

Thursday, February 15, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 07

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
		That the Subdivision Authority Agenda for the February 15, 2018 meeting be adopted.
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
		That the Subdivision Authority Minutes for the February 8, 2018 meetings be adopted.
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA16-0553 235598460-001	Tentative plan of subdivision to create 213 single-detached residential lots, 46 semi-detached lots, and 23 row housing lots, one (1) commercial lot, one (1) public utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, the SE 10-54-24-W4M, the SW 10-54-24-W4M, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; <b>CRYSTALLINA NERA EAST AND CRYSTALLINA NERA WEST</b>
2.	LDA15-0079 168069702-001	REVISION of conditionally approved plan of subdivision to create three (3) multiple family lots (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; <b>DESROCHERS</b>
3.	LDA17-0088 241060364-001	REVISION of conditionally approved plan of subdivision to create 60 single detached residential lots, from Lot A, Block 1, Plan 132 2811 located south of Hays Ridge Boulevard NW and west of 141 Street NW; <b>HAYS RIDGE</b>
4.	LDA17-0612 259473570-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 52, Plan N3301 HW, located north of 80 Avenue NW and east of 79 Street NW; <b>KING EDWARD PARK</b>
5.	LDA17-0700 269634793-001	Tentative plan of subdivision to create two (2) industrial lots, from Lots 1 and 2, Block 1, Plan 2546 NY, Lot 1A, Plan 932 2861, Lot 5B, Block 1, Plan 042 5438, and Lots 3 and 4, Block 1, Plan 5085 TR located north of 51 Avenue NW and east of 75 Street NW; <b>ROPER INDUSTRIAL</b>
6.	LDA17-0715 263570820-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 25, Plan 2107 HW located north of 61 Avenue NW and west of 106 Street NW; <b>ALLENDALE</b>

7.	LDA17-0717 270144244-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 23, Plan RN64, located north of 121 Avenue NW and west of 122 Street NW; <b>PRINCE CHARLES</b>
8.	LDA17-0720 269923439-001	Tentative plan of subdivision to create four (4) other lots for the purposes of land transfer from Lot C, Block 3, Plan 152 1821 and Lot B, Plan 6704 MC, located south of Lessard Road NW and east of 199 Street NW; <b>EDGEMONT</b>
9.	LDA17-0733 270440411-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 8, Block 103, Plan 3875 P, located south of 103 Avenue NW and east of 139 Street NW; <b>GLENORA</b>
10	LDA17-0741 270816409-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 28, Plan 4592 AD, located south of 108 Avenue NW and east of 154 Street NW; <b>HIGH PARK</b>
11	LDA18-0001 270650318-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 7 and 8, Block 11, Plan 5515 AE, located south of 104 Avenue NW and east of 77 Street NW; <b>FOREST HEIGHTS</b>
12	LDA18-0021 261293252-001	Tentative plan of subdivision to create create separate titles for a semi-detached dwelling from Lot 13, Block 52, Plan N2227 HW, located north of 80 Avenue NW and east of 79 Street NW; <b>KING EDWARD PARK</b>
13	LDA18-0029 271694251-001	Tentative plan of subdivision to create one (1) commercial lot, from Lot 2, Block 2, Plan 172 1164, located north of 137 Avenue NW and west of Mistatim Way NW; <b>MISTATIM INDUSTRIAL</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

February 15, 2018

File No. LDA16-0553

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

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create 213 single-detached residential lots, 46 semi-detached lots, and 23 row housing lots, one (1) commercial lot, one (1) public utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, the SE 10-54-24-W4M, the SW 10-54-24-W4M, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST AND CRYSTALLINA NERA WEST**

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**I The Subdivision by Plan is APPROVED on February 15, 2018 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as 1.92 ha and a 0.26 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I and II;
2. that the owner provide MR in the amount of 4.374 ha by a Deferred Reserve Caveat (DRC) registered proportionately on Lot 3, Block 1, Plan 172 0306 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., 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;
5. that the owner register public access easements for the 3 m shared use path within the Storm Water Management Facility (SWMF) in favour of EPCOR Drainage Services Inc., as shown on the "Conditions of Approval" map, Enclosure I and II;
6. that the owner register an easement for the storm sewer alignment of SWMF 2E aligned through the commercial lot in favour of EPCOR Drainage Services Inc.;
7. that the lots identified be withheld from registration until the temporary 6 m roadway connections and the temporary 3 m shared use path are no longer required as deemed by

Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;

8. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I and II;
9. that the approved subdivision LDA15-0362 be registered prior to or concurrent with Phases 7 and 8 of this application for the local roadway and alley connections, as shown on the "Conditions of Approval" map, Enclosure I and II;
10. that Bylaw 18231 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I and II;
12. that the proposed Public Utility lot in Phase 4 be dedicated as road right of way as shown on the "Conditions of Approval" map, Enclosure I and II; and
13. 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 owner constructs a temporary 4 m gravel surface emergency access with T-bollards with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II. This roadway will be required prior to

Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

8. that the owner constructs a temporary 6 m gravel surface roadway connection with Phase 6 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct a roundabout at the intersection of 178 Avenue NW and 70 Street NW (south) to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;
10. that the owner constructs 178 Avenue to an urban collector standard from the existing terminus to 66 Street with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;
11. that the owner construct a right-in/right-out access to the commercial site, located a minimum of 40 m from 66 Street, as per the Access Management Guidelines, as shown on the "Conditions of Approval" map, Enclosure I and II;
12. that the owner construct a right-in/right-out/left-in curb return access to the commercial site, located a minimum of 30 m west of the right-in/right-out commercial access, as per the Access Management Guidelines, as shown on the "Conditions of Approval" map, Enclosure I and II;
13. that the owner constructs a 2.5 m hard surface shared use path along the west side of 66 Street in Phase 2, from 178 Avenue to the existing 2.5 m shared use path north of the subdivision boundary, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
14. that the owner constructs a temporary 3 m hard surface shared use path with bollards and a fence in Phase 6, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;
15. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot in Phase 4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;
16. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot in Phase 7, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;
17. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;

18. that the owner constructs a 2 m mono-walk with straight faced curb and gutter in Phase 7, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;
19. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway in Phase 4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;
20. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage in Phase 4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;
21. that the owner provide curb extensions at the shared use path crossing on the collector roadway in Phase 4, to the satisfaction of Subdivision and Development Coordination;
22. that the owner designs and constructs the ultimate SWMF, including all inlets and outlets control structures and pipe, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;
23. that the owner constructs underground utilities including watermain with temporary road, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;
24. that the owner upgrades the interconnecting storm sewer between SWMFs 7E and 8E with Phase 8, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure IV;
25. that the owner submits a Bird Hazard Assessment to Subdivision and Development Coordination, according to the Edmonton Garrison Heliport Zoning Regulations and incorporates the recommendations of the study in the design and construction of SWMF 2E, prior to the approval of the engineering drawings;
26. 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 II; and
27. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 3, Block 1, Plan 172 0306 in the amount of 1.92 ha and 0.26 ha is being provided by dedication with this subdivision. MR for Lot 3, Block 1, Plan 172 0306 in the amount of 4.374 ha is also being provided by a DRC with this subdivision.

MR for SE 10-54-24-W4M was addressed by DRC and purchase with LDA15-0362.

MR for Lot 1, Block 1, Plan 112 3855 was addressed by DRC and dedication with LDA13-0553.

