIT FACTOR TABLE		
UNIT NUMBER	AREA (SqM)	UNIT FACTOR
1	0.43	2530
2	8.98	6770
TOTAL	9.41	9300

Unit Factors were assigned based on proportional Unit Areas

**CITY OF EDMONTON**

TENTATIVE PLAN SHOWING PROPOSED  
BARELAND CONDOMINIUM

AFFECTING ALL OF  
LOT 1B, BLOCK 12 PLAN 762 0073  
WITHIN  
S.E.1/4 SEC.28 - TWP. 52  
RGE. 25 - W4TH MER.

BY: RICHARD DAVID, ALS, CLS, 2016  
SCALE: 1:2000

**LEGEND**

Temporary Position ..... ●  
Reference Point (RP) is shown thus ..... RP ○  
All dimensions are in metres and decimals thereof.  
The following abbreviations may appear on this Plan:

1/4" denotes Alberta Land Survey	1/4" denotes Range
1/2" denotes Canada Land Survey	1/4" denotes Right-Of-Way
1" denotes Metres	1" denotes Station
1/2" denotes centimetre	1" denotes Township
1/4" denotes Planes	1/4" denotes that of 40 metres
1/4" denotes Survey Control Station	

**NOTES**

Bearings are grid NAD83, 3° TA and are derived from G.N.S.S. observations at ASCA's 151905 and 8454. Reference meridian = 114°W  
The Geo-reference point is the published coordinates of Alberta Survey  
Control Station 151806  
Northings: 5931447.651 Easting: 25007.439  
Lands affected by the Registration on this Plan shown bounded thus  
and contains 1.28 hectares comprising two (2) parcels.  
Setback Dimensions are rough measurements for evaluation use only.

**PREPARED BY:**  
NAME: Richard David, ALS, CLS, P.Eng.

**REGISTERED OWNER:**  
NAME: 1109079 ALBERTA INC.

**SUBDIVISION AUTHORITY:**  
NAME: CITY OF EDMONTON  
FILE No.:  
Approval Date:

**QUANTUM GEOMATICS LTD.**  
30512 - 66th Avenue, EDMONTON, ALBERTA T5T 0P6  
TELEPHONE: 780-760-6579  
www.qg.ca

DATE: NOVEMBER 6, 2016 | Book 18-1-0077017 | QUANTUM FILE 18-1-007



Subdivision Authority

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

December 22, 2016

File NO. LDA16-0501

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 4, Block 2, Plan RN24A, located north of 109 Avenue NW and west of 129 Street NW; **WESTMOUNT**

---

**The Subdivision by Plan is APPROVED on December 22, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.4 m south of the north property line of Lot 4. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #232800320-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

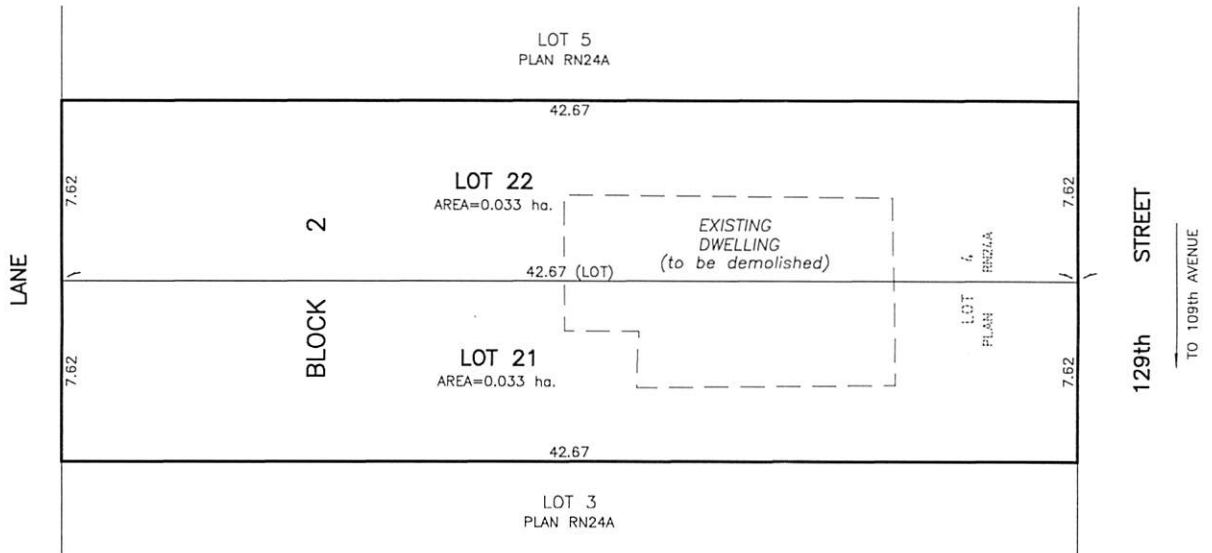
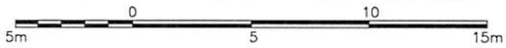
LOT 4, BLOCK 2, PLAN RN24A (XXIVA)

