

Thursday, January 11, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 02

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the January 11, 2018 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 4, 2018 meetings be adopted.	
3.	<b>OLD BUSINESS</b>	
	LDA17-0221 245632449-001	Tentative plan of subdivision to create one (1) commercial lot, from Lot 14, Block 16, Plan 162 2716 and Lot A, Block 16, Plan 172 1049 located south of Hiller Road SW and west of 170 Street SW; <b>KESWICK</b>
4.	<b>NEW BUSINESS</b>	
1.	LDA17-0666 267212310-001	Tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 3, Plan 172 1164, located north of 137 Avenue NW and east of Mistatim Way NW; <b>MISTATIM INDUSTRIAL</b>
2.	LDA17-0552 263843421-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 17, Plan 1800NY, located south of 52 Avenue NW and east of Lansdowne Road NW; <b>LANSDOWNE</b>
3.	LDA17-0624 266410827-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 23, Plan 3458HW located north of 69 Avenue NW and west of 95 Street NW; <b>HAZELDEAN</b>
4.	LDA17-0652 267503136-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 1, Block 19, Plan 172 0896 located south of Saddleback Road NW and west of 112 Street NW; <b>BLUE QUILL</b>
5.	LDA17-0671 268054943-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 65, Block 5, Plan 500 KS located south of 67 Avenue NW and east of 86 Street NW; <b>ARGYLL</b>

6.	LDA17-0686 269290682-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 23, Plan 3209 KS, located north of 86 Avenue NW and east of 140 Street NW; <b>LAURIER HEIGHTS</b>
7.	LDA17-0687 269346373-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 13, Plan 2601 KS, located north of Laurier Drive NW and west of 145 Street NW; <b>LAURIER HEIGHTS</b>
8.	LDA17-0688 268951986-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 45, Block 1, Plan 959KS, located south of 75 Avenue NW and east of 85 Street NW; <b>AVONMORE</b>
9.	LDA17-0693 269328303-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 5, Plan 1621 HW, located south of 91 Avenue NW and west of 118 Street NW; <b>WINDSOR PARK</b>
10.	LDA17-0694 269461787-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 11, Plan 6054 HW, located north of 91 Avenue NW and east of 149 Street NW; <b>PARKVIEW</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



January 11, 2018

File No. LDA17-0221

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

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create one (1) commercial lot, from Lot 14, Block 16, Plan 162 2716 and Lot A, Block 16, Plan 172 1049 located south of Hiller Road SW and west of 170 Street SW; KESWICK

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**I The Subdivision by Plan is APPROVED on January 11, 2018, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register 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;
4. that the subdivision boundary be amended to include the dedication of 170 Street SW to conform to an approved Preliminary Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. That Bylaw 18282 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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; and
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.

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

Municipal Reserve for Lot 14, Block 16, Plan 162 2716 and Lot A, Block 16, Plan 172 1049 was addressed by Deferred Reserve Caveat (DRC) with LDA11-0056. The DRC is registered on the parent parcel (the NE 21-51-25-W4M) and will be transferred to Lot 2, Block 1, Plan 152 2487 through LDA16-0556.

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 seven (7) 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 #245632449-001

Enclosure(s)

Limit of proposed subdivision



Dedicate as road right of way

Amend subdivision boundary



Register cross lot access easement



Hiller Road SW

Keene Crescent SW

170 St. SW

Keswick Drive SW

Titled area to be subdivided  
Subdivision area





Subdivision Authority

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

January 11, 2018

File No. LDA17-0666

Al-Terra Engineering Ltd  
5307 - 47 Street NW  
Edmonton, AB T6B 3T4

ATTENTION: Connor Smith

RE: Tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 3, Plan 172 1164, located north of 137 Avenue NW and east of Mistatim Way NW; **MISTATIM INDUSTRIAL**

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**The Subdivision by Plan is APPROVED on January 11, 2018, 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 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 seven (7) 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