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,

Blair McDowell  
Subdivision Authority




















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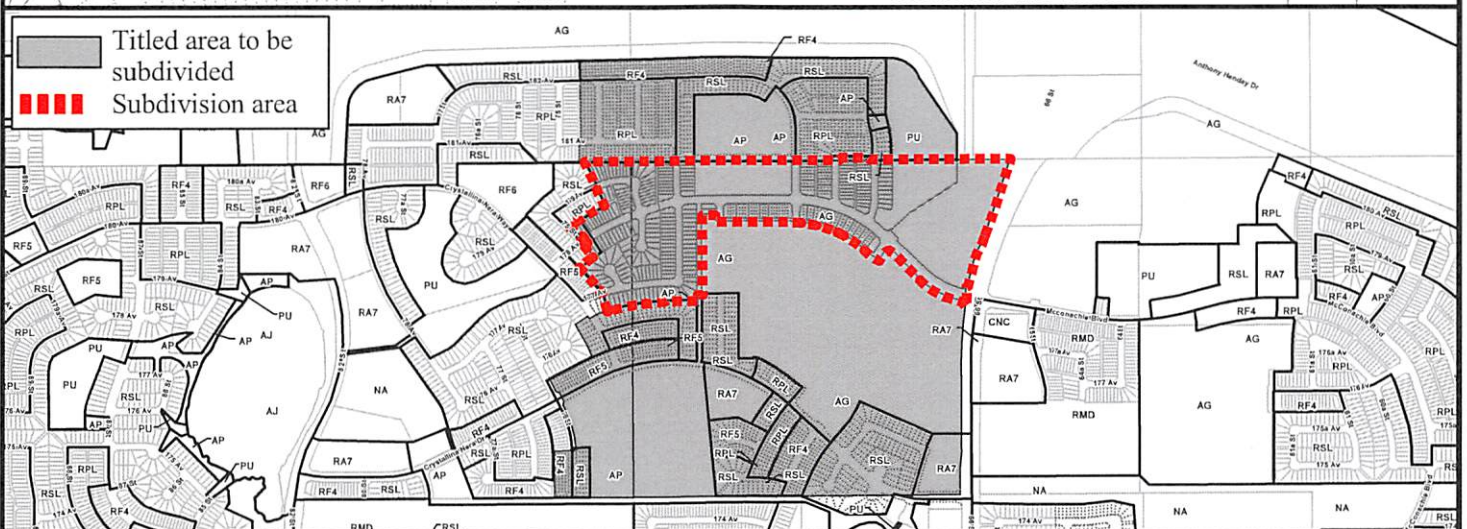
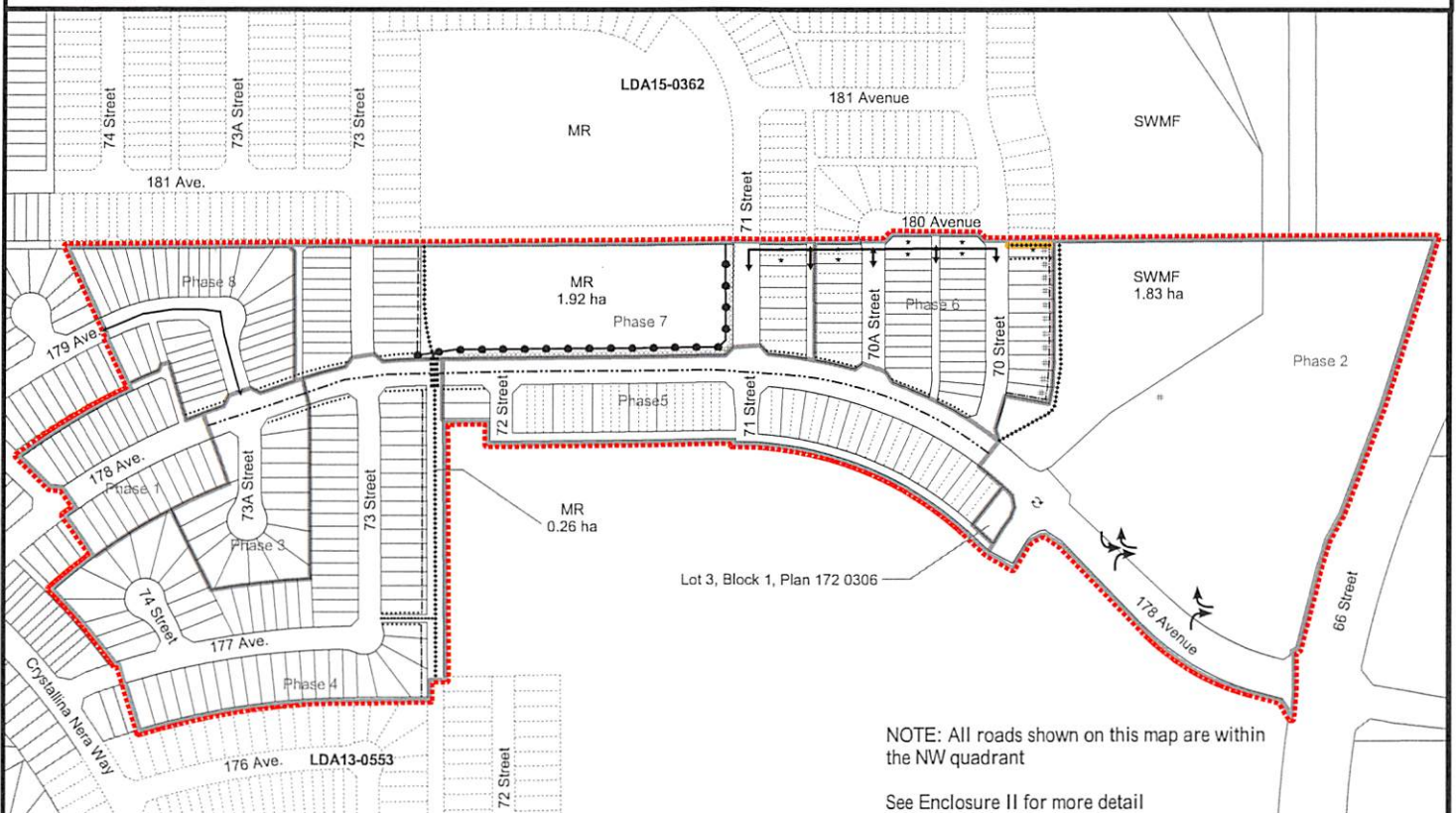
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 15, 2018

LDA16-0553

- |   |   |   |  |   |   |
|---|---|---|--|---|---|
|  | Limit of proposed subdivision                 |  | Zebra marked crosswalk                         |  | 1.5 m concrete sidewalk                     |
|  | Right-in/right-out access                     |  | Temporary 6 m roadway                          |  | 2 m mono-walk                               |
|  | Right-in/right-out/left-in curb return access |  | Construct roundabout                           |  | Restrictive covenant re: Freeboard          |
|  | Withhold lots from registration               |  | 1.8 m uniform fence                            |  | Phasing line                                |
|  | Temporary 3 m hard surface shared use path    |  | 1.2 m uniform fence                            |  | Post and rail fence                         |
|  | 3 m hard surface shared use path              |  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Temporary 4 m emergency access with Phase 3 |
|   |   |  | Construct collector roadway with Phase 2       |   |   |







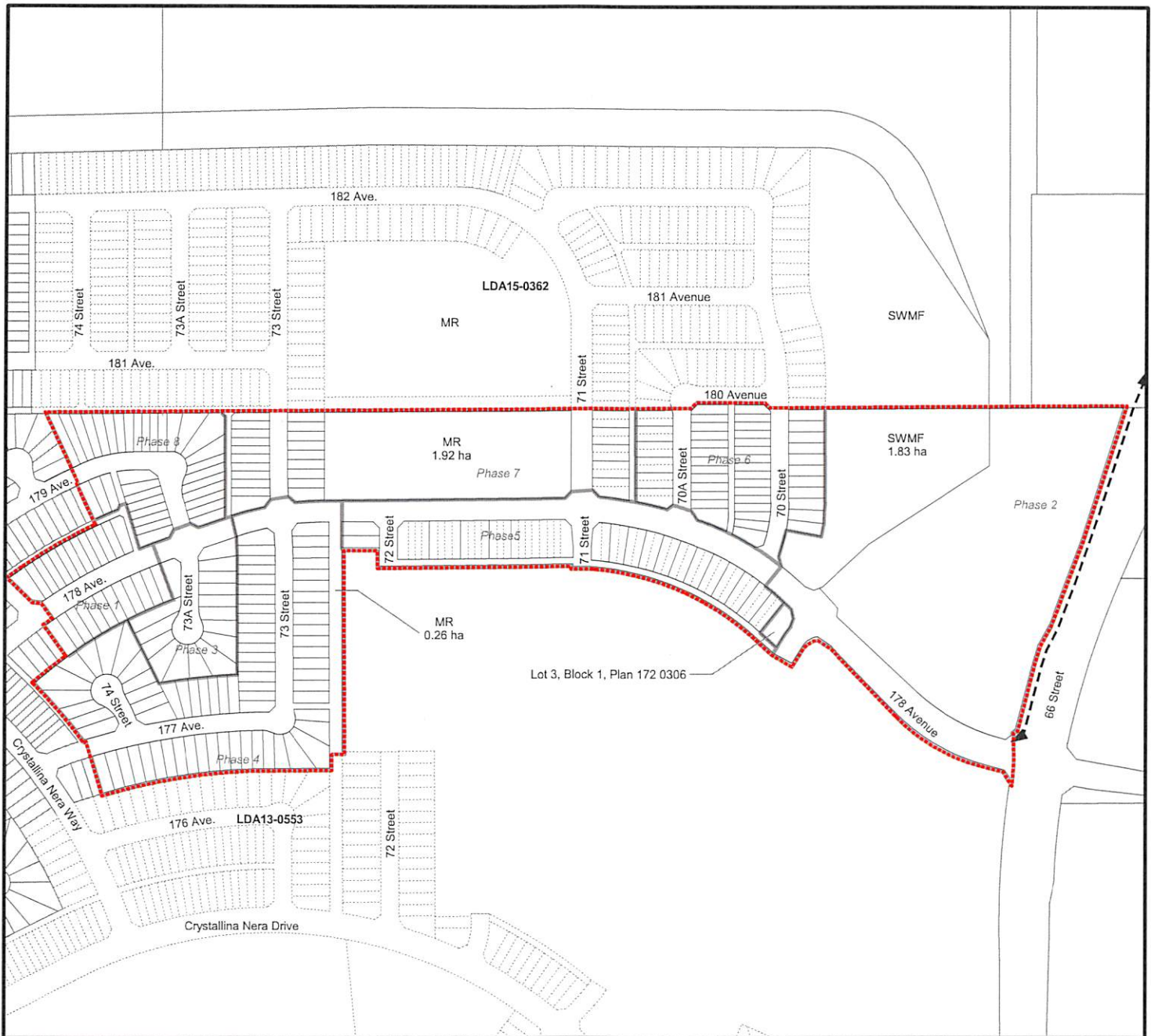
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 15, 2018