IN THE

N.E.1/4 SEC.1-53-25-4

EDMONTON ALBERTA

SCALE 1:200 2016 D.G. CHEN, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: August 17, 2016  
REVISED: -

FILE NO. 16S0666

DWG.NO. 16S0666T



December 22, 2016

File NO. LDA16-0507

Allen Liaw  
13027 - 157 Avenue  
Edmonton, AB T6V 1C2

ATTENTION: Allen Liaw

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 13, Plan 741 HW located north of 115 Avenue NW and west of 48 Street NW; **BEVERLY HEIGHTS**

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The Subdivision by Plan is **APPROVED** on **December 22, 2016**, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.3 m west of the east property line of Lot 10. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #232440833-001

Enclosure(s)



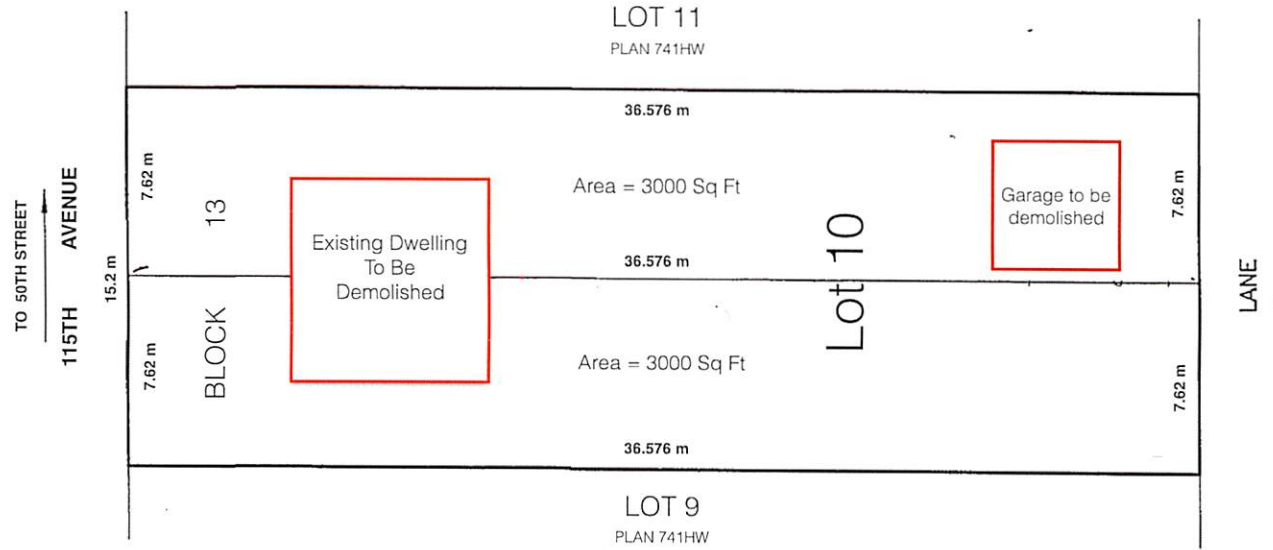
# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 10, BLOCK 13, PLAN 741HW

EDMONTON ALBERTA

→ North





Subdivision Authority

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

December 22, 2016

File NO. LDA16-0513

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 11, Block 14, Plan 4398 HW, located south of 104 Avenue NW and west of 78 Street NW; **FOREST HEIGHTS**

---

**The Subdivision by Plan is APPROVED on December 22, 2016, subject to the following conditions:**

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed Lot 31; 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-42-45222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.8 m north of the south property line of Lot 11. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #233450700-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