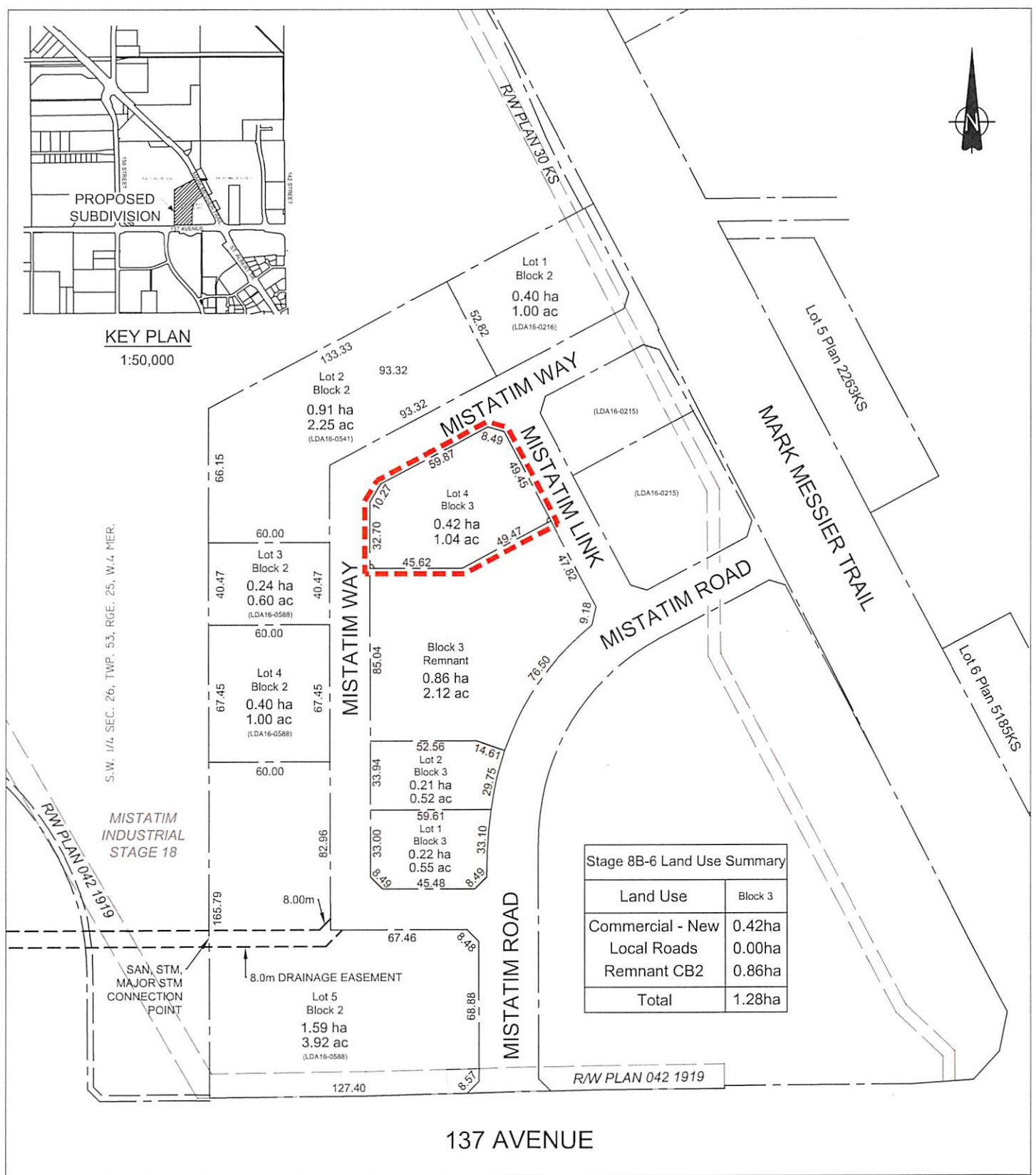
BM/mb/Posse #267212310-001

Enclosure





**KEY PLAN**  
1:50,000



Stage 8B-6 Land Use Summary	
Land Use	Block 3
Commercial - New	0.42ha
Local Roads	0.00ha
Remnant CB2	0.86ha
<b>Total</b>	<b>1.28ha</b>

137 AVENUE

NOVEMBER 15, 2017

--- STAGE 8B-6



**Mistatim Industrial**  
**Stage 8B-6 Tentative Plan**  
Within Lot 1, Block 3, Plan 172 1164

Job #8048A

Note: All dimensions and areas shown herein to be confirmed by legal survey prior to registration.

Scale: 1:2,500



Subdivision Authority

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

January 11, 2018

File No. LDA17-0552

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

ATTENTION: Dun Gen Chen

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 17, Plan1800NY, located south of 52 Avenue NW and east of Lansdowne Road NW;  
**LANSDOWNE**

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**The Subdivision by Plan is APPROVED on January 11, 2018, 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #263843421-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing access to 52 Avenue. Upon redevelopment of proposed Lot 25B, the existing residential access to 52 Avenue will 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.
- 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 details of access will be reviewed upon submission of a detailed site plan or development permit application.
- The Lansdowne neighbourhood is on the Neighbourhood Renewal program. This particular location is scheduled for reconstruction in 2017/2018. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.

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 10.9 m east of the west property line of Lot 25. The existing storm service enters the proposed subdivision approximately 10.7 m east of the west property line of Lot 25. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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 25, BLOCK 17, PLAN 1800 N.Y.

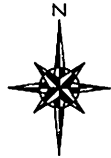
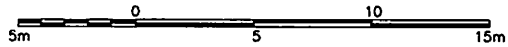
IN


S.1/2. SEC. 13 TWP.52 RGE.25 W.4 M.

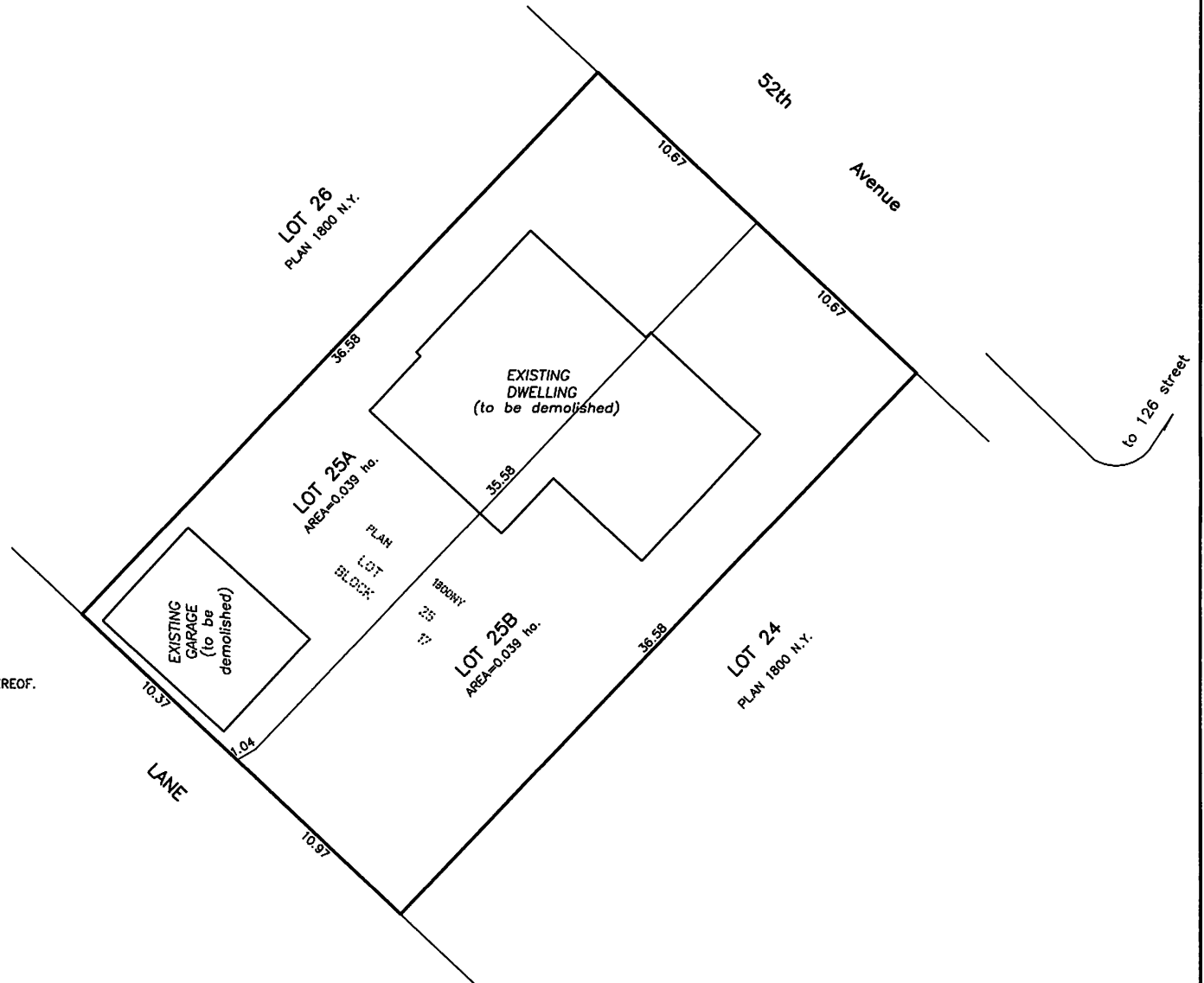
(12631 - 52 AVENUE NW)