LDA16-0553

Legend:

- Red dashed line: Limit of proposed subdivision
- Grey line: Phasing line
- Double-headed arrow: 2.5 m Shared Use Path

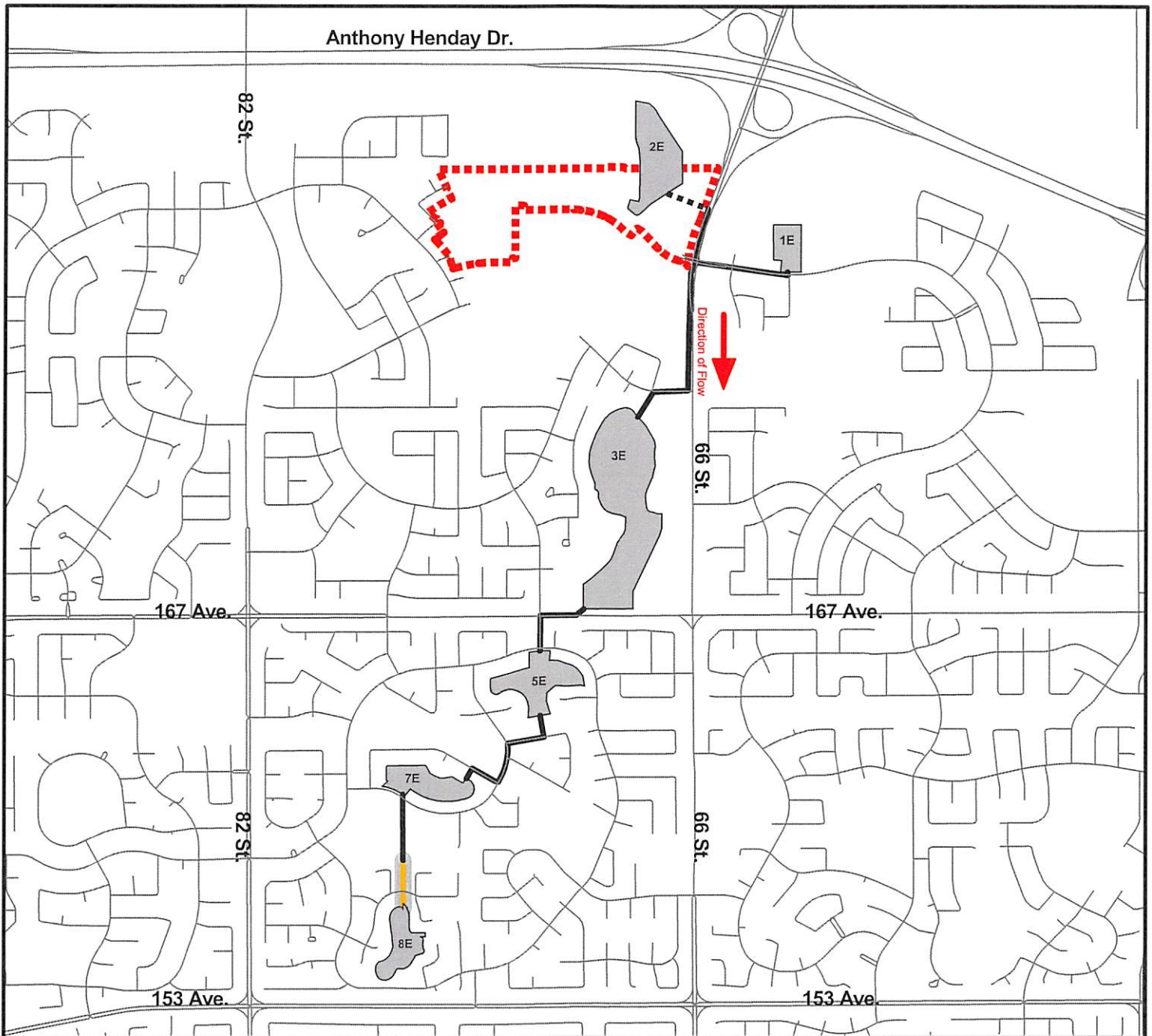


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 15, 2018

LDA16-0553

 Limit of proposed subdivision	 Stormwater management facility
 Existing storm sewer	 Upgrade storm sewer
 Storm sewer to be constructed	





February 15, 2018

File No. LDA15-0079

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

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved plan of subdivision to create three (3) multiple family lots (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

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The application has been revised to add three (3) phases. The conditional approval dated July 2, 2015 did not include phasing.

**I The Subdivision by Plan is APPROVED on February 15, 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 be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions LDA14-0580 and LDA17-0371 be registered prior to or concurrent with this application for the logical extension of roadway connections and underground utilities;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto James Mowatt Trail SW, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I (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;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto James Mowatt Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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.

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

Municipal Reserve for the SE 13-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA12-0426. The DRC will carry forward on the remainder of the title.

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

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

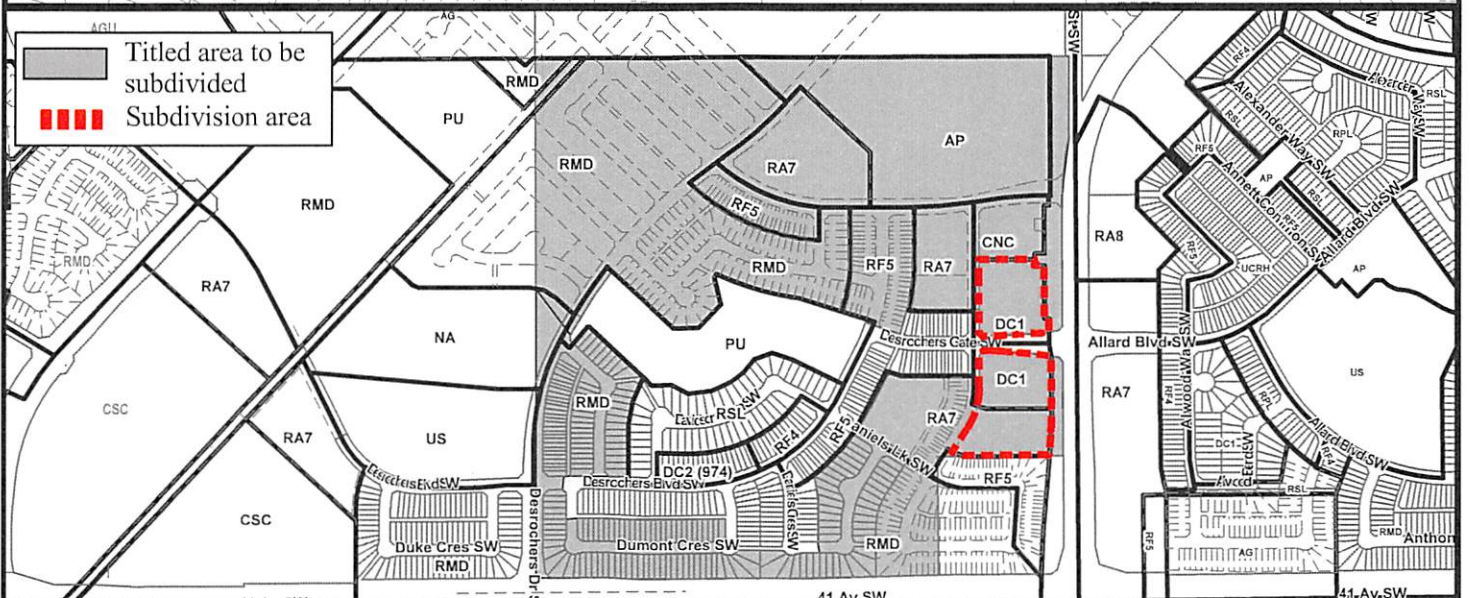
Regards,

Blair McDowell  
Subdivision Authority

BM/kw/Posse #168069702-001

Enclosure

-  Limit of proposed subdivision
-  Berm and noise attenuation fence
-  Restrictive Covenant re: berm
-  Phasing line





February 15, 2018

File No. LDA17-0088

IBI Group Inc.  
300-10830 Jasper Avenue NW  
Edmonton AB T5J 2B3

ATTENTION: Scott Carnall

RE: REVISION of conditionally approved plan of subdivision to create 60 single detached residential lots, from Lot A, Block 1, Plan 132 2811 located south of Hays Ridge Boulevard NW and west of 141 Street NW; **HAYS RIDGE**

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This application has revised conditional approval LDA17-0088 dated March 2, 2017 to add five (5) single detached residential lots. Conditional approval of LDA17-0088 dated March 2, 2017 also increased the number of lots in Phase 2 of LDA14-0271 by five (5), for a total of 10 lots now. Phase 1 of LDA14-0271 has been registered.

