

Thursday, February 8, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

**SUBDIVISION AUTHORITY MINUTES  
MEETING NO. 06**

<b>PRESENT</b>		Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the February 8, 2018 meeting be adopted.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>		
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the February 1, 2018 meeting be adopted.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>		
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA13-0477 145230609-001	Tentative plan of subdivision to create one (1) multi-family lot, from the SE 7-52-25-W4M located north of Edgemont Boulevard NW and west of 199 Street NW; <b>EDGEMONT</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
2.	LDA15-0067 167618806-001	Tentative plan of subdivision to create 50 single detached residential lots, 28 semi-detached residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot and two (2) other lots, from the NE 13-53-26-W4M located north of 124 Avenue NW and west of Winterburn Road NW; <b>KINGLET GARDENS</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>

3.	LDA17-0696 267304178-001	Tentative plan of subdivision to create one (1) commercial condominium unit and one (1) remnant by phased condominium, from Lot 4, Block 25, Plan 142 1576, located south of 167 Avenue NW and west of Brintnell Boulevard NW; <b>BRINTNELL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA17-0642 261518483-001	Tentative plan of subdivision to create one (1) multiple family condominium unit and one (1) remnant unit in three (3) parts by Phased Condominium from Lot A, Block 122, Plan 172 1468, located east of Terwillegar Drive NW and south of Bulyea Road NW; <b>BULYEA HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA17-0709 269820296-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 5, Block 58, Plan 2196 AD, located north of 102 Avenue NW and east of 151 Street NW; <b>CANORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA17-0718 270311506-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 24, Plan RN64, located east of 122 Street NW and south of 122 Avenue NW; <b>PRINCE CHARLES</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA17-0724 269286384-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 52, Block 9, Plan 6054 HW, located north of 91 Avenue NW and east of 147 Street NW; <b>PARKVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA17-0739 270524280-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 15, Plan 1909 HW, located south of 99 Avenue NW and east of 160 Street NW; <b>GLENWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
9.	LDA18-0014 271246817-001	Tentative plan of subdivision to adjust a property boundary of Lot 12, Block 30A, Plan 002 4689 and Lot 7, Block 30A, Plan 862 0077, located north of Whitemud Place NW and west of Whitemud Road NW; <b>BRANDER GARDENS</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 10:20 a.m.		



February 8, 2018

File No. LDA13-0477

WSP Canada Inc.  
1200, 10909 - Jasper Avenue NW  
Edmonton, AB T5J 3L9

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create one (1) multi-family lot, from the SE 7-52-25-W4M located north of Edgemont Boulevard NW and west of 199 Street NW; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on February 8, 2018, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$587,705.63 representing 1.0125 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I (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; 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.

MR for the SE 7-52-25-W4M in the amount of \$587,705.63, representing 1.0125 ha, is being provided by money in place with this subdivision. Subsequent to providing money in place of MR, the existing Deferred Reserve Caveat for the SE 7-52-25-W4M will be discharged in full.

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 Stuart Carlyle at [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca) or 780-496-6068.

Regards,

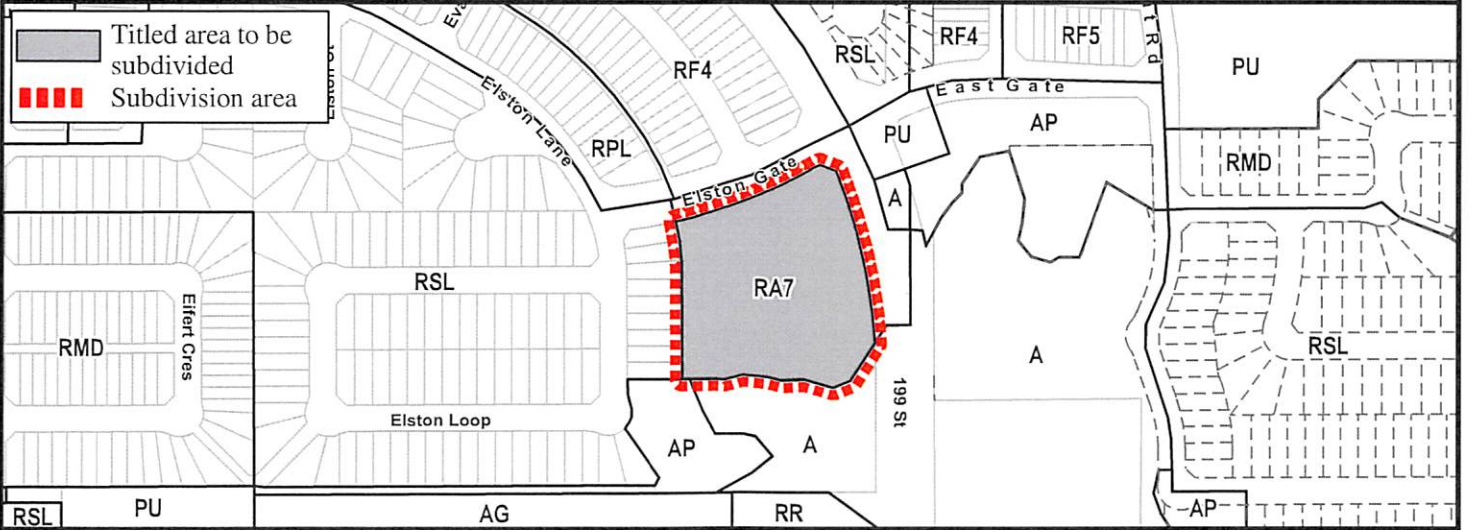
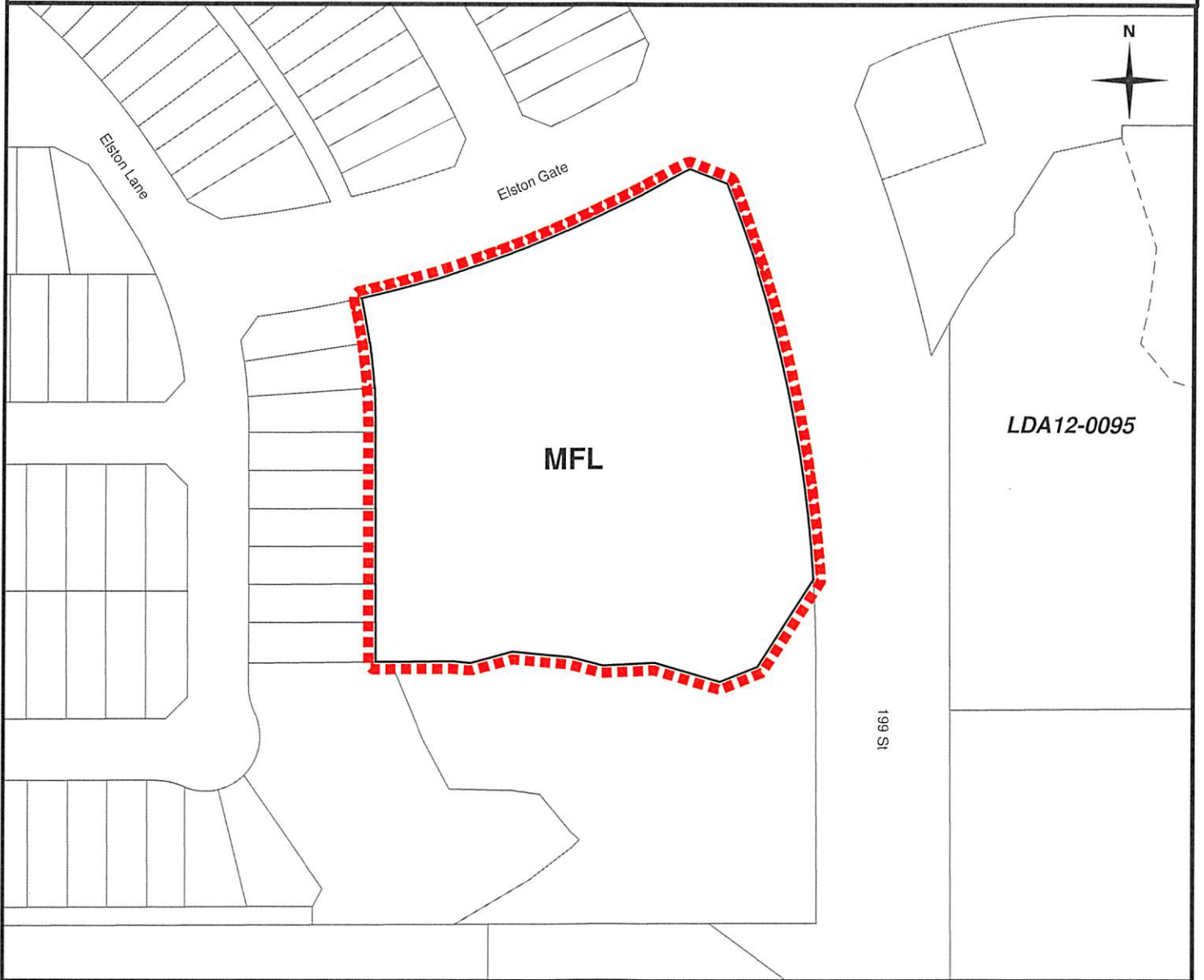