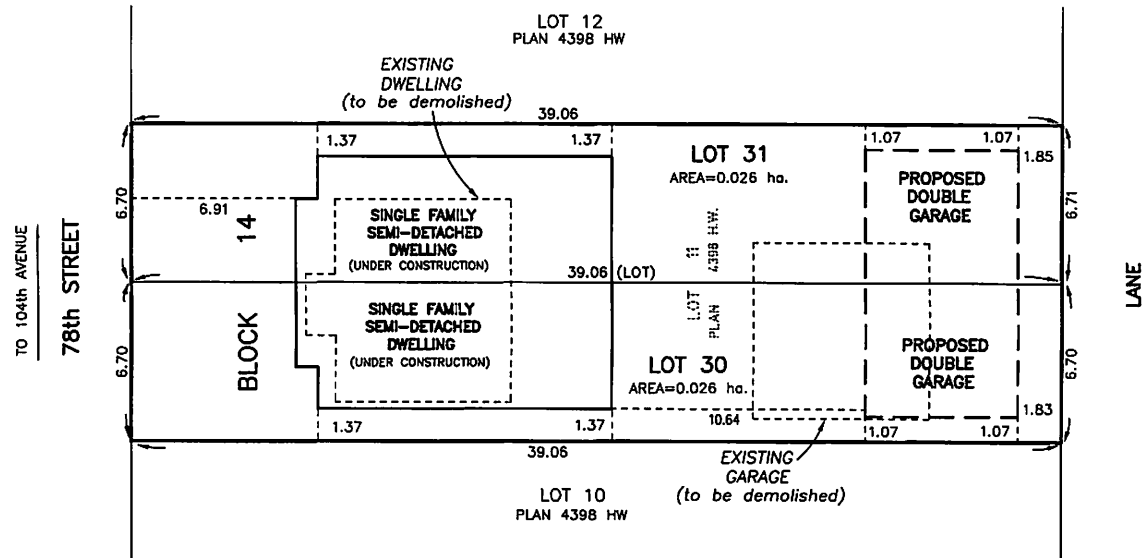
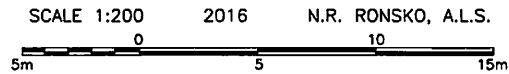
LOT 11, BLOCK 14, PLAN 4398 H.W.

IN

RIVER LOT 29 EDMONTON SETTLEMENT

THEORETICAL TWP.53-RGE.24-W.4 M.

EDMONTON ALBERTA



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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP

DRAWN BY: RTP

CALC'D. BY: RTP

DATE: October 24, 2016  
 REVISED: -

FILE NO. 16S0879

DWG.NO. 16S0879T



Subdivision Authority

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

December 22, 2016

File NO. LDA16-0515

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 2, Block 23, Plan 3209 KS, located south of Buena Vista Road NW and east of 140 Street NW; **LAURIER HEIGHTS**

---

**The Subdivision by Plan is APPROVED on December 22, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 37.49 m east of the east property line of 140 Street NW. The existing storm service enters the proposed subdivision 11.57 m east of the west 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 next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



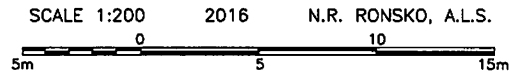
Blair McDowell  
Subdivision Authority

BM/sc/Posse #233827557-001

Enclosure(s)

**TENTATIVE PLAN**  
 SHOWING SUBDIVISION OF  
**LOT 2, BLOCK 23, PLAN 3209 K.S.**  
 IN THE  
**S.W.1/4 SEC.25-52-25-4**