**I The Subdivision by Plan is APPROVED on February 15, 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 be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, 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 Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner construct Hays Ridge Boulevard with Phase 1 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that the owner construct a 9 m carriageway within a 16 m right-of-way, including a 1.5 metre concrete sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. that the owner is responsible for the landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves were previously addressed through LDA13-0509.

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.

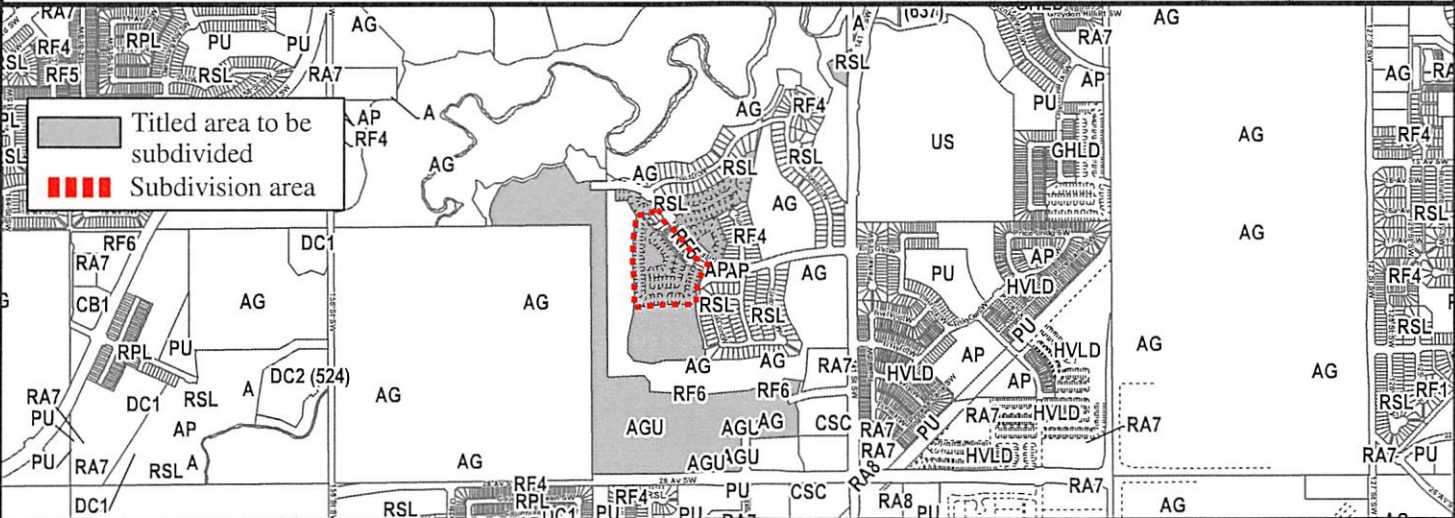
Regards,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #241060364-001

Enclosure(s)

- |   |                               |   |                                  |
|---|-------------------------------|---|----------------------------------|
|  | Limit of proposed subdivision |  | Construct a 9 m carriageway      |
|  | 1.5 m concrete sidewalk       |  | 4.0 m temporary emergency access |
|  | 3 m hard surface shared use   |  | Construct collector roadway      |
|  | Phase line                    |  | 1.2 m uniform fence              |
|   |                               |  | Zebra marked crosswalk           |





Subdivision Authority

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

February 15, 2018

File No. LDA17-0612

Jai Homes  
3779 21 Street NW  
Edmonton AB T6T 1R5

ATTENTION: Dalbir Sandhu

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 52, Plan N3301 HW, located north of 80 Avenue NW and east of 79 Street NW; **KING EDWARD PARK**

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**The Subdivision by Plan is APPROVED on February 15, 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.

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,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #259473570-001

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 80 Avenue 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).

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

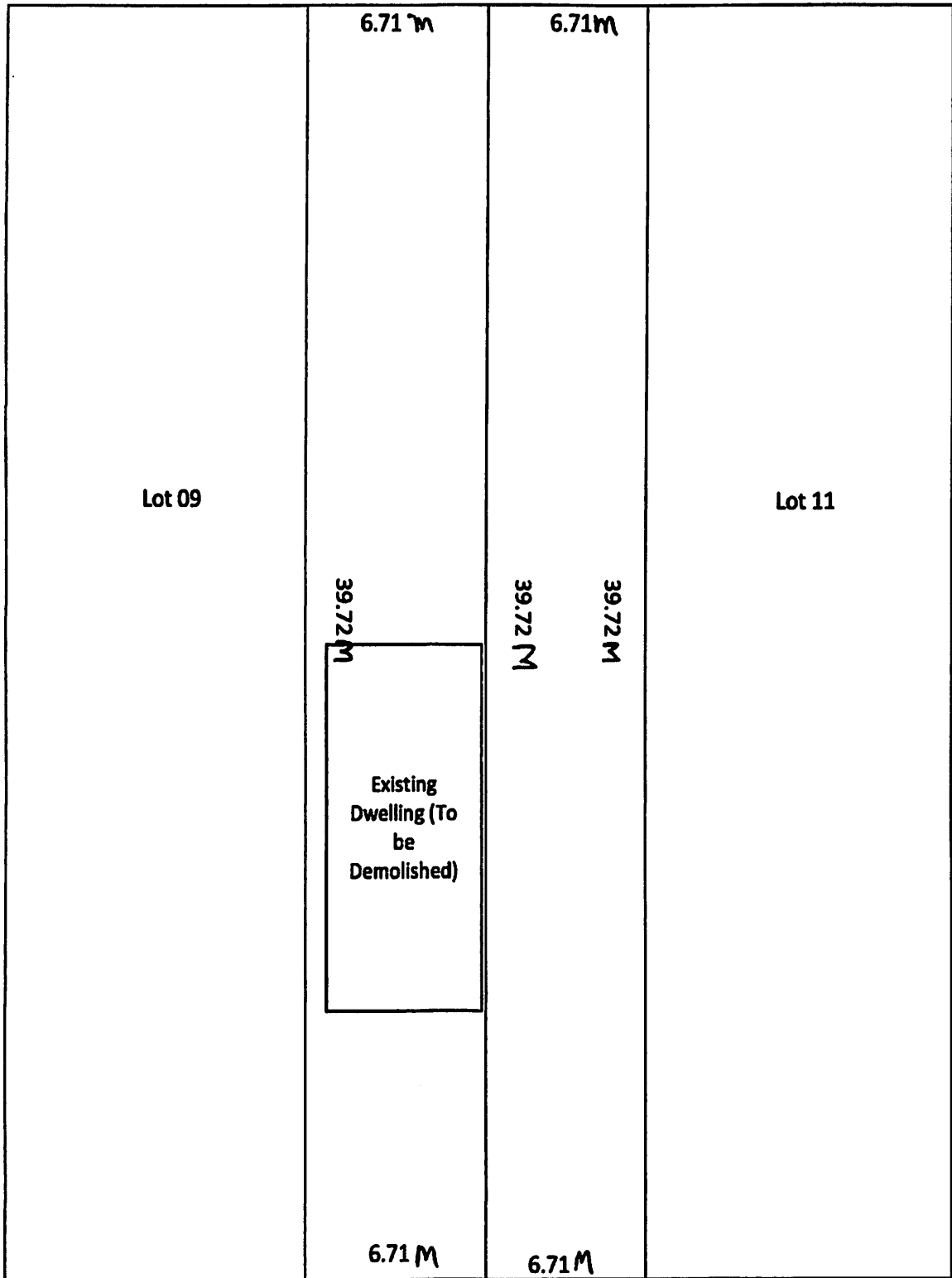
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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).
- 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 FOR SUBDIVISION



Lot 10 Block 52 Plan 3301 HW  
LANE

N



80 Avenue NW



Subdivision Authority

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

February 15, 2018

File No. LDA17-0700

Geodetic Surveys and Engineering Ltd  
9538 87 Street NW  
Edmonton AB T6C 3J1

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create two (2) industrial lots, from Lots 1 and 2, Block 1, Plan 2546 NY, Lot 1A, Plan 932 2861, Lot 5B, Block 1, Plan 042 5438, and Lots 3 and 4, Block 1, Plan 5085 TR located north of 51 Avenue NW and east of 75 Street NW; **ROPER INDUSTRIAL**

---

**The Subdivision by Plan is APPROVED on February 15, 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](mailto:marco.beraldo@edmonton.ca) or 780-496-6092.