Blair McDowell  
Subdivision Authority

BM/sc/Posse #145230609-001

Enclosure(s)

■■■■ Limit of proposed subdivision







February 8, 2018

File No. LDA15-0067

IBI Group Inc.  
10830 - Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create 50 single detached residential lots, 28 semi-detached residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot and two (2) other lots, from the NE 13-53-26-W4M located north of 124 Avenue NW and west of Winterburn Road NW; **KINGLET GARDENS**

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**I The Subdivision by Plan is APPROVED on February 8, 2018, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 14.79 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 2.11 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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., EPCOR Water Services Inc. and EPCOR Drainage Services 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 subdivision boundary be amended to include a walkway and a portion of Kinglet Boulevard NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate the walkway as road right of way as shown on the "Conditions of Approval" map, Enclosure I;

7. 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) as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the March 2013 geotechnical report (File No. 02-1564) and the November 2015 addendum (File No. 02-1564.05), as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide additional information as is required to support the proposed stormwater outfall/management scheme, pursuant to the approved Kinglet Gardens Neighbourhood Structure Plan (Section 3.4.3 - Objective 8) and the Neighborhood Design Report. Updates to the *Natural Area Water Sustainability Assessment, Neighbourhoods 4 & 5, Big Lake (Golder, July 8, 2016) Report* must be provided and approved prior to engineering drawing approval, to the satisfaction of Planning Coordination (contact Michael Silzer at 780-944-5588 or Sincy Modayil at 780-496-2653); 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 (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 grading plans to accommodate a 3 m shared use path within the SWMF, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs a 1.5 m concrete sidewalk, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;



9. that the owner constructs a 3 m asphalt shared use path with "Shared Use" signage, within the top-of-bank area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting and bollards, within the western walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs 3 m concrete emergency access/walkway with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 2.5 m hard surface shared use path, within Kinglet Boulevard NW to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pays for the installation of "no parking" signage on Kinglet Boulevard NW for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
16. that the owner constructs 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 Subdivision and Development Coordination);
17. that the owner constructs 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 Subdivision and Development Coordination);
18. that the owner constructs a north bound left turn bay to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals

installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

20. that the owner constructs an offsite 450 mm watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
21. that the owner designs and constructs the permanent sanitary infrastructure, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
22. that the owner designs and constructs the temporary private sanitary forcemain and temporary private lift station (CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station are completed and operational), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
23. that FAC for the sanitary sewers will not be issued until the permanent sanitary servicing for Kinglet Gardens required to service this subdivision, as indicated in the Neighborhood Design Report, is completed and operational to the satisfaction of Subdivision and Development Coordination;
24. that the owner is responsible, at their cost, for the operation and maintenance of the temporary sanitary system, including the temporary private sanitary forcemain and temporary private lift station, until such time that the permanent sanitary sewer servicing is completed and operational, to the satisfaction of Subdivision and Development Coordination;
25. that the owner designs and constructs the storm water drainage infrastructure, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
26. that the owner designs the ultimate SWMF and constructs the interim facility, including all inlets, outlets, and Outfall #2 to the North Saskatchewan Ravine System (CCC for the storm sewers will not be issued until such time that the ultimate or interim SWMF, including all required inlets, outlets and Outfall #2 are completed and operational), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
27. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property for all lots backing onto Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
28. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

29. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for the NE 13-53-26-W4M in the amount of 2.11 ha is being provided by dedication with this subdivision.