EDMONTON ALBERTA

SCALE 1:200 2017



NOTE:  
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.  
- AREA DEALT WITH BOUNDED THUS.   
- DATE: OCT. 03 2017





Subdivision Authority

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

January 11, 2018

File No. LDA17-0624

Hagen Surveys (1982) Ltd.  
8929 - 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 23, Plan 3458HW located north of 69 Avenue NW and west of 95 Street NW; **HAZELDEAN**

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**The Subdivision by Plan is APPROVED on January 11, 2018, 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); 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.

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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 #266410827-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 69 Avenue NW that must be protected during construction.

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 4.26 m west of the east property line of Lot 15. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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

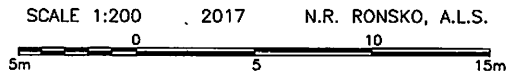
SHOWING SUBDIVISION OF

LOT 15, BLOCK 23, PLAN 3458 H.W.

IN THE

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

EDMONTON ALBERTA



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



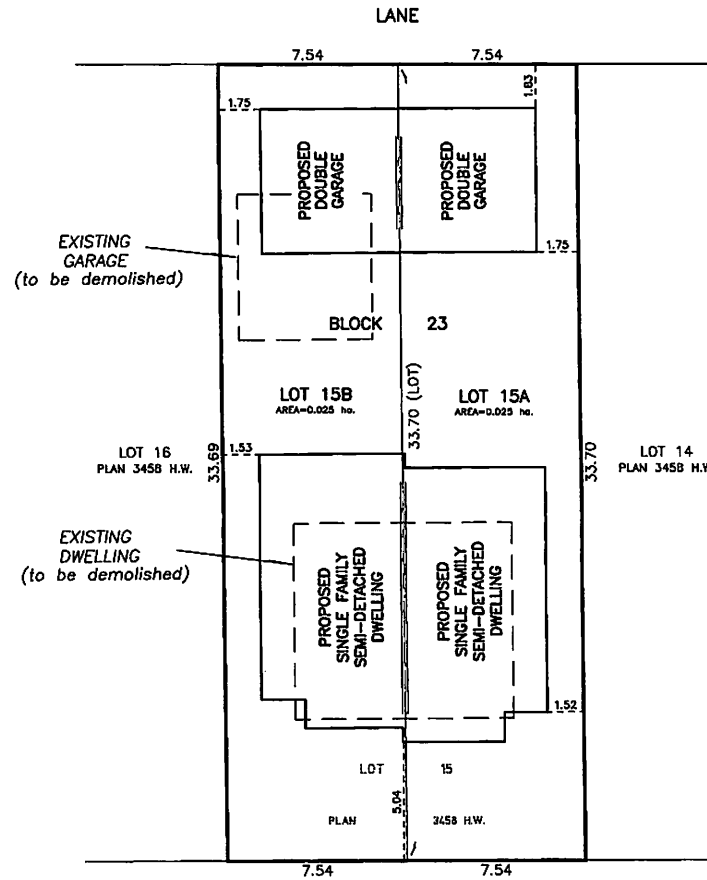
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: November 1, 2017  
 REVISED: -

FILE NO. 17S1010

DWG.NO. 17S1010T



69th AVENUE

TO 65th STREET





Subdivision Authority

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

January 11, 2018

File No. LDA17-0652

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

ATTENTION: Peter Plehwe

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 1, Block 19, Plan 172 0896 located south of Saddleback Road NW and west of 112 Street NW; **BLUE QUILL**

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**The Subdivision by Phased Condominium is APPROVED on January 11, 2018, 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 seven (7) 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 #267503136-001

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 (\$2927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- The entire road serving the units being constructed must be constructed with Phase I.

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

- That all municipal services enter the site through Common Property.
- 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).
- 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).



R/W PLAN 1225 K.S.

R/W PLAN 556 R.S.

SADDLEBACK ROAD

R/W PLAN 1225 K.S.

R/W PLAN 556 R.S.



Stantec Geomatics Ltd.  
10160-112th Street NW  
Edmonton, Alberta, Canada  
T5K 2L6  
Tel. 780-917-7000  
Fax. 780-917-7289  
www.stantec.com

Copyright Reserved

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

Client

LANDMARK COMMUNITIES INC.


TENTATIVE PLAN SHOWING  
PROPOSED PHASED  
CONDOMINIUM DEVELOPMENT  
OF  
LOT 1, BLOCK 19, PLAN 172 0896  
WITHIN THE  
S.E. 1/4 SEC. 6, TWP. 52, RGE. 24, W.4 MER.