Regards,

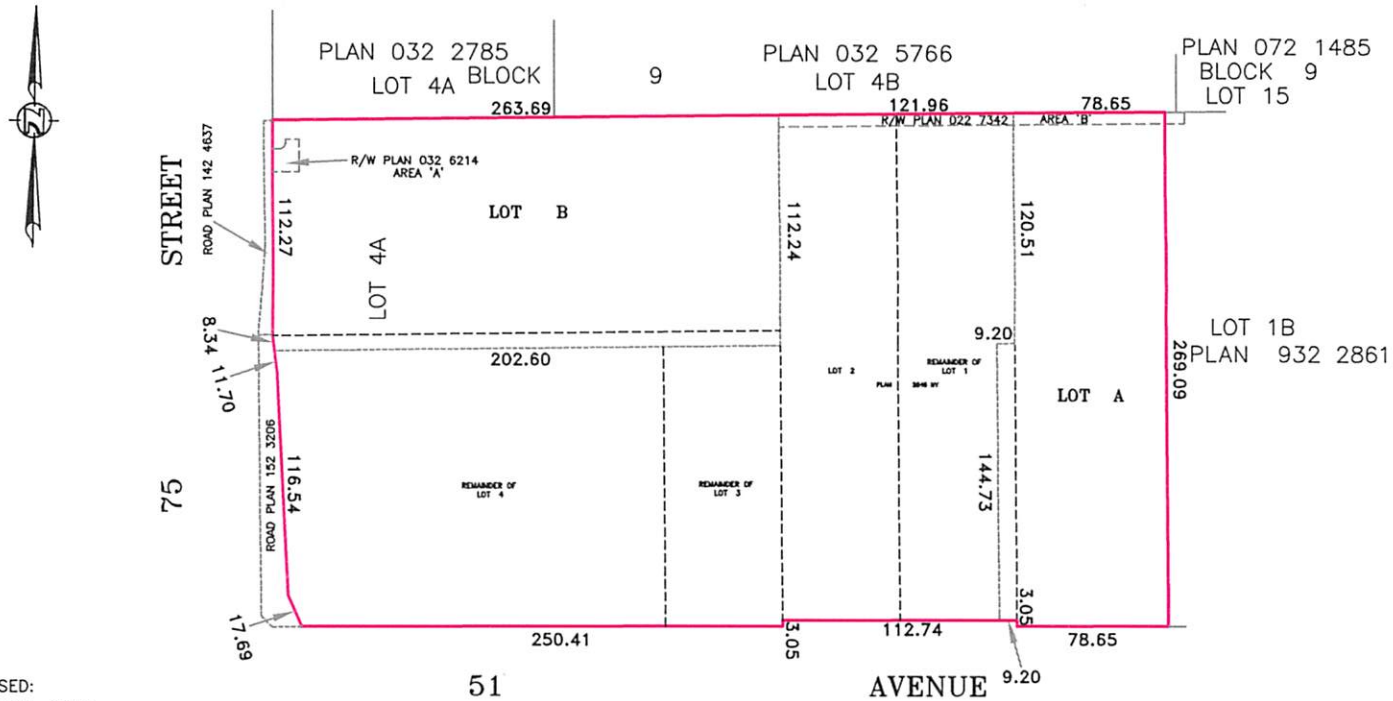
Blair McDowell  
Subdivision Authority

BM/mb/Posse #269634793-001

Enclosure

**TENTATIVE PLAN SHOWING**  
**PROPOSED SUBDIVISION & CONSOLIDATION OF**  
 LOT 5B, BLOCK 1, PLAN 042 5438; LOT 1, BLOCK 1, PLAN 2546 NY; LOT 1A, PLAN 932 2861 & LOT 4, BLOCK 1, PLAN 5085 TR  
 S.E.1/4 SEC. 2, TWP. 53, RGE. 25, W.4 M.  
**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 12.30 ha.



REVISED:  
 DECEMBER 12th, 2017.

<b>GEODETIC SURVEYS &amp; ENGINEERING LTD.</b>		
9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1		
Ph. (780) 465-3389	Fax. (780) 465-5400	email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com
DRAWN BY: P.S.	SCALE 1 : 3000	JOB No. 117551
DATE : DECEMBER. 11th, 2017.		



Subdivision Authority

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

February 15, 2018

File No. LDA17-0715

Rohit Dhawan  
15884 13 Avenue SW  
Edmonton AB T6W 2H5

ATTENTION: Rohit Dhawan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 25, Plan 2107 HW located north of 61 Avenue NW and west of 106 Street NW;  
**ALLENDALE**

---

**The Subdivision by Plan is APPROVED on February 15, 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 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 #263570820-001

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 106 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.
- The Allendale neighbourhood is on the Neighbourhood Renewal program and is scheduled for reconstruction in 2018 / 2019. This particular location is scheduled for 2018 construction. More information is available online at:  
[https://www.edmonton.ca/transportation/RoadsTraffic/Allendale\\_NR2\\_Presentation.pdf](https://www.edmonton.ca/transportation/RoadsTraffic/Allendale_NR2_Presentation.pdf)

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 water service enters the proposed subdivision approximately 8.38 m north of the south property line of Lot 2 off 106 Street NW. The existing sanitary service enters the proposed subdivision approximately 12.95 m north of the south property line of Lot 2 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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

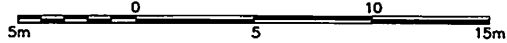
LOT 2, BLOCK 25, PLAN 2107 H.W..

IN THE

S.W.1/4 SEC.20-52-24-4

EDMONTON ALBERTA

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



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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP



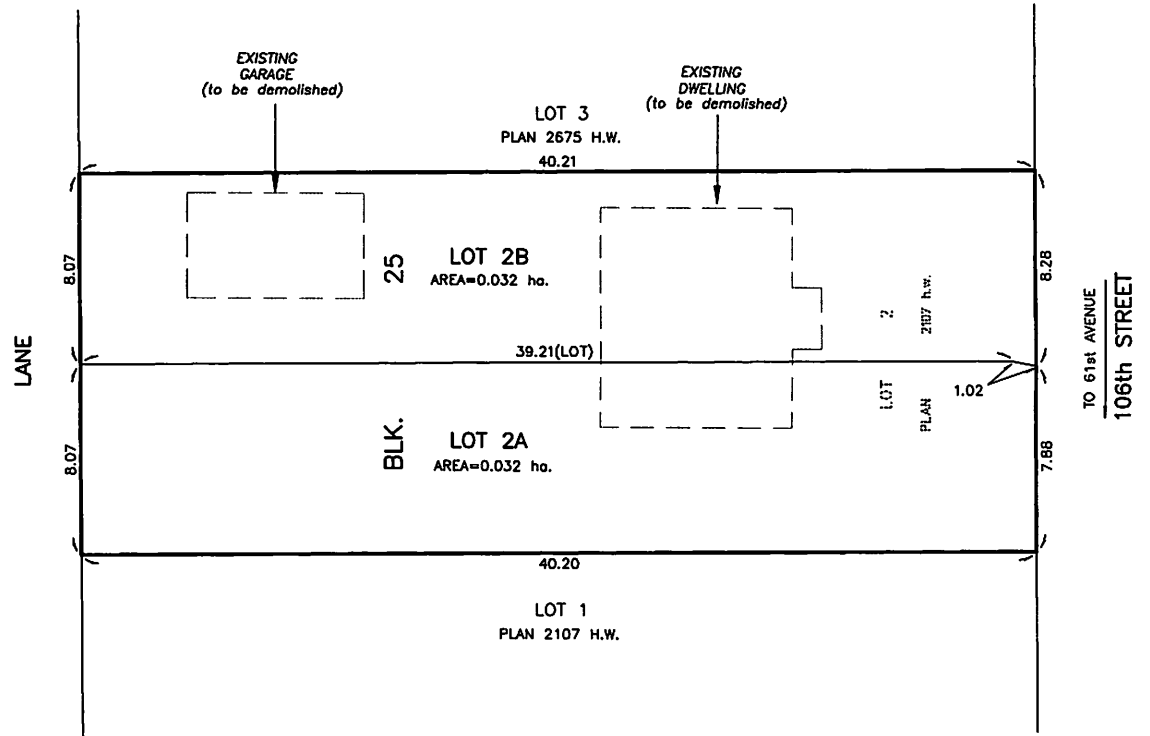
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: DECEMBER 15, 2017  
 REVISED: -

FILE NO. 17S1167

DWG.NO. 17S1167T



TO 61st AVENUE  
**106th STREET**



Subdivision Authority

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

February 15, 2018

File No. LDA17-0717

Stantec Consulting 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 2, Block 23, Plan RN64, located north of 121 Avenue NW and west of 122 Street NW; **PRINCE CHARLES**

---

**The Subdivision by Plan is APPROVED on February 15, 2018, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. 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
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 Marco Beraldo at [marco.beraldo@edmonton.ca](mailto:marco.beraldo@edmonton.ca) or 780-496-6092.