Subsequent to MR dedication the existing Deferred Reserve Caveat for the NE 13-53-26-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 Stuart Carlyle at [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca) or 780-496-6068.




















Regards,

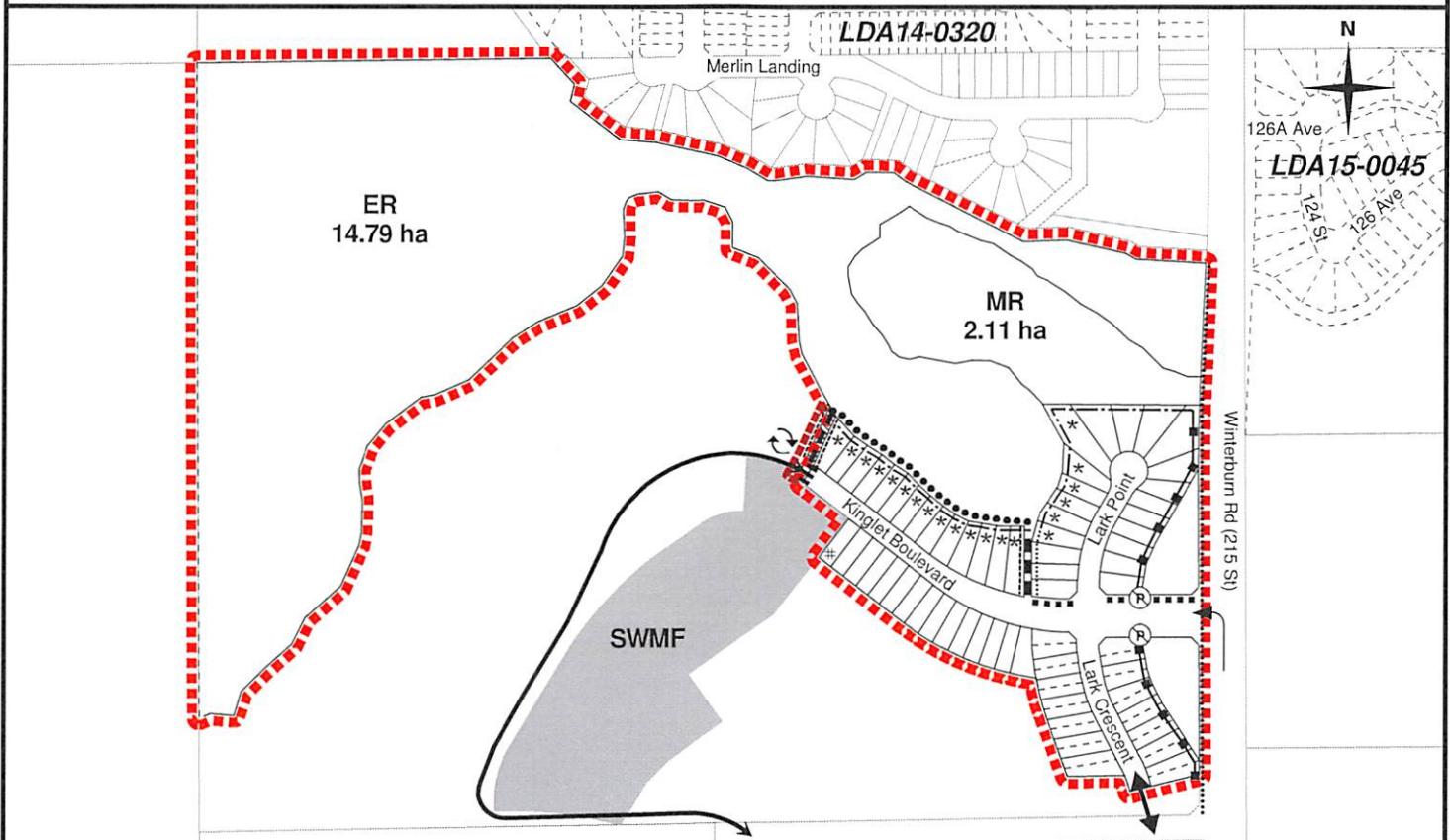


Blair McDowell  
Subdivision Authority

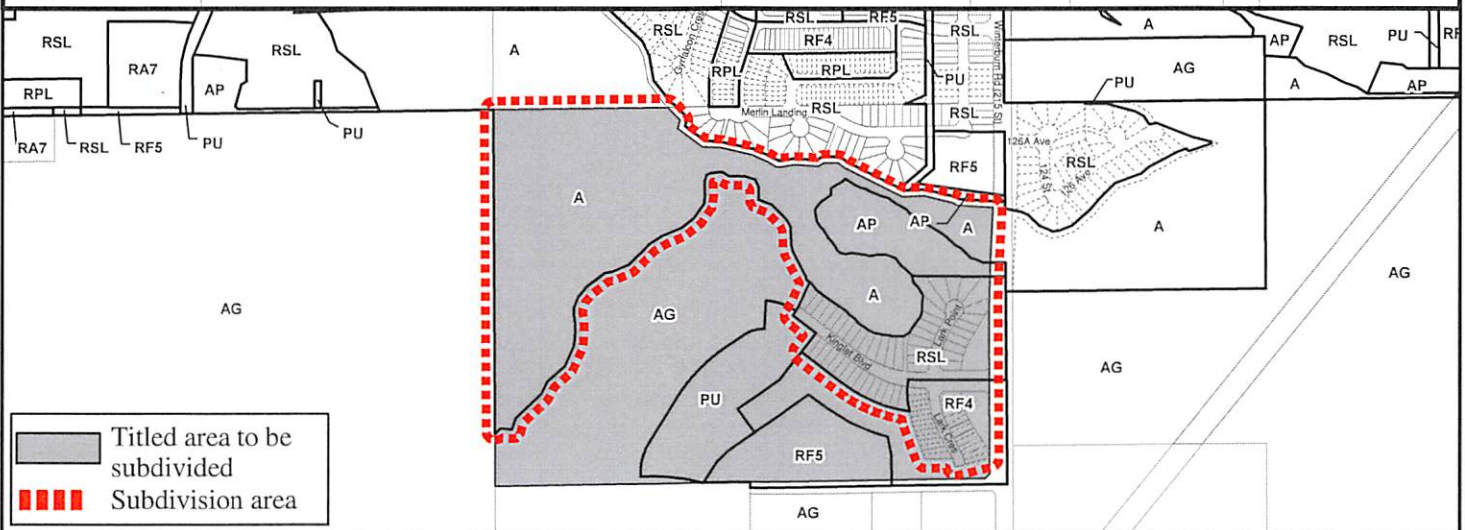
BM/sc/Posse #167618806-001

Enclosures

- |   |  |   |                                      |
|---|--|---|--------------------------------------|
|  | Limit of proposed subdivision                  |  | Zebra marked crosswalk               |
|  | Amend subdivision boundary                     |  | Dedicate as road right-of-way        |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Turn bay                             |
|  | 1.8 m uniform fence                            |  | Restrictive covenant re: Top-of-Bank |
|  | 1.2 m uniform fence                            |  | Restrictive covenant re: Freeboard   |
|  | Noise attenuation fence                        |  | No parking signage                   |
|  | 1.5 m concrete sidewalk                        |  | Temporary 4 m emergency access       |
|  | 2.5 m hard surface shared use path             |  | Temporary 6 m roadway                |
|  | 3 m hard surface shared use path               |  | Temporary 12 m radius turnaround     |