BLUE QUILL

SCALE 1 : 1000

NOVEMBER, 2017

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 1.20 Hectares

ADDRESS: 215 - SADDLEBACK ROAD NW

LOT 8  
**BLK. 19**  
PLAN 822 2093

LOT 9  
**BLK. 19**  
PLAN 822 2093

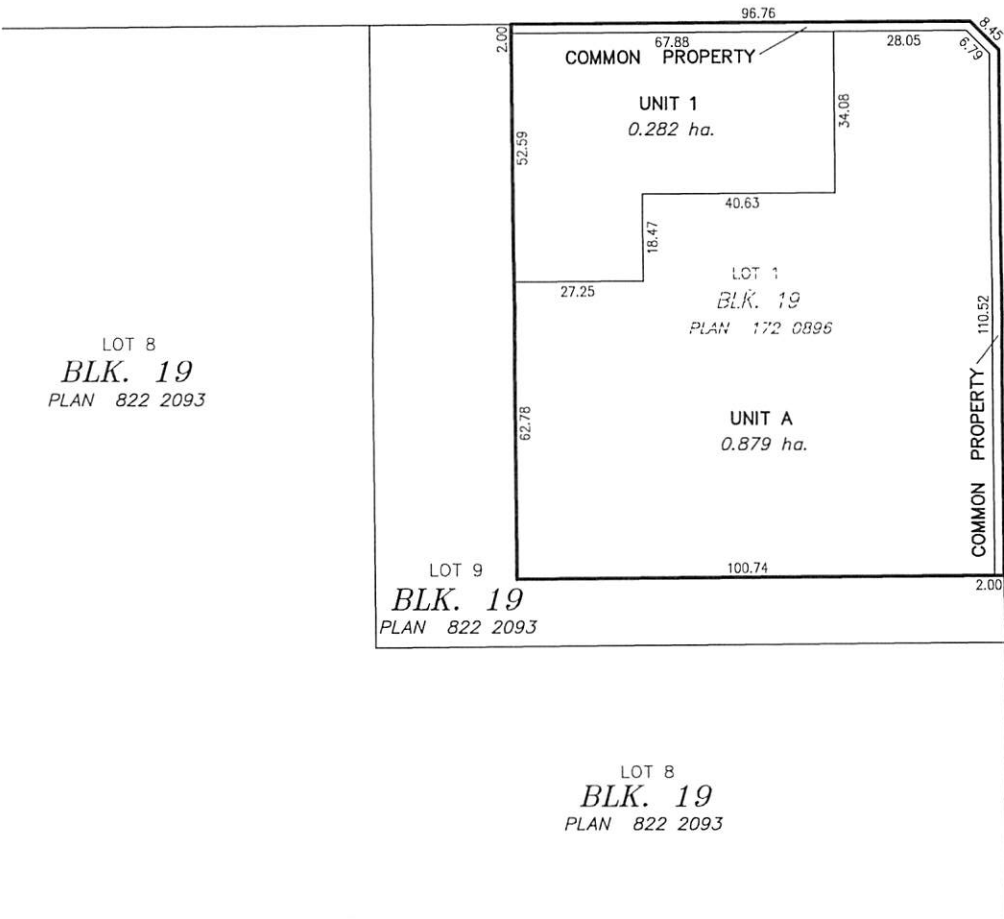
LOT 8  
**BLK. 19**  
PLAN 822 2093

N.W.  
STREET  
112

LOT 184  
**BLK. 20**  
PLAN 772 1946

28 AVENUE N.W.

LOT 1  
**BLK. 14**  
PLAN 772 1946





Subdivision Authority

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

January 11, 2018

File No. LDA17-0671

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 65, Block 5, Plan 500 KS located south of 67 Avenue NW and east of 86 Street NW; **ARGYLL**

---

**The Subdivision by Plan is APPROVED on January 11, 2018, 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;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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.

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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 #268054943-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- 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.
- There are existing boulevard trees adjacent to the site that must be protected during construction.
- There is an existing access to 67 Avenue. Upon redevelopment of proposed Lot 65B, the existing residential access to 67 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.

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 6.21 m north of the south property line of Lot 65. The existing storm service enters the proposed subdivision approximately 8.38 m north of the south property line of Lot 65. 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

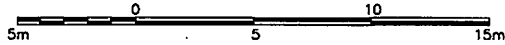
LOT 65, BLOCK 5, PLAN 500 K.S.

IN THE

S.W.1/4 SEC.22-52-24-4

EDMONTON ALBERTA

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



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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

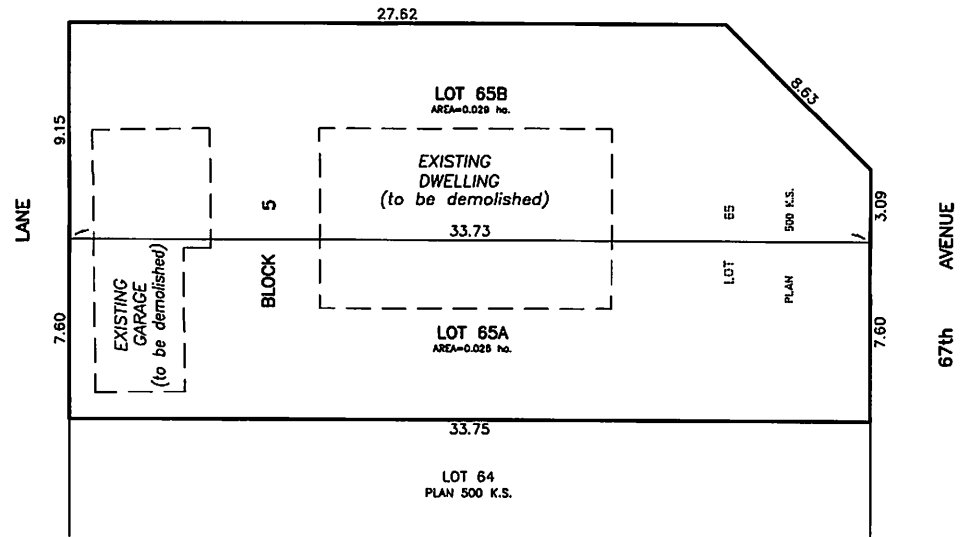
CALC'D. BY: J.V.