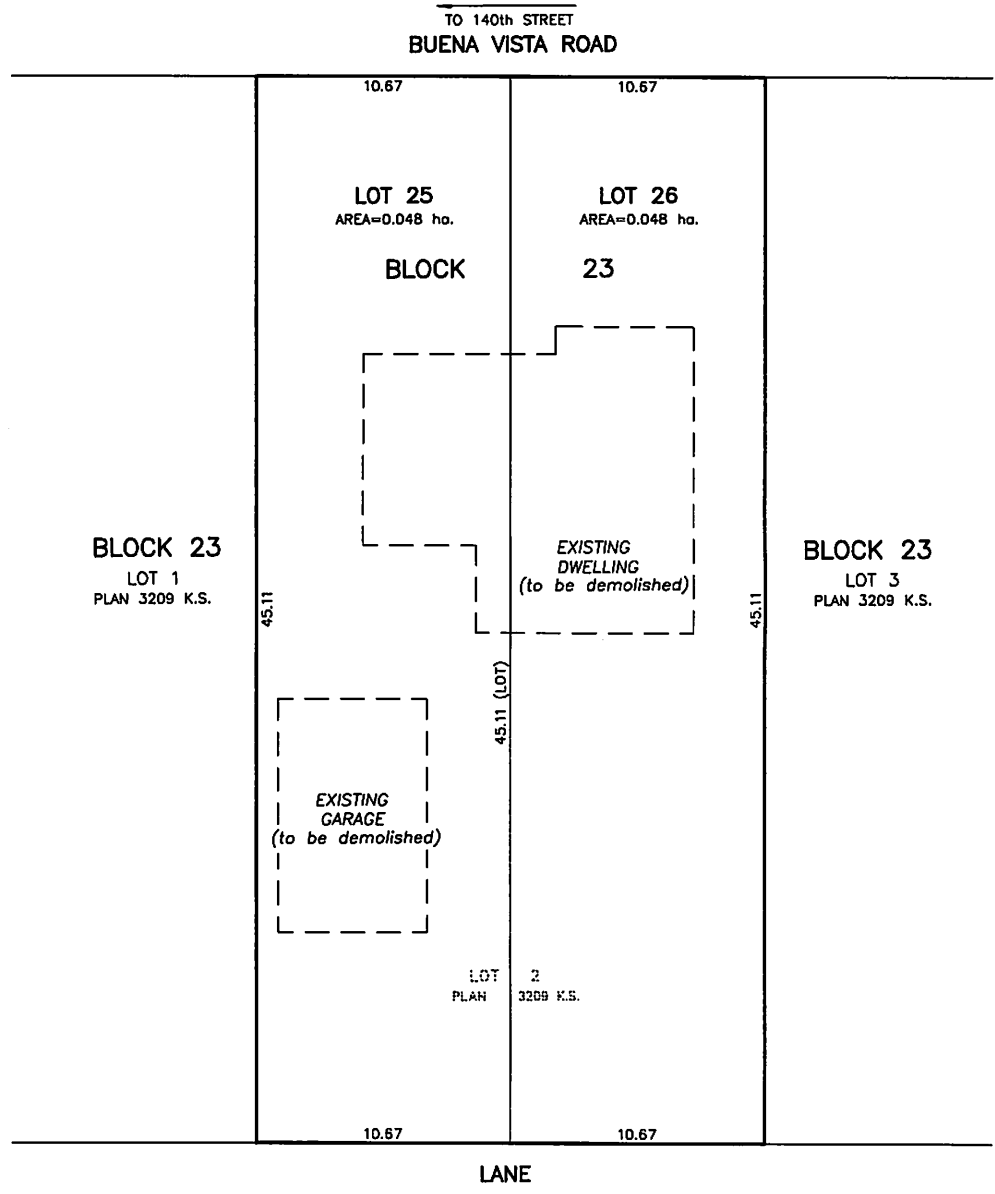
**EDMONTON ALBERTA**



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

**HAGEN SURVEYS (1982) LTD.**  
 8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP	DRAWN BY: RTP
	CALC'D. BY: RTP
	DATE: Oct.27, 2016 REVISED: -
	FILE NO. 16S0832
	DWG.NO. 16S0832T





Subdivision Authority

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

December 22, 2016

File NO. LDA16-0521

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 16, Block 16, Plan 1367 HW located north of 76 Avenue NW and east of 118 Street NW; **BELGRAVIA**

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The Subdivision by Plan is **APPROVED** on **December 22, 2016**, subject to the following conditions:

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 44.2 m east of the east property line of 118 Street 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 (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #233830749-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

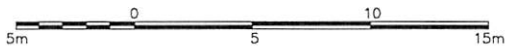
LOT 16, BLOCK 16, PLAN 1367 H.W.