|  | 3 m concrete emergency access/walkway          |   |                                      |



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



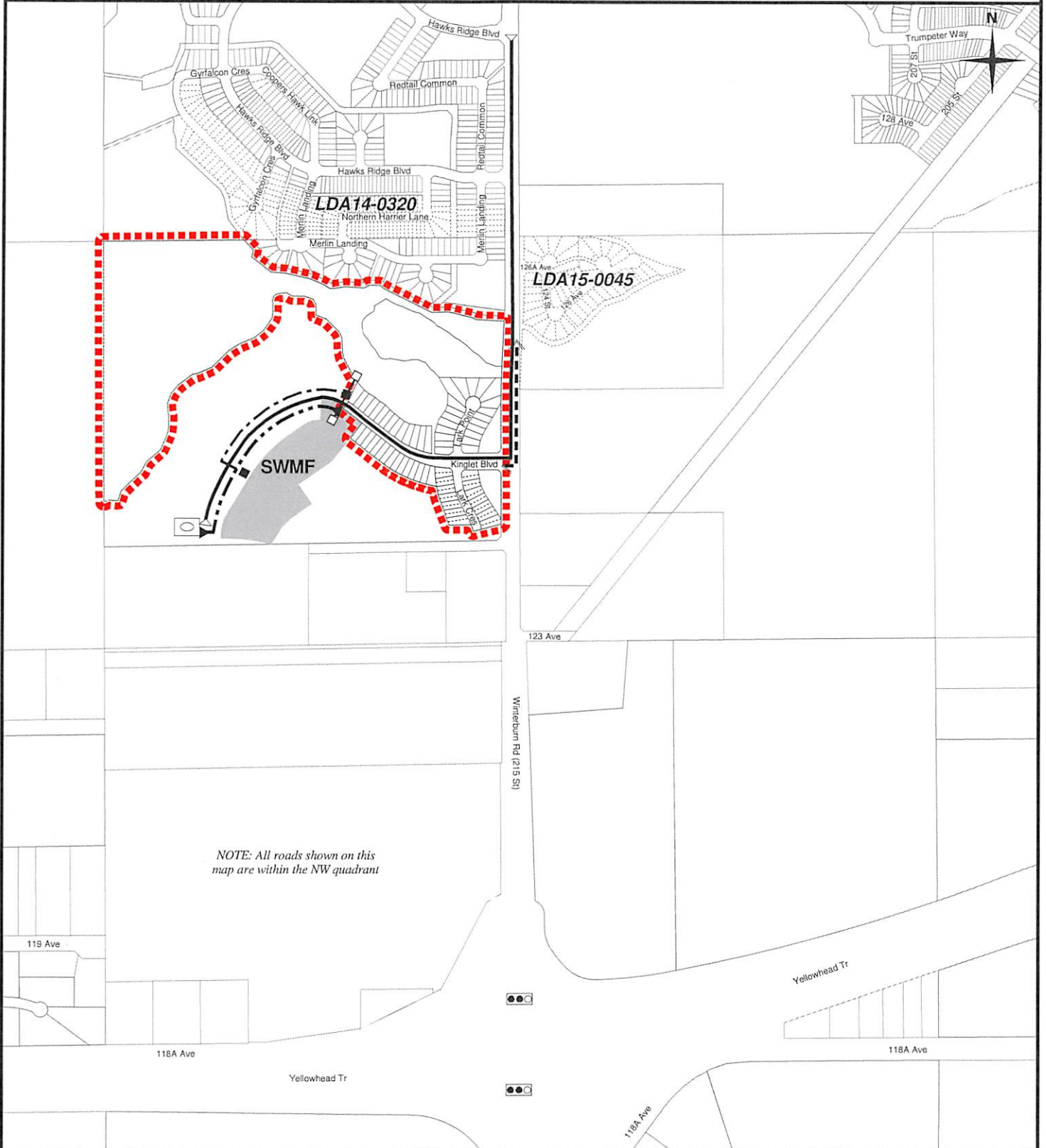


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 8, 2018

LDA15-0067

- |   |                               |   |                            |
|---|-------------------------------|---|----------------------------|
|  | Limit of proposed subdivision |  | Temporary forcemain        |
|  | Traffic lights                |  | Storm sewer extension      |
|  | Temporary lift station        |  | Storm outfall extension    |
|  | Sanitary sewer extension      |  | 450 mm watermain extension |





Subdivision Authority

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

February 8, 2018

File No. LDA17-0696

Northland Surveys  
100, 18103 - 105 Avenue NW  
Edmonton, AB T5S 2L5

ATTENTION: Chad Finner

RE: Tentative plan of subdivision to create one (1) commercial condominium unit and one (1) remnant from Lot 4, Block 25, Plan 142 1576, located south of 167 Avenue NW and west of Brintnell Boulevard NW; **BRINTNELL**

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**The Subdivision by Phased Condominium is APPROVED on February 8, 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 Stephanie Mah at [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue horizontal line.