DATE: November 24, 2017  
 REVISED: -

FILE NO. 17S1115

DWG.NO. 17S1115T

TO 88th STREET  
 67th AVENUE





Subdivision Authority

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

January 11, 2018

File No. LDA17-0686

Riall Laplante  
5603 - 140 Street NW  
Edmonton, AB T5R 0H6

ATTENTION: Riall Laplante

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 23, Plan 3209 KS, located north of 86 Avenue NW and east of 140 Street NW; **LAURIER HEIGHTS**

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**The Subdivision by Plan is APPROVED on January 11, 2018, 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 seven (7) 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 #269290682-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. Should removal of the trees be required, the owner/applicant must contact Bonnie Fermanuik at City Operations, Parks and Roadways (780-496-4960). Any removal costs shall be borne by the owner/applicant.
- There is an existing access to 140 Street. Upon redevelopment of proposed Lot 24B, the existing residential access to 140 Street 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.
- 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.

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 7.1 m west of the east property line of Lot 24. The existing storm service enters the proposed subdivision approximately 9.9 m west of the east property line of Lot 24. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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  
**PROPOSED SUBDIVISION**  
OF  
LOT 24, BLOCK 23, PLAN 3209 KS  
SW 1/4, SEC. 25, TWP. 52, RGE. 25, W.4M.  
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ..... —\*—\*—\*—\*
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————  
AND CONTAINS 0.085 ha.



STREET

140

SIDEWALK

33.86

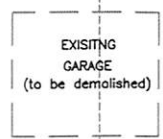
3.95

8.62

11.70

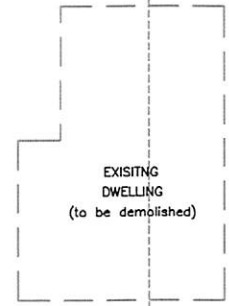
10.06

LANE



LOT 24B

LOT 24A



LOT 23  
BLOCK 23  
PLAN  
3209 KS

39.98

5.61

10.06

3.90

SIDEWALK

86

AVENUE

**GEODETIC SURVEYS & ENGINEERING LTD.**

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: Y.Z

DATE : OCT. 1st, 2017.

SCALE 1 : 300

JOB No. 1171473



Subdivision Authority

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

January 11, 2018

File No. LDA17-0687

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 12, Block 13, Plan 2601 KS, located north of Laurier Drive NW and west of 145 Street NW;  
**LAURIER HEIGHTS**

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**The Subdivision by Plan is APPROVED on January 11, 2018, 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 seven (7) 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 #269346373-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing access to Laurier Drive. Upon redevelopment of proposed Lot 12B, the existing residential access to Laurier Drive 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.
- 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.

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

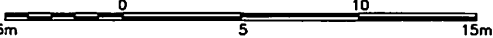
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 10.1 m west of the east property line of Lot 12. The existing storm service enters the proposed subdivision approximately 10.2 m east of the west 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, BLOCK 13, PLAN 2601 K.S.

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

EDMONTON ALBERTA

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




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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP



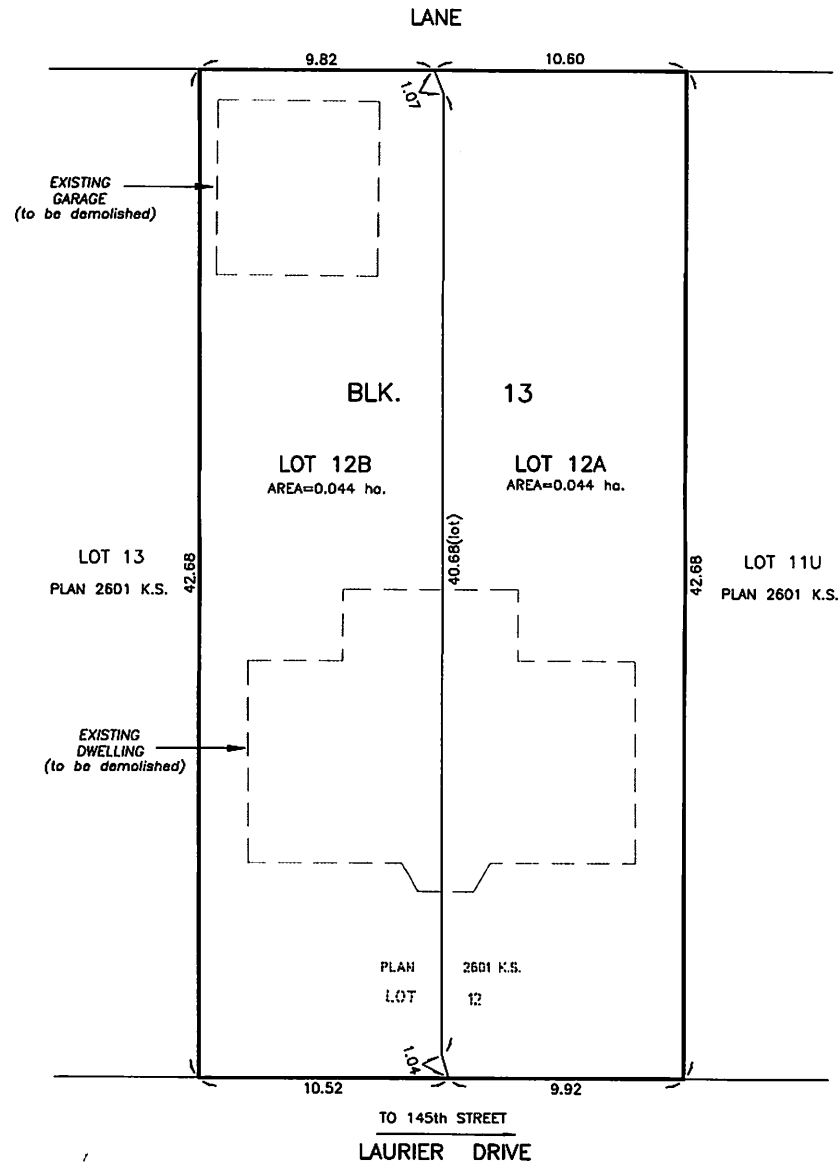
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: NOVEMBER 29, 2017  
 REVISED: JANUARY 5, 2018