IN THE

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

EDMONTON ALBERTA

SCALE 1:200 2016 D.G. CHEN, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

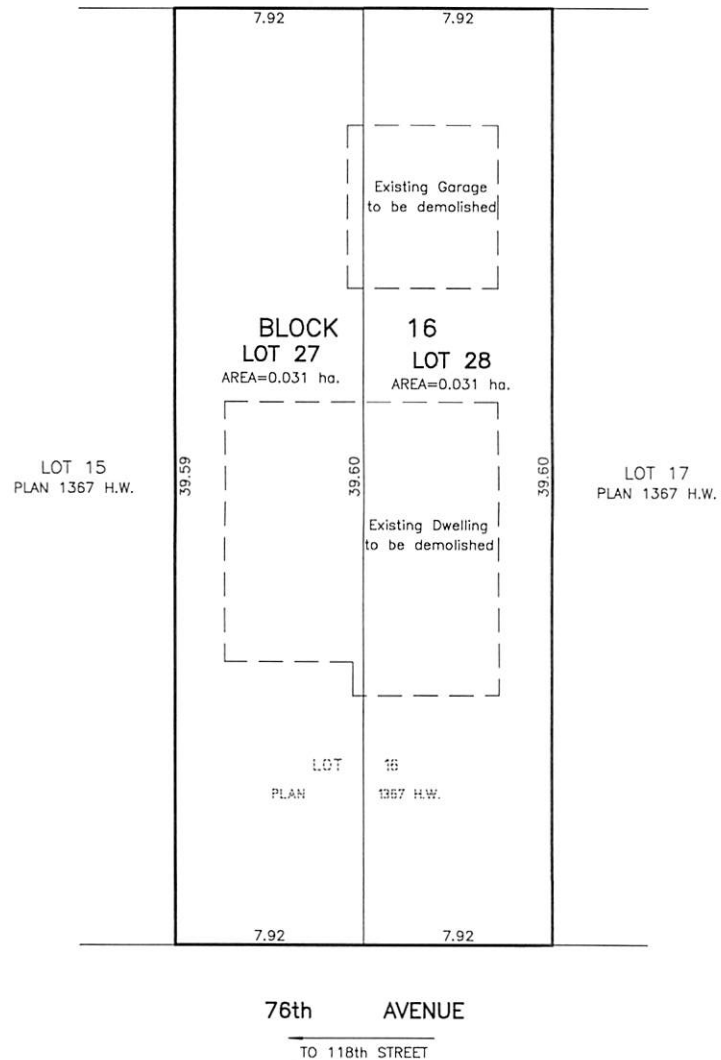
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DATE: October 27, 2016  
REVISED: -

FILE NO. 16S0887

DWG.NO. 16S0887

LANE





Subdivision Authority

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

December 22, 2016

File NO. LDA16-0562

Select Engineering Consultants Ltd.  
100, 17413 107 Avenue NW  
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to revise conditionally approved LDA12-0414 by adjusting the boundary line between Lots 4 and 5 from Lot 1, Block 1, Plan 112 3855, located east of 82 Street NW and South of Anthony Henday Drive NW; **CRYSTALLINA NERA WEST**

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**The Subdivision by Plan is APPROVED on December 22, 2016, subject to the following conditions:**

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination; 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 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;
2. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
3. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