Blair McDowell  
Subdivision Authority

BM/sm/Posse #267304178-001

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 (\$2,013 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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 EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection.

Phased Condominium

- All municipal services must enter the site through Common Property.

# BRINTNELL TENTATIVE PLAN

SHOWING A


## PROPOSED PHASED CONDOMINIUM

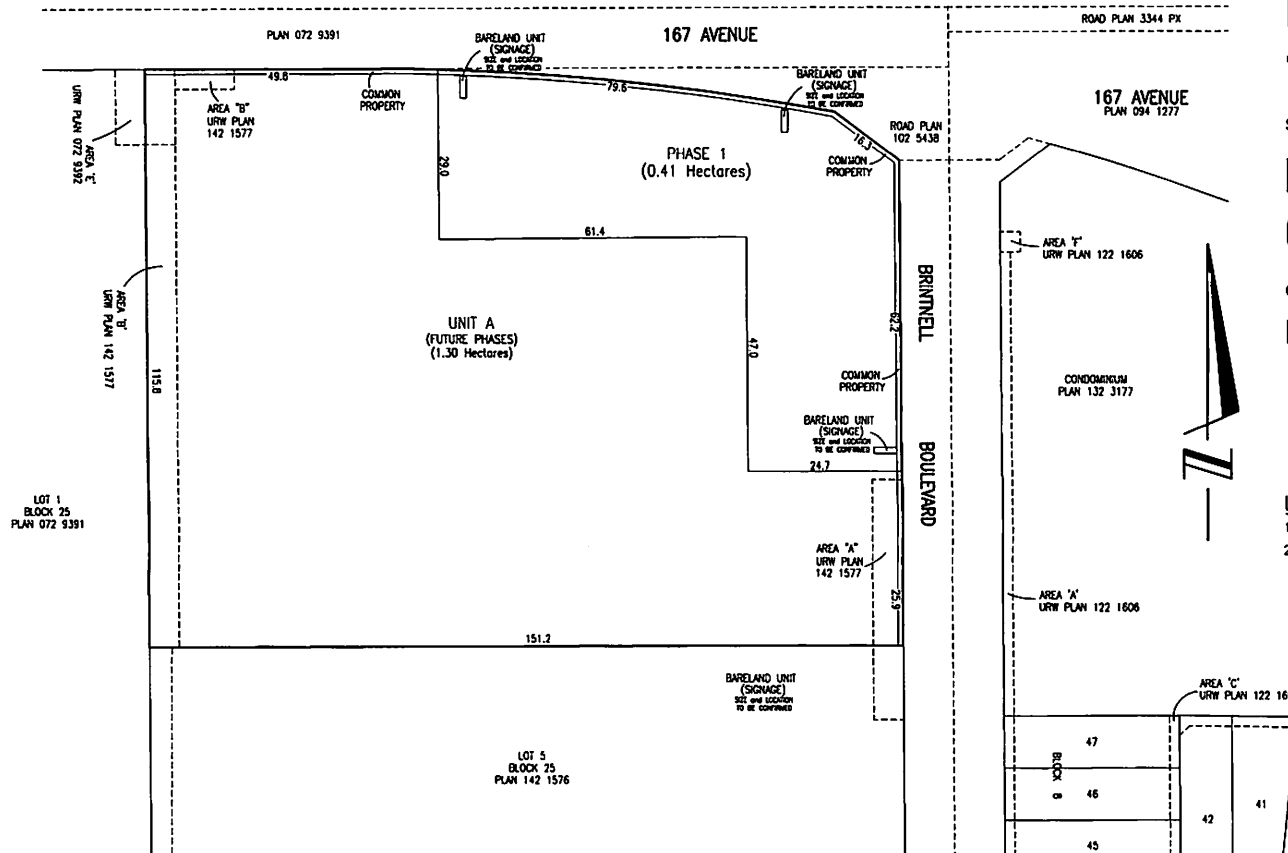
OF

**LOT 4 BLOCK 25 PLAN 142 1576**  
**EDMONTON ALBERTA**

SCALE 1:1000

**LEGEND:**

1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS  AND CONTAINS: 1.705 Hectares



**NORTHLAND  
SURVEYS**

LAND INFORMATION

FILE: 2357PROP.DWG

DECEMBER 6, 2017



Subdivision Authority

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

February 8, 2018

File No. LDA17-0642

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) multiple family condominium unit and one (1) remnant unit in three (3) parts by Phased Condominium from Lot A, Block 122, Plan 172 1468, located east of Terwillegar Drive NW and south of Bulyea Road NW; **BULYEA HEIGHTS**

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**The Subdivision by Phased Condominium is APPROVED on February 8, 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.

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If you have further questions, please contact Steven Ketz at 780-844-0250 or [steven.ketza@edmonton.ca](mailto:steven.ketza@edmonton.ca).

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a faint blue grid background.

Blair McDowell  
Subdivision Authority

BM/sk/Posse #261518483-001

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 (\$2,927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.