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #270144244-001  
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

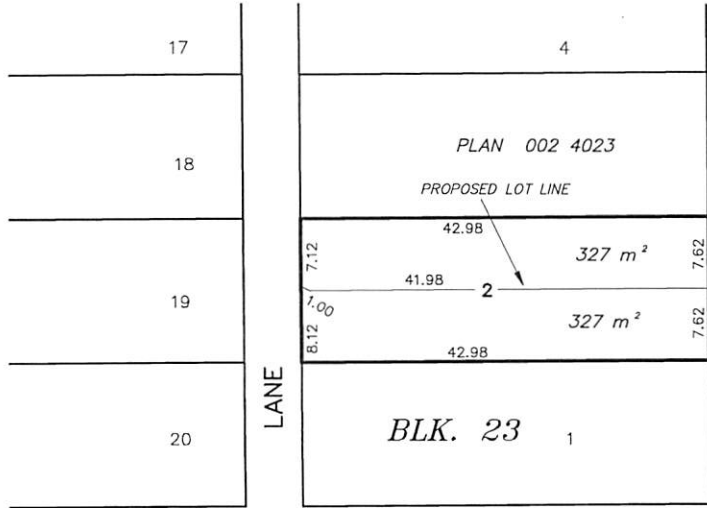
- There are existing boulevard trees adjacent to the site on 122 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- The Prince Charles neighbourhood is on the Neighbourhood Renewal program.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

Building / Site

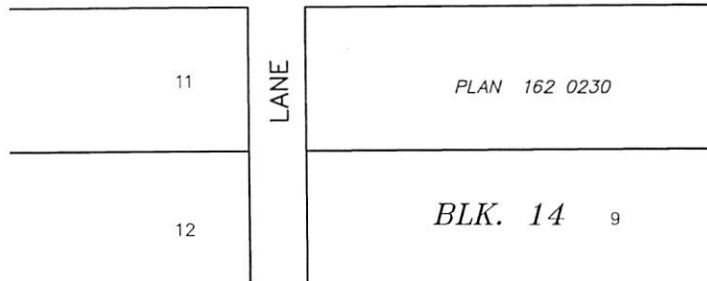
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

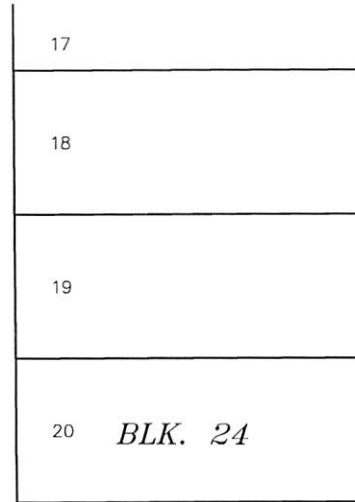
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.00 m south of the north property line of Lot 2 off of 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).



121 AVENUE NW



122 STREET NW



LANE



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 authorized by Stantec Geomatics Ltd. is forbidden.

Client

DIAMOND WEST HOMES

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

LOT 2, BLOCK 23, PLAN RN64

WITHIN THE

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

PRINCE CHARLES

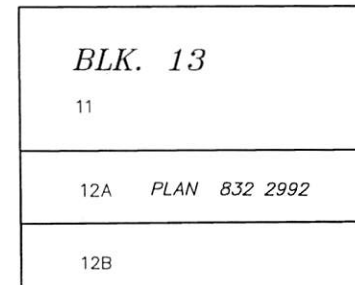
SCALE 1 : 500

DECEMBER 2017

REV 02/07/18 DS

NOTES

- All distances are expressed in metres and decimals thereof
- Area referred to bounded thus  Containing 0.066 Hectares, including 1 residential lot.





Subdivision Authority

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

February 15, 2018

File No. LDA17-0720

Qualico Communities  
3203 93 Street NW  
Edmonton AB T6N 0B2

ATTENTION: Reanna Feniak

RE: Tentative plan of subdivision to create four (4) other lots for the purposes of land transfer from Lot C, Block 3, Plan 152 1821 and Lot B, Plan 6704 MC, located south of Lessard Road NW and east of 199 Street NW; **EDGEMONT**

---

**The Subdivision by Plan is APPROVED on February 15, 2018, subject to the following conditions:**

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

There is an existing Deferred Reserve Caveat registered on Lot B, Plan 6704 MC that will 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 seven (7) days from the date the decision is mailed.

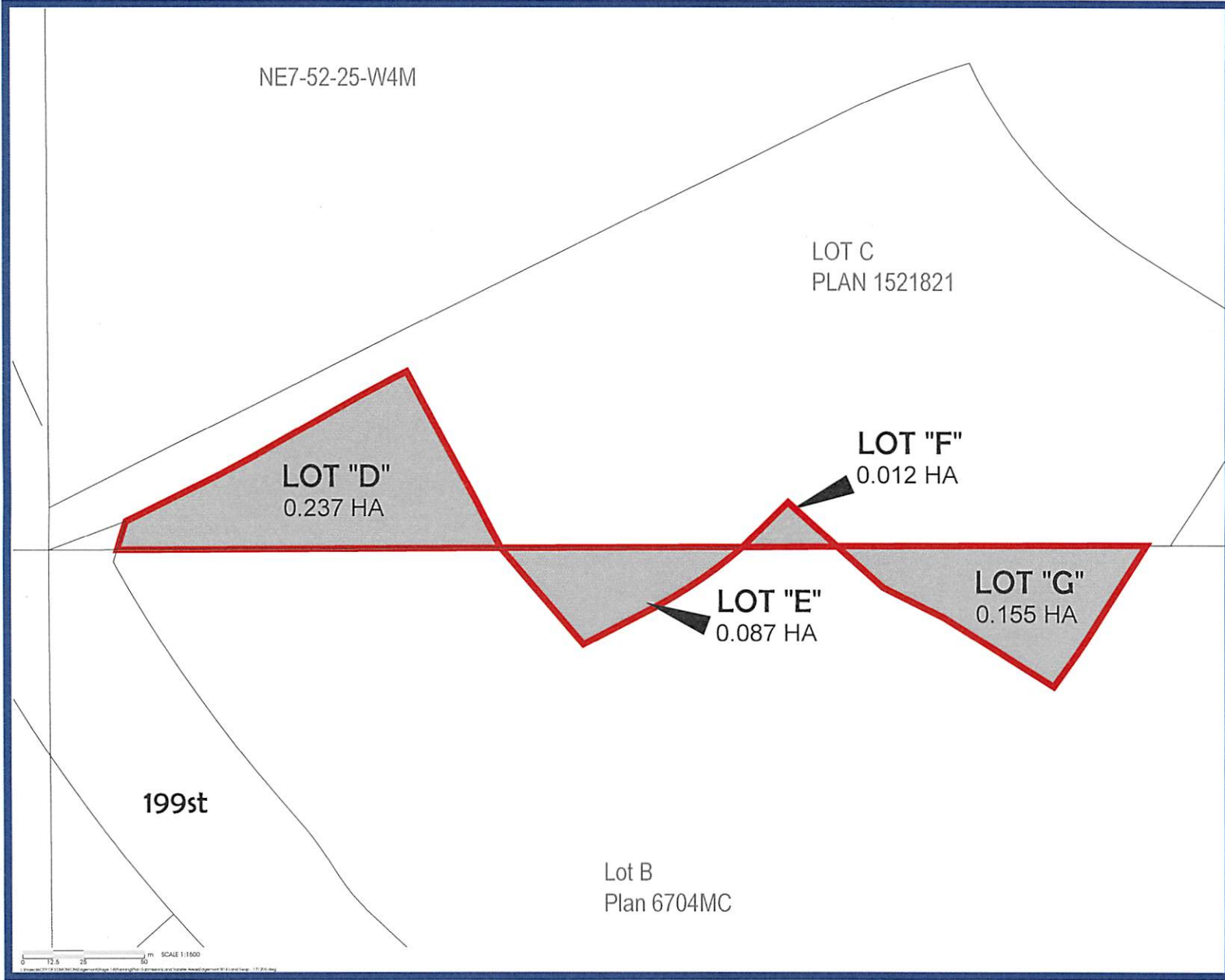
If you have further questions, please contact Stuart Carlyle at [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca) or 780-496-6068.

Regards,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #269923439-001

Enclosure



KEY PLAN  
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF PARTS OF  
LOT C; BLK 3; PLAN 152 1821  
& LOT B; PLAN 6704MC  
ALL WITHIN THE  
N.E. 1/4 SEC. 7-TWP.52-RGE.25-W.4th MER.  
& S.E. 1/4 SEC. 7-TWP.52-RGE.25-W.4th MER.

NOTES:  
ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.  
DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.  
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED THUS  
AND CONTAINS: 0.491 ha.

LOT "D"	= 0.237 ha.
LOT "E"	= 0.087 ha.
LOT "F"	= 0.012 ha.
LOT "G"	= 0.155 ha.
<b>TOTAL:</b>	<b>= 0.491 ha.</b>

  
**TENTATIVE PLAN**  
EDGEMONT STAGE 14  
Land Swap  
EDMONTON - ALBERTA  
December 11, 2017





Subdivision Authority

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

February 15, 2018

File No. LDA17-0733

Hagen Surveys (1982) Ltd.  
8929 20 ST NW  
Edmonton AB T6P 1K8

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 8, Block 103, Plan 3875 P, located south of 103 Avenue NW and east of 139 Street NW; **GLENORA**

---

**The Subdivision by Plan is APPROVED on February 15, 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 #270440411-001

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 139 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.
- Stoney Plain Road is designated to accommodate the future Valley Line West LRT. The 2011 LRT design plan does not identify any land requirement from this parcel. There is currently no construction time line or funding for the West LRT (Valley Line Stage).

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 8.3 m north of the south property line of Lot 8 off of 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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 8, BLOCK 103, PLAN 3875 P.