FILE NO. 17S1110

DWG.NO. 17S1110T





Subdivision Authority

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

January 11, 2018

File No. LDA17-0688

Alim Mohamed  
864 Twin Brooks Close NW  
Edmonton, AB T6J 7G6

ATTENTION: Alim Mohamed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 45, Block 1, Plan 959KS, located south of 75 Avenue NW and east of 85 Street NW; **AVONMORE**

---

**The Subdivision by Plan is APPROVED on January 11, 2018, 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 seven (7) 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 #268951986-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- 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.

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.

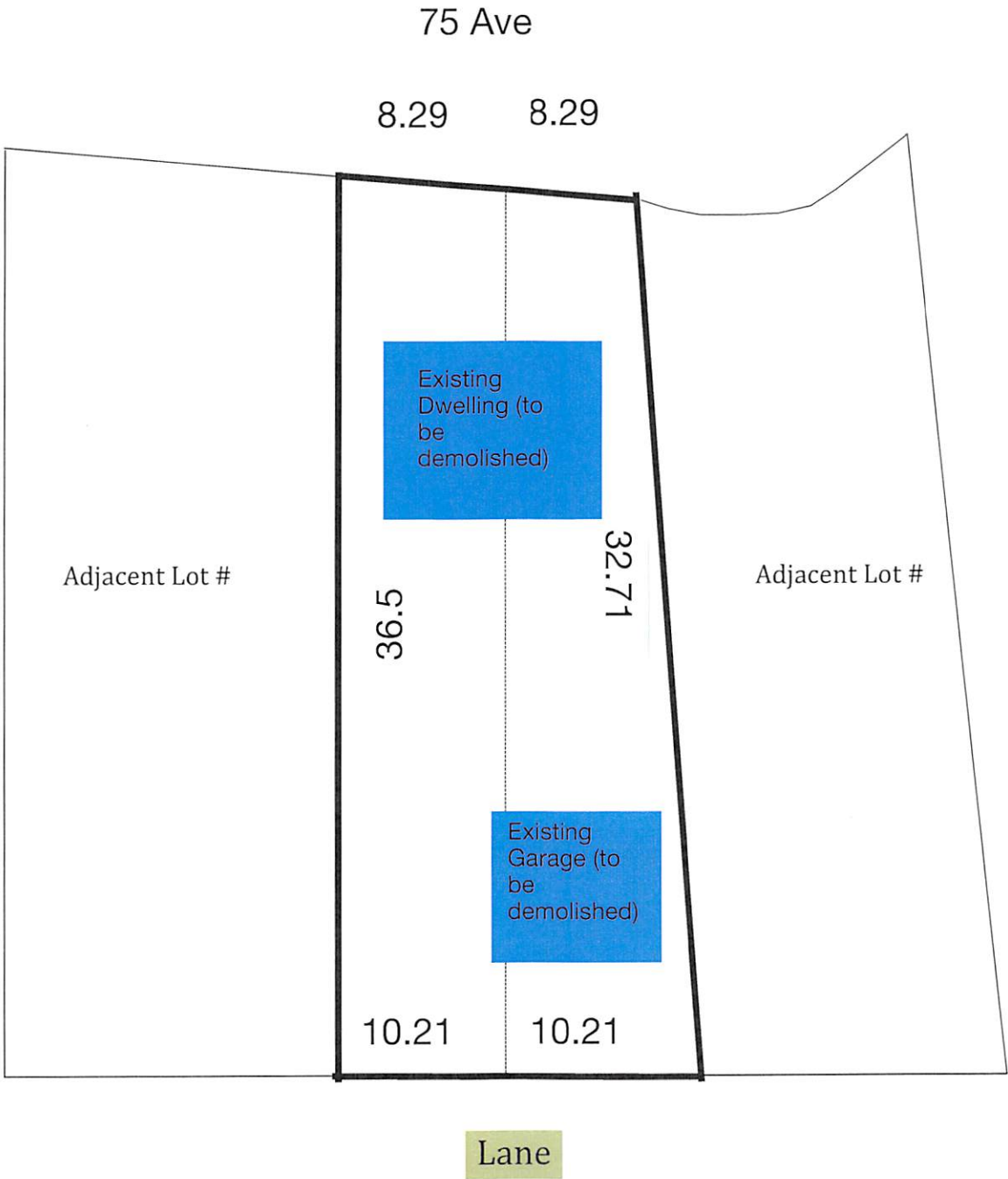
Servicing

- 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 9.50 m west of the east property line of Lot 45. The existing storm service enters the proposed subdivision approximately 8.08 m west of the east property line of Lot 45. 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 of Proposed Subdivision

Legal Description (Lot, Block, Plan)

LOT 45, BLOCK 1, PLAN 959KS







Subdivision Authority

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

January 11, 2018

File No. LDA17-0693

LN Land Development Technologies Inc.  
101 10634 - 178 Street NW  
Edmonton, AB T5S 1H4

ATTENTION: Geoff Scott

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 5, Plan 1621 HW, located south of 91 Avenue NW and west of 118 Street NW; **WINDSOR PARK**

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**The Subdivision by Plan is APPROVED on January 11, 2018, 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 Kyle Witiw at [kyle.witiw@edmonton.ca](mailto:kyle.witiw@edmonton.ca) or 780-442-4308.

Regards,

Blair McDowell  
Subdivision Authority

BM/kw/Posse #269328303-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- 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.
- There is an existing retaining wall that encroaches onto road right-of-way. Upon redevelopment of the site, the retaining wall must be removed.