Servicing

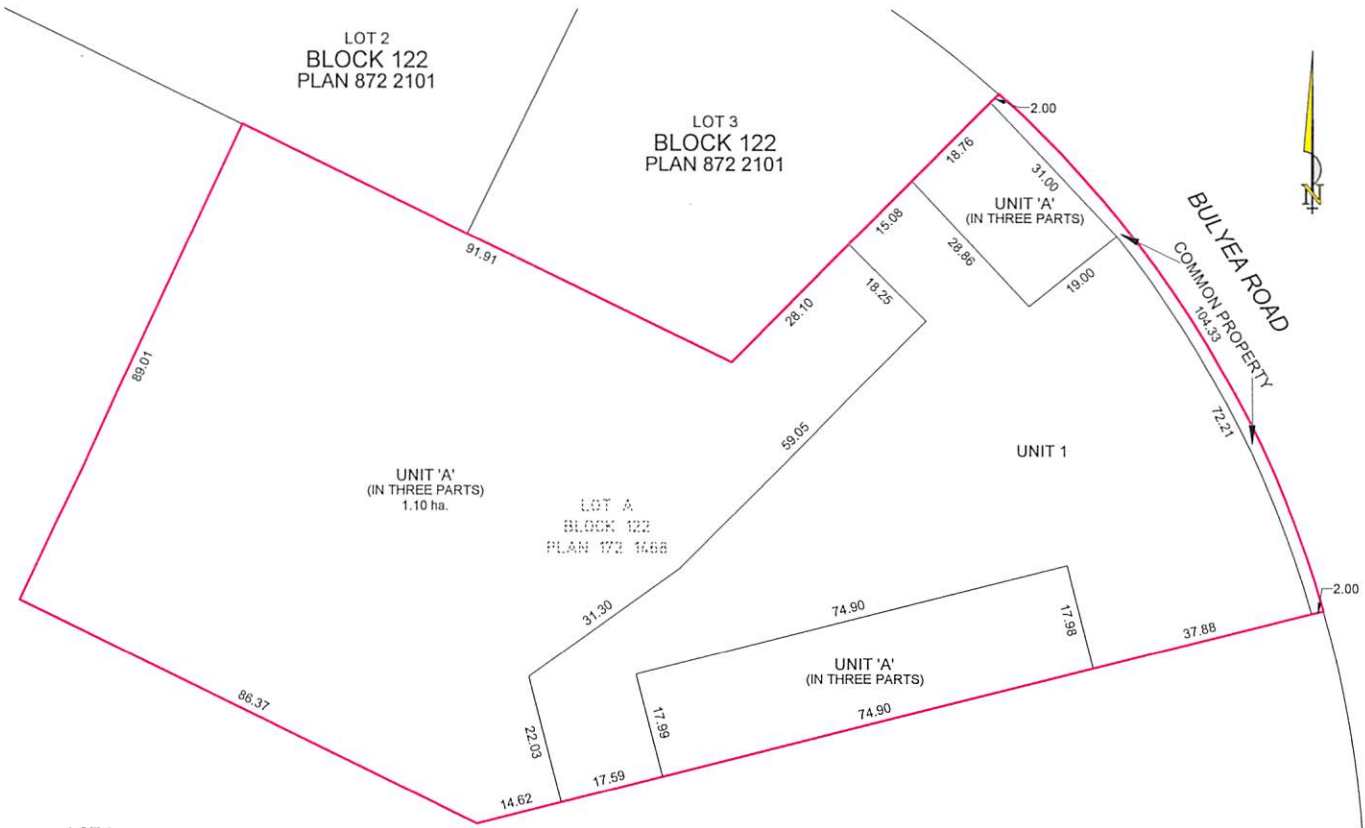
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection.

Phased Condominium

- All municipal services must enter the site through Common Property.

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS CS3
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 1.64 ha.



REV. NO.	DATE	ITEM	BY
0	AUG. 30'17	ORIGINAL PLAN COMPLETED	ME

REVISIONS

**BULYEA HEIGHTS LANDING**  
TENTATIVE PLAN SHOWING PROPOSED  
**PHASED CONDOMINIUM**  
OF  
LOT A, BLOCK 122, PLAN 172 1468  
WITHIN THE  
S.E. 1/4 SEC. 11 - TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**



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

FILE NO.	11700143T	DRAFTED BY:	ME	CHECKED BY:	**
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Subdivision Authority

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

February 8, 2018

File No. LDA17-0709

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 5, Block 58, Plan 2196 AD, located north of 102 Avenue NW and east of 151 Street NW; **CANORA**

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**The Subdivision by Plan is APPROVED on February 8, 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 Carman Yeung at [carman.yeung@edmonton.ca](mailto:carman.yeung@edmonton.ca) or 780-944-0459.

Regards,

Blair McDowell  
Subdivision Authority

BM/cy/Posse #269820296-001

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

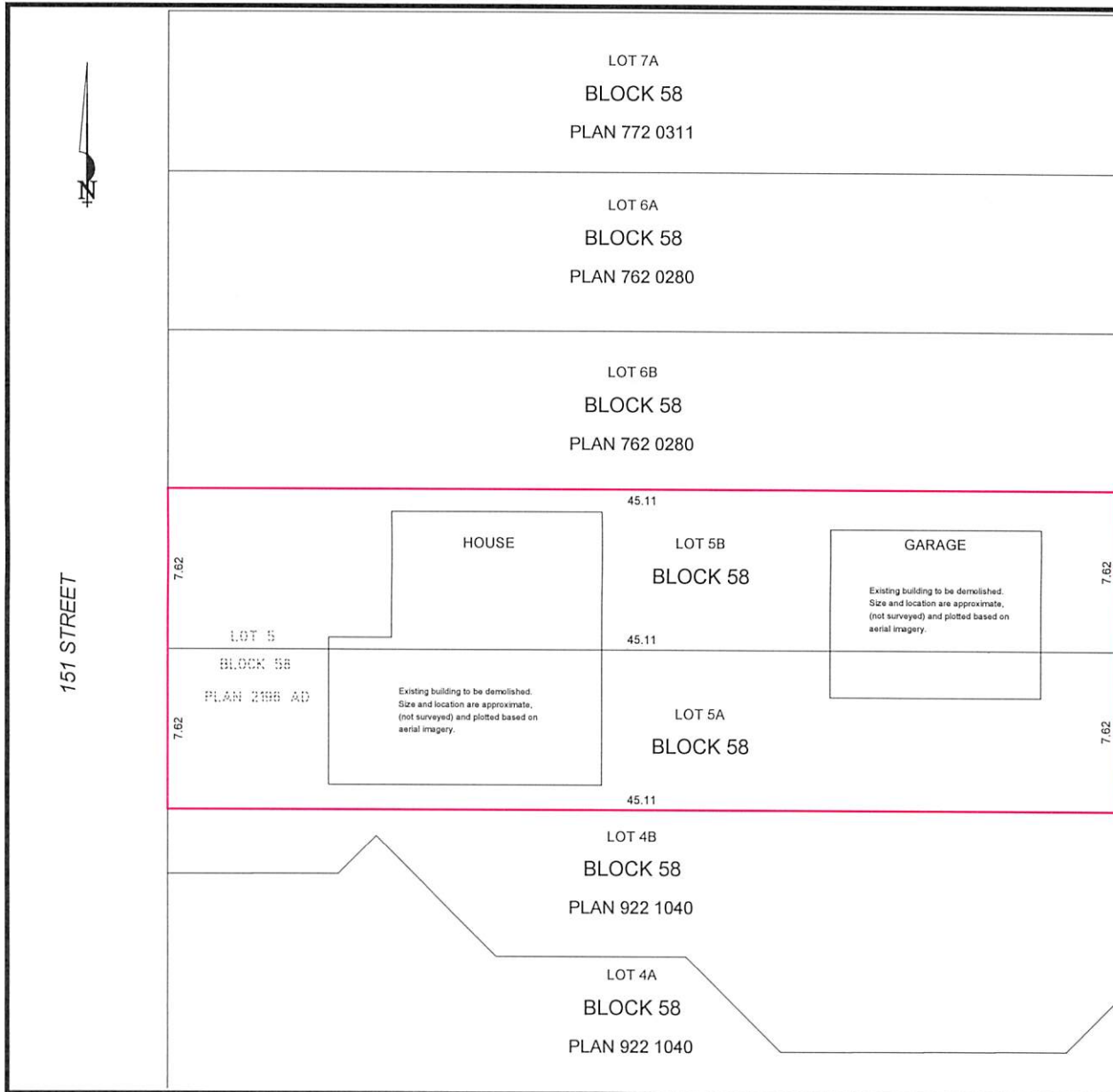
- There are existing boulevard trees adjacent to the site on 151 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.64 m north of the south property line of Lot 5 off the lane. As per the Drainage 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).