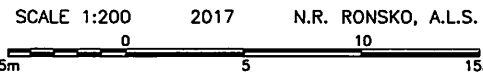
IN

RIVER LOT 2, EDMONTON SETTLEMENT

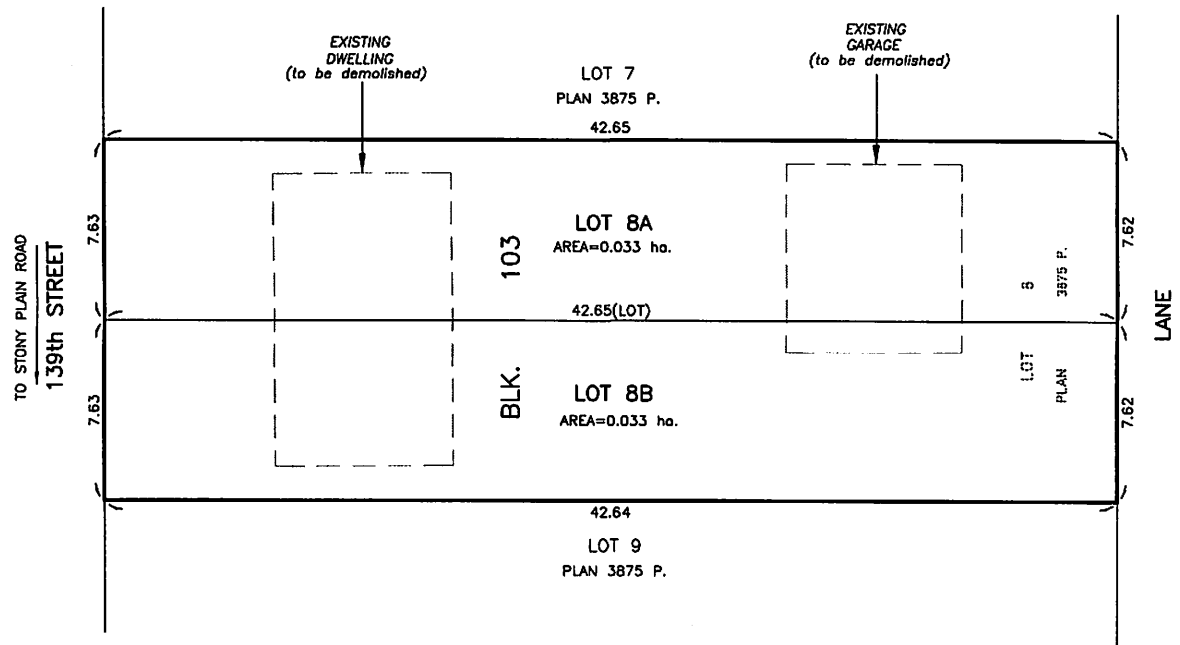
IN THE

THEO. 53-25-4

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: DECEMBER 18, 2017

REVISED: -

FILE NO. 17S1146

DWG.NO. 17S1146T



Subdivision Authority

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

February 15, 2018

File No. LDA17-0741

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

ATTENTION: Peter Plehwe

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 28, Plan 4592 AD, located south of 108 Avenue NW and east of 154 Street NW; **HIGH PARK**

---

**The Subdivision by Plan is APPROVED on February 15, 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 #270816409-001

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

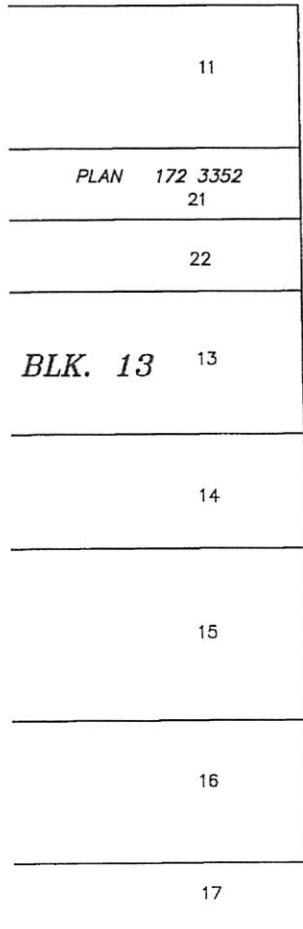
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

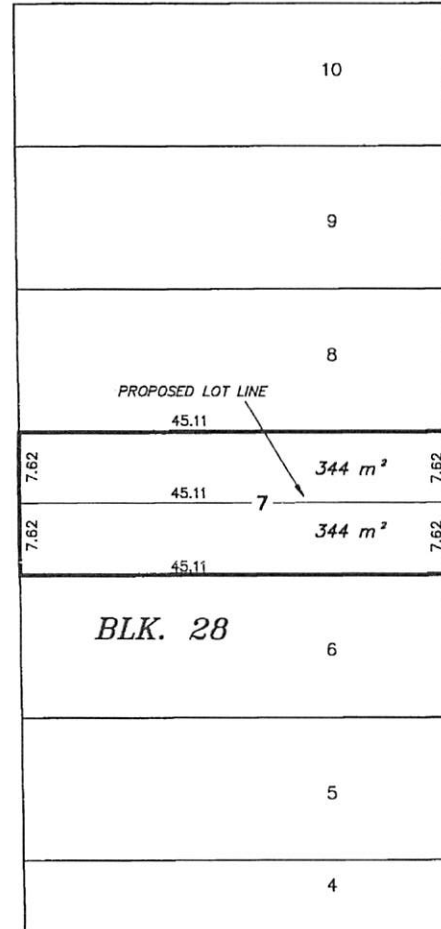
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 water services enter the proposed subdivision approximately 6.1 m north of the south property line of Lot 7 off of 154 Street NW. No storm sewer services currently exist to either of the proposed lots directly off the public storm sewer main but are available at the owner' expanse. 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).



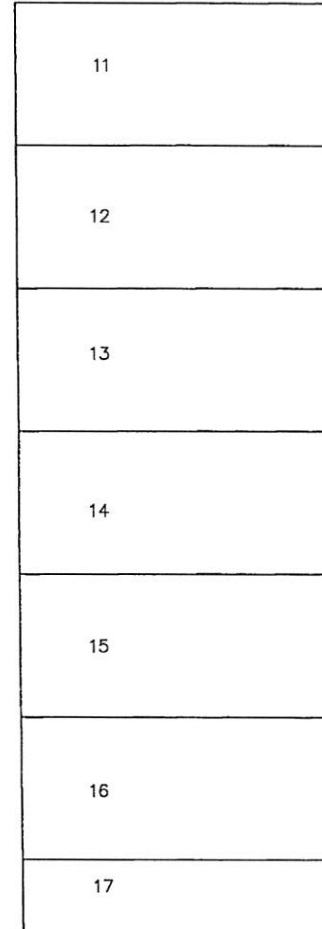
108 AVENUE NW



154 STREET NW



LANE



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.  
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**Client**

**DIAMOND WEST HOMES**

TENTATIVE PLAN SHOWING

**PROPOSED SUBDIVISION**

OF

LOT 7, BLOCK 28, PLAN 4592AD

WITHIN THE


N.W. 1/4 SEC. 2, TWP. 53, RGE. 25, W.4 MER.

**HIGH PARK**

SCALE 1 : 500

**DECEMBER 2017**

**NOTES**

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.069 Hectares, including 1 residential lot.



Subdivision Authority

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

February 15, 2018

File No. LDA18-0001

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 Lots 7 and 8, Block 11, Plan 5515 AE, located south of 104 Avenue NW and east of 77 Street NW;  
**FOREST HEIGHTS**

---

**The Subdivision by Plan is APPROVED on February 15, 2018, subject to the following conditions:**

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

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #270650318-001

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 77 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 6.1 m south of the north property line of Lot 8 off of 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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

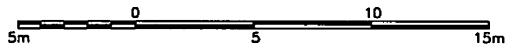
LOTS 7 & 8, BLOCK 11, PLAN 5515 A.E.

IN

RIVER LOT 29, EDMONTON SETTLEMENT  
THEO. TWP.53, RGE.24, W.4 M.