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 8.8 m west of the east property line of Lot 28. The existing storm service enters the proposed subdivision approximately 9.1 m south of the north property line of Lot 28. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).
- There is an existing power pole in the lane that may interfere with future access to the proposed western lot. Should relocation of the pole be required, all costs associated with the relocation will be borne by the owner. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information



PLAN No.  
 ENTERED AND REGISTERED  
 ON \_\_\_\_\_  
 INSTRUMENT No. \_\_\_\_\_  
 \_\_\_\_\_  
 A.O. REGISTRAR

**UNREGISTERED**

NAME: GEOFFREY SCOTT, A.L.S.



**ABBREVIATIONS**

- Ac. .... acres
- A.L.S. .... Alberta Land Surveyor
- ALCM .... Alberta Survey Control Marker
- B.C. .... block
- Blk. .... boundary
- calc. .... calculated
- ck.m. .... check measured
- ctm. .... countermark
- C. of T. .... Certificate of Title
- E. .... East
- Ed. .... found
- ha .... hectare
- I. .... iron post
- I Bar .... iron bar
- M. .... mound or meridian
- Ma. .... marker post
- Ma. .... mark
- Mid. .... marked
- N. .... North
- P. .... standard C.L.S. Post (Brass Cap)
- PL. .... placed
- P/L .... pipeline
- Pst. .... post
- RC. .... Radial Bearing
- Ref. .... reference
- Re-est. .... re-established
- Rev. .... restored
- Rge. .... range
- R/W. .... right-of-way
- S. .... South
- Sec. .... section
- Twp. .... township
- W. .... West

**LEGEND**

- Alberta Survey Control Marker shown thus .....
- Statutory Iron Post found shown thus .....
- Statutory Iron Posts placed and stamped P274 shown thus .....
- Iron Bars found shown thus .....
- Witness Monuments found shown thus .....
- Temporary Points shown thus .....
- Geo-Reference point shown thus .....

Where applicable marker posts are placed 0.30 metre North of planted posts.  
 Area to be registered under this plan shown thus .....   
 and contains Lot 28A, Block 5 = 0.042  
 and contains Lot 28B, Block 5 = 0.042  
 Total 0.084 ha

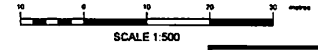
Bearings are grid, referred to Central Meridian 114° West,  
 3TM projection (NAD 83) and assumed from Plan 1621 HW  
 Distances shown are in metre and decimils thereof  
 and are ground using combined scale factor 0.999810  
 Geo-Reference Point: N 5932636.09  
 Lot 7, Block 5, Plan 1621 HW E 30803.50

**REGISTERED OWNERS**

TY TRANG  
 PHUONG HUYNH

SUBDIVISION AUTHORITY:  
 CITY OF EDMONTON  
 FILE No.: \_\_\_\_\_

**TENTATIVE PLAN**  
 SHOWING  
**PROPOSED SUBDIVISION**  
 WITHIN  
**LOT 28, BLOCK 5, PLAN 1621 HW**  
 S.W.1/4 Sec.31  
 Twp.52 Rge.24 W.4M.  
**CITY OF EDMONTON**  
**ALBERTA**



DWG NO. LND04509-001_SUB_0	JOB NO. LND04509-001	LNLAND DEVELOPMENT TECHNOLOGIES
DWR: A.D.	DATE: January 9, 2018	Edmonton, Alberta Phone 780-488-0064
CRD: G.S.		Fort McMurray, Alberta Phone 780-781-0075
		Lacombe, Alberta Phone 403-782-6558



Subdivision Authority

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

January 11, 2018

File No. LDA17-0694

Bernhard Jess ALS  
401 8503 - 108 Street NW  
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 11, Plan 6054 HW, located north of 91 Avenue NW and east of 149 Street NW;  
**PARKVIEW**

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**The Subdivision by Plan is APPROVED on January 11, 2018, 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.

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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 #269461787-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 91 Avenue NW that must be protected during construction.
- 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.
- The Parkview neighbourhood is on the Neighbourhood Renewal Program. This particular location is scheduled for reconstruction in 2019 to 2022. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.

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.