## HEART HOMES

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY
0	DEC. 05, 2017	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

## CANORA

### TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF

LOT 5, BLOCK 58, PLAN 2196 AD

WITHIN THE

S.W. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4th MER.

## EDMONTON - ALBERTA



**Pals Geomatics** Phone: (780) 455 - 3177 Fax: (780) 451 - 2047  
Email: edmonton@palsgeomatics.com

1070-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 61700091T DRAFTED BY: AN CHECKED BY: BM



Subdivision Authority

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

February 8, 2018

File No. LDA17-0718

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

ATTENTION: Peter Plehwe

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 24, Plan RN64, located east of 122 Street NW and south of 122 Avenue NW; **PRINCE CHARLES**

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The Subdivision by Plan is **APPROVED** on February 8, 2018, subject to the following conditions:

1. that the existing residential access to 122 Street NW must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Subdivision and Development Coordination. The owner must obtain a permit to remove the access 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 Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell".

Blair McDowell  
Subdivision Authority

BM/gq/Posse #270311506-001

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 122 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- The Prince Charles neighbourhood is on the Neighbourhood Renewal Program. This particular location is scheduled for reconstruction in 2019. Access construction or access removal may be coordinated with the project. Subdivision and Development Coordination recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

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 EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).



PLAN 172 2861  
BLK. 26

12 BLK. 25

1

122 AVENUE NW

ROAD CLOSURE

10

11

10 & 9

BLK. 23<sup>9</sup>

12 BLK. 24

PLAN 782 3027  
8B

PROPOSED LOT LINE  
37.19

283 m<sup>2</sup>

13

283 m<sup>2</sup>

8A

122 STREET NW

LANE

121 STREET NW

PROPOSED  
SEMI-DETACHED  
HOUSE

PROPOSED  
GARAGES

PLAN 042 4592

8

PLAN CD2792

7

PLAN 022 2192

15

6



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

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec 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

DIAMOND WEST HOMES

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

LOT 13, BLOCK 24, PLAN RN64

WITHIN THE

S.W. 1/4 SEC. 24, TWP. 53, RGE. 18, W. 4 MER.

PRINCE CHARLES

SCALE 1 : 500

DECEMBER 2017

REV 12/20/17

NOTES

- All distances are expressed in metres and decimals thereof
- Area referred to bounded thus  Containing 0.057 Hectares, including 1 residential lot.



Subdivision Authority

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

February 8, 2018

File No. LDA17-0724

Alair Homes Edmonton  
17427 - 105 Avenue NW  
Edmonton, AB T5S 2G8

ATTENTION: Graeme Bell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 52, Block 9, Plan 6054 HW, located north of 91 Avenue NW and east of 147 Street NW;  
**PARKVIEW**

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**The Subdivision by Plan is APPROVED on February 8, 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 Kyle Witiw at [kyle.witiw@edmonton.ca](mailto:kyle.witiw@edmonton.ca) or 780-442-4308.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a horizontal line.

Blair McDowell  
Subdivision Authority

BM/kw/Posse #269286384-001

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 146A Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and 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. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