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. \_\_\_\_\_  
- THEO. DENOTES THEORETICAL

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



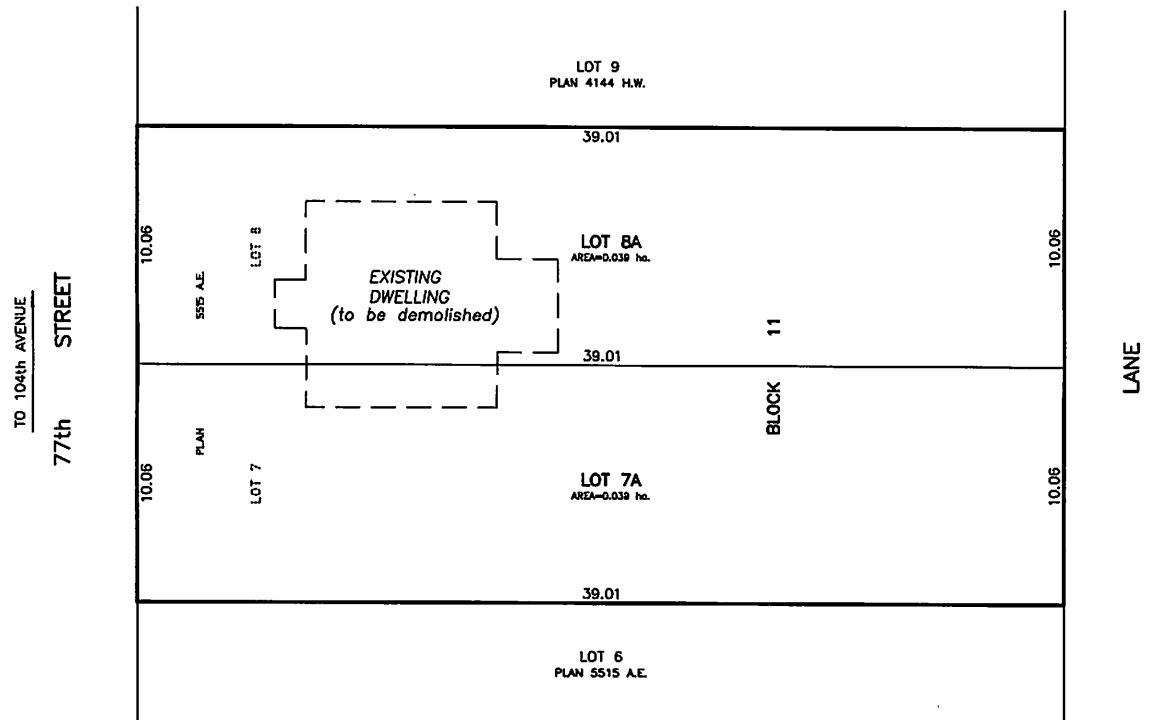
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: December 18, 2017  
REVISED: -

FILE NO. 17S1160

DWG.NO. 17S1160T







Subdivision Authority

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

February 15, 2018

File No. LDA18-0021

Metta Developments  
718-11007 Jasper Avenue NW  
Edmonton AB T5K 0K6

ATTENTION: Jeffrey Fafard

RE: Tentative plan of subdivision to create create separate titles for a semi-detached dwelling from Lot 13, Block 52, Plan N2227 HW, located north of 80 Avenue NW and east of 79 Street NW; **KING EDWARD PARK**

---

**The Subdivision by Plan is APPROVED on February 15, 2018, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Inc. for the provision of separate services (water and sanitary) to the proposed western lot;
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.

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,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #261293252-001

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 80 Avenue 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).

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).
- 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).

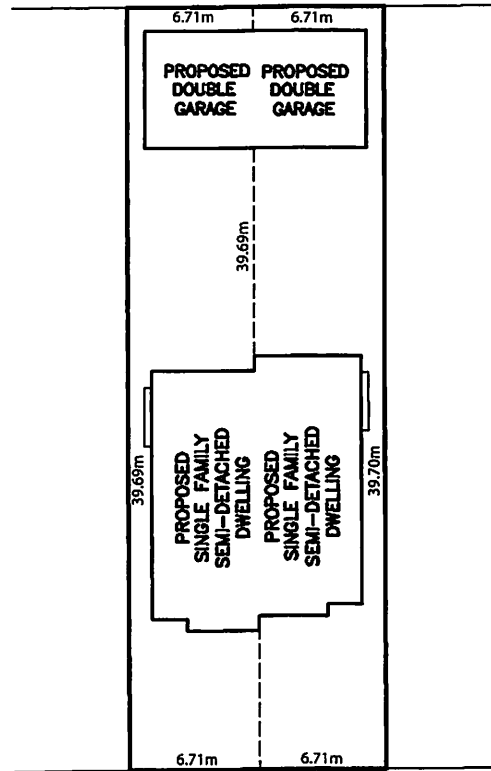
Legal Description  
Lot 13, Blk 52, Plan 2227 H.W



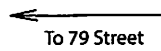
LANE

PLAN 3301 H.W.  
LOT 12

LOT 14



80th AVENUE





Subdivision Authority

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

February 15, 2018

File No. LDA18-0029

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 2, Block 2, Plan 172 1164, located north of 137 Avenue NW and west of Mistatim Way NW; **MISTATIM INDUSTRIAL**

---

**The Subdivision by Plan is APPROVED on February 15, 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](mailto:marco.beraldo@edmonton.ca) or 780-496-6092.

Regards,

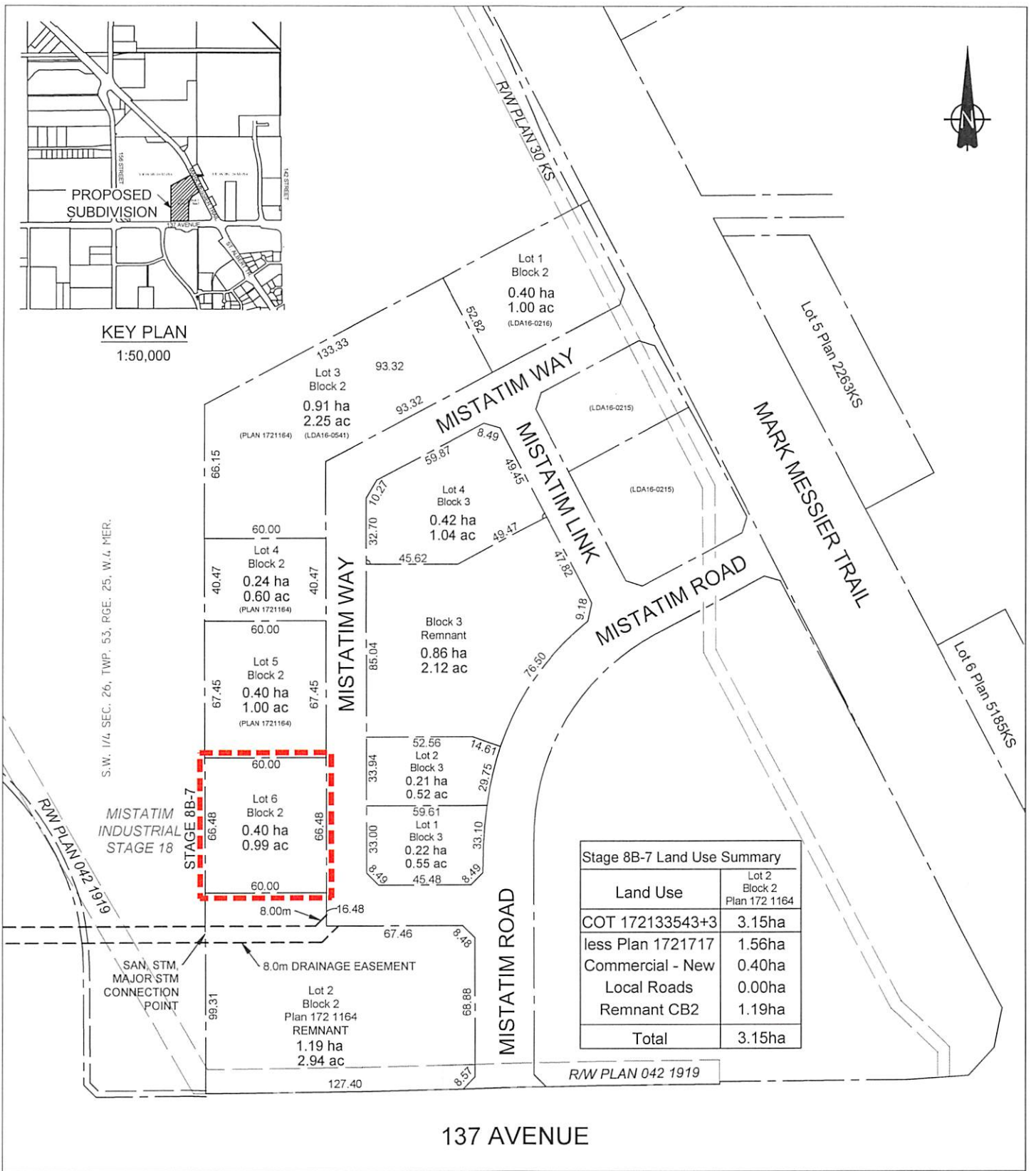
Blair McDowell  
Subdivision Authority

BM/mb/Posse #271694251-001

Enclosure



**KEY PLAN**  
1:50,000



Stage 8B-7 Land Use Summary	
Land Use	Lot 2 Block 2 Plan 172 1164
COT 172133543+3	3.15ha
less Plan 1721717	1.56ha
Commercial - New	0.40ha
Local Roads	0.00ha
Remnant CB2	1.19ha
<b>Total</b>	<b>3.15ha</b>

137 AVENUE

JANUARY 5, 2018

**Mistatim Industrial**  
**Stage 8B-7 Tentative Plan**  
Within Lot 2, Block 2, Plan 172 1164

Job #8048A

--- STAGE 8B-7



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

Scale: 1:2,500

Thursday, February 8, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 06

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 8, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 1, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

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; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

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; **KINGLET GARDENS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

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.		