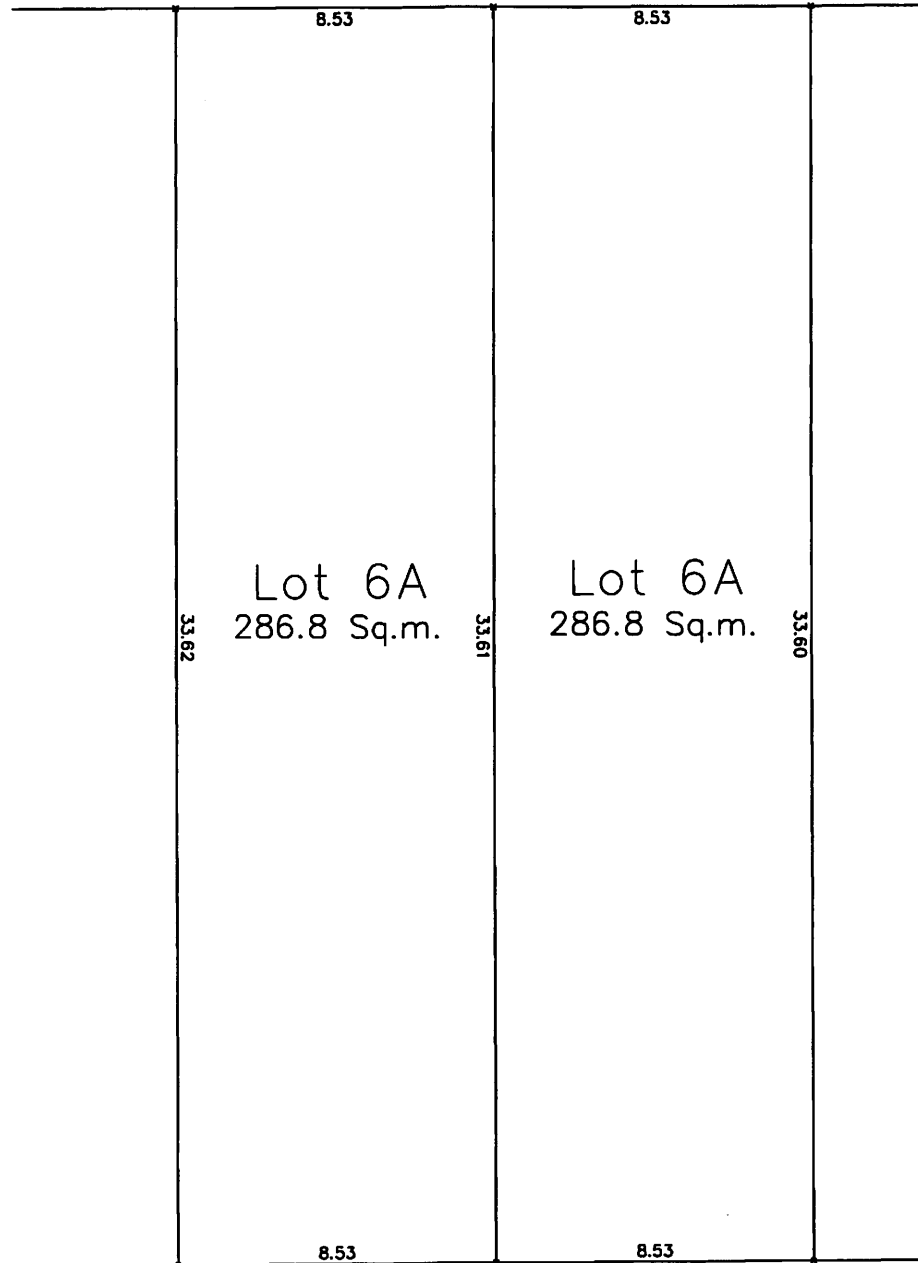
Servicing

- 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 7.4 m west of the east property line of Lot 6. The existing storm service enters the proposed subdivision approximately 6.8 m east of the west 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).

Plan Showing Proposed Subdivision  
Lot 6, Block 11, Plan 6054HW  
14724-91 Avenue



Lane



91 Avenue

Client: Saeid Badri

Neighbourhood: Parkview

Zoning: RF1

File: 1763 Planning App

Bernhard Jess ALS, CLS, P.Eng. © 2017

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-6448

[bjess@bernhardjessALS.ca](mailto:bjess@bernhardjessALS.ca)

Scale 1:200

Thursday, January 4, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 01

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

**1. ADOPTION OF AGENDA**

MOVED April Gallays  
That the Subdivision Authority Agenda for the January 4, 2018 meeting be adopted.

FOR THE MOTION April Gallays **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED April Gallays  
That the Subdivision Authority Minutes for the December 21, 2017 meeting be adopted.

FOR THE MOTION April Gallays **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA17-0221  
245632449-001 Tentative plan of subdivision to create one (1) commercial lot, from Lot 14, Block 16, Plan 162 2716 and Lot A, Block 16, Plan 172 1049 located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

MOVED April Gallays  
That the application for subdivision be Tabled.

FOR THE MOTION April Gallays **CARRIED**

2. LDA17-0503  
261001237-001 Tentative plan of subdivision to create 120 single detached residential lots, 88 row housing and one (1) Public Utility lot from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; **THE UPLANDS**

MOVED April Gallays  
That the application for subdivision be Approved as Amended.

FOR THE MOTION April Gallays **CARRIED**



3.	LDA14-0320 157372635-001	REVISION of conditionally approved plan of subdivision to create 281 single detached residential lots, five (5) Public Utility lots, four (4) Environmental Reserve parcels, and two (2) Municipal Reserve parcels from the SE 24-53-26-4, located west of 215 Street NW at Hawks Ridge Boulevard; <b>HAWKS RIDGE</b>
MOVED		April Gallays  That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays <b>CARRIED</b>
4.	LDA14-0444 154521474-001	REVISION of conditionally approved plan of subdivision to create 110 single detached residential lots, 18 row housing lots, one (1) future Municipal Reserve lot and one (1) Municipal Reserve lot, from Lot 1, Block 1, Plan 092 6167, and the NW 36-52-26 W4M located north of Secord Landing NW and east of 231 Street NW; <b>SECORD</b>
MOVED		April Gallays  That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays <b>CARRIED</b>
5.	LDA17-0530 262933274-001	Tentative plan of subdivision to create create one (1) additional single detached residential lot from Lot 8, Block 61, Plan 3875P located south of 106 Avenue NW and west of 133 Street NW; <b>GLENORA</b>
MOVED		April Gallays  That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays <b>CARRIED</b>
6.	LDA17-0561 241773017-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 24, Block 8A, Plan 1131 HW, located south of 104 Avenue NW and east of 147 Street NW; <b>GROVENOR</b>
MOVED		April Gallays  That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays <b>CARRIED</b>
7.	LDA17-0632 266232921-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot, Block 57, Plan 1990 AJ located north of 98 Avenue NW and east of 151 Street NW; <b>WEST JASPER PLACE</b>
MOVED		April Gallays  That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays <b>CARRIED</b>
8.	LDA17-0650 267094686-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 426, Block 2, Plan 7540 AH, located north of 113 Avenue and east of 103 Street; <b>SPRUCE AVENUE</b>

MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays <b>CARRIED</b>
9.	LDA17-0651 267489952-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 113, Plan 2803 AF, located north of 102 Avenue NW and east of 135 Street NW; <b>GLENORA</b>
MOVED		April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays <b>CARRIED</b>
10.	LDA17-0665 267751446-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 6, Plan 4818 HW, located north of 98 Avenue NW and west of Summit Drive NW; <b>CRESTWOOD</b>
		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays <b>CARRIED</b>
5.	<b>ADJOURNMENT</b> The meeting adjourned at 10:45 a.m.	