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

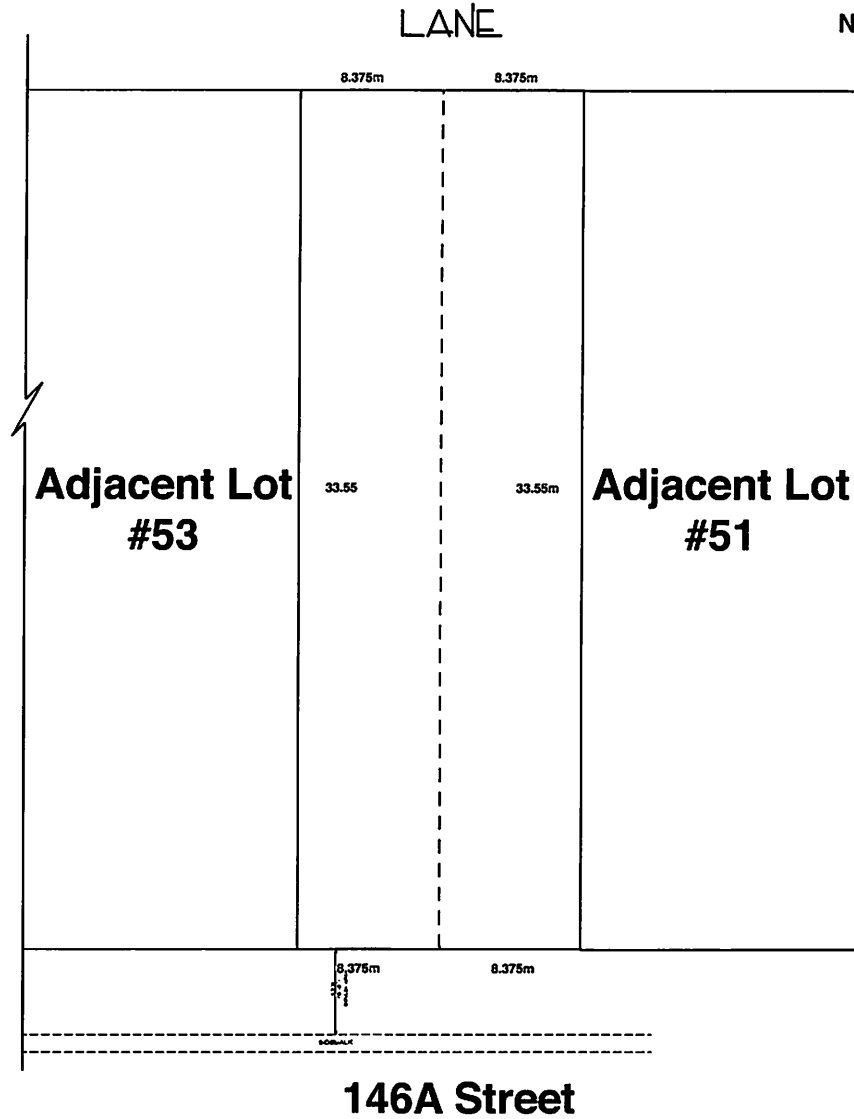
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.3 m west of the east property line of Lot 52 off of the lane. The existing storm service enters the proposed subdivision approximately 15.9 m west of manhole #241546 off 146A Street NW. As per the Drainage 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN OF PROPOSED SUBDIVISION  
Lot 52 Block 9 Plan 6054HW



North





Subdivision Authority

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

February 8, 2018

File No. LDA17-0739

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 15, Plan 1909 HW, located south of 99 Avenue NW and east of 160 Street NW;  
**GLENWOOD**

---

**The Subdivision by Plan is APPROVED on February 8, 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.

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If you have further questions, please contact Carman Yeung at [carman.yeung@edmonton.ca](mailto:carman.yeung@edmonton.ca) or 780-944 0459.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a horizontal line.

Blair McDowell  
Subdivision Authority

BM/cy/Posse #270524280-001

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 12.44 m north of the south property line of Lot 5 off of 160 Street NW. As per the Drainage 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

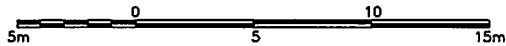
LOT 5, BLOCK 15, PLAN 1909 H.W.

IN THE

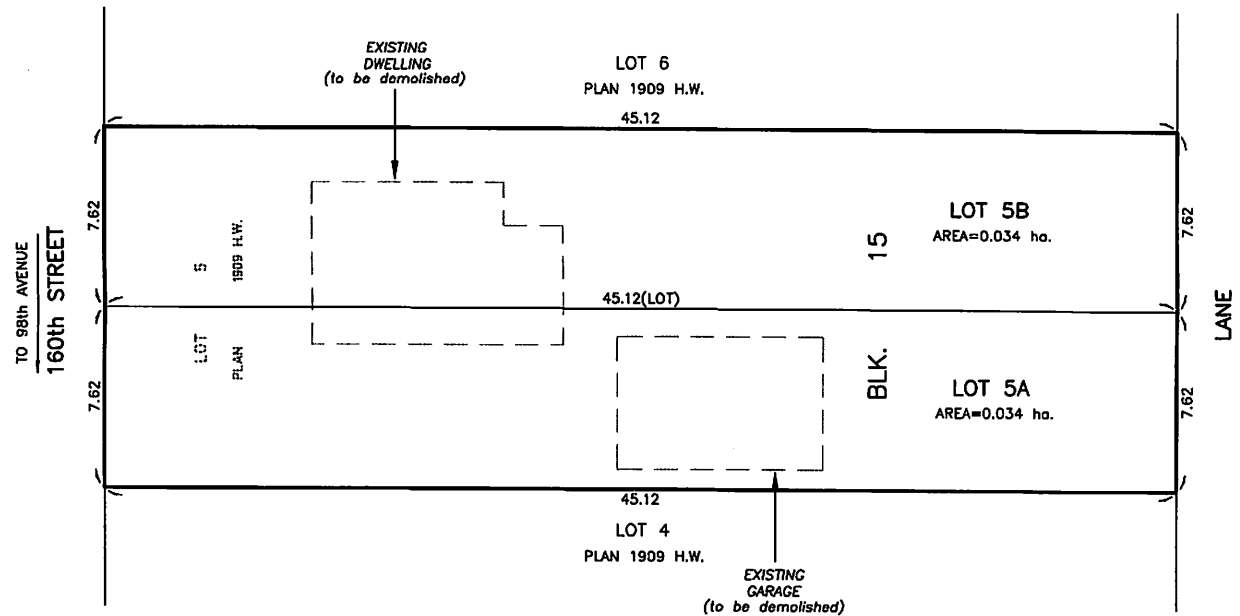
N.E.1/4 SEC.34-52-25-4

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: DECEMBER 19, 2017

REVISED: -

FILE NO. 17S1149

DWG. NO. 17S1149T



Subdivision Authority

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

February 8, 2018

File No. LDA18-0014

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to adjust a property boundary of Lot 12, Block 30A, Plan 002 4689 and Lot 7, Block 30A, Plan 862 0077, located north of Whitemud Place NW and west of Whitemud Road NW; **BRANDER GARDENS**

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The Subdivision by Plan is **APPROVED** on February 8, 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 a map of the subdivision.

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.

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.

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 #271246817-001

Enclosure



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 7, BLK.30A, PLAN 862 0077

AND

LOT 12, BLK.30A, PLAN 002 4689

IN THE

N.E.1/4 SEC.14-52-25-4

EDMONTON ALBERTA

SCALE 1:600 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: -

DATE: December 27, 2017

REVISED: -

FILE NO. 17S1181

DWG.NO. 17S1181T