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

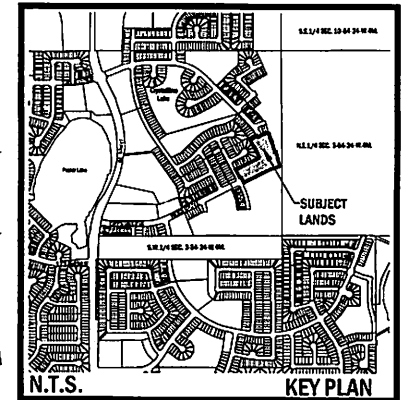
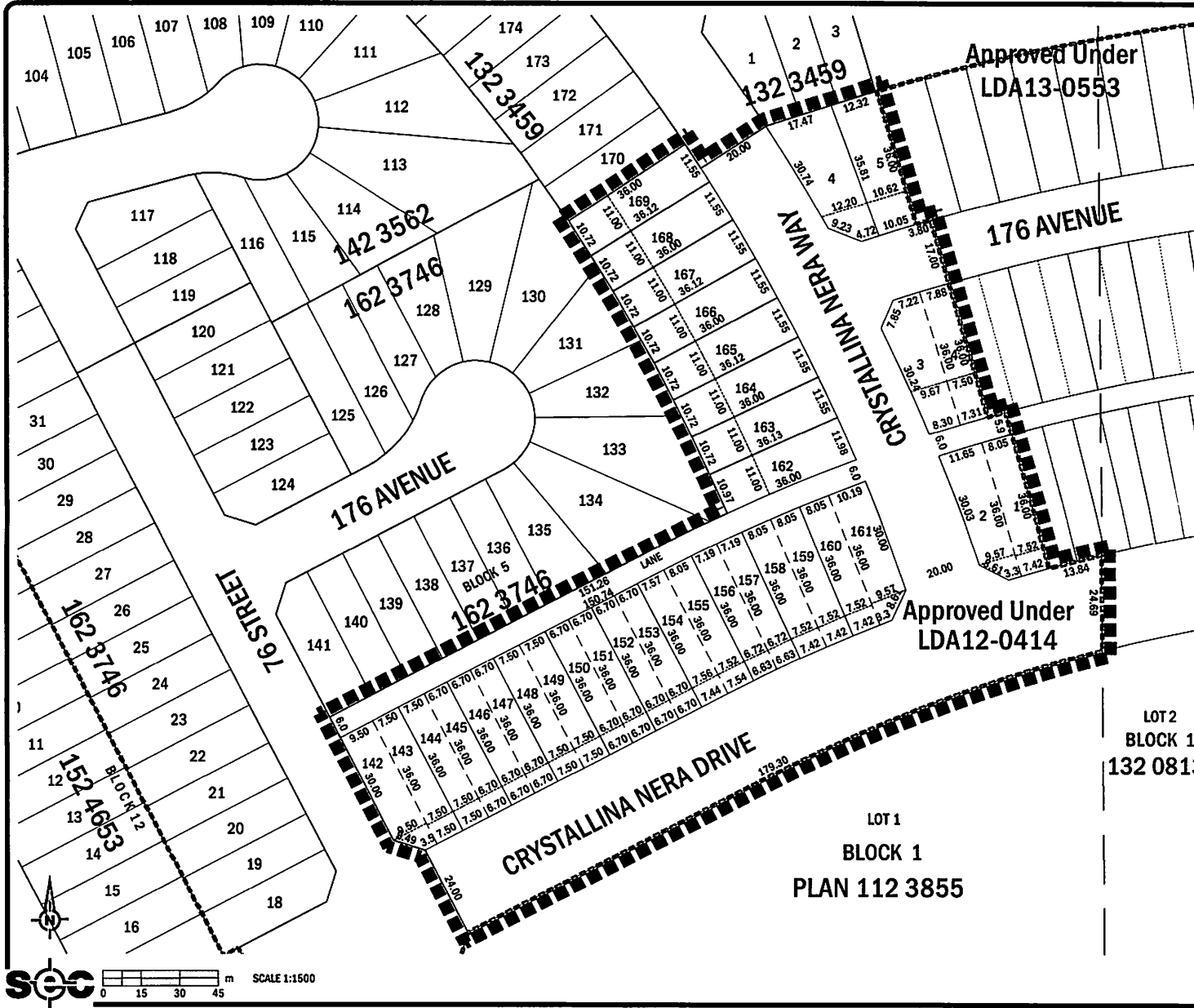
Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #236852517-001

Enclosure(s)



Approved Under  
LDA13-0553

Approved Under  
LDA12-0414

LOT 2  
BLOCK 1  
132 0813

LOT 1  
BLOCK 1  
PLAN 112 3855

- PART OF: LOT 1, BLOCK 1, PLAN 112 3855
- NOTES:**
- SUBDIVISION INCLUDES AREA OUTLINED BY [Dashed Line] AND CONTAINS - 1.92 ha
  - TOTAL COLLECTOR ROAD AREA - 0.71 ha
  - TOTAL LOCAL ROAD AREA - 0.04 ha
  - TOTAL LAKE AREA - 0.10 ha
  - TOTAL SINGLE DETACHED RESIDENTIAL AREA - 0.41 ha
  - TOTAL SEMI DETACHED RESIDENTIAL AREA - 0.66 ha
  - TOTAL NO. SINGLE DETACHED RESIDENTIAL LOTS - 10
  - TOTAL NO. SEMI-DETACHED RESIDENTIAL LOTS - 24

**SUBDIVISION PLAN  
CRYSTALLINA NEIGHBOURHOOD  
STAGE 8B**