

Thursday, February 23, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 08

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

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

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

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

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA16-0045  
183580033-001 Tentative plan of subdivision to reconfigure the lot lines for Lot 26, Block 1, Plan 082 7777, Lot 10, Block 1, Plan 4077 KS and Lot 9, Block 1, Plan 4077 KS, located north of 100 Avenue NW and east of 184 Street NW; **PLACE LA RUE**

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

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA16-0590  
237035847-001 Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 51, Block 43, Plan 152 4445, located south of 96 Avenue NW and west of Lewis Greens Drive NW; **WEBBER GREENS**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA16-0610 237777867-001	Tentative plan of subdivision to create one (1) commercial strata lot from Lot 93, Block 10, Plan 142 3779, located south of 98 Avenue NW and east of 111 Street NW; <b>OLIVER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0611 237961605-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 55, Plan 2442 KS located south of 109B Avenue NW and east of 65A Street NW; <b>CAPILANO</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0612 238076868-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 25, Plan 2058 HW located south of 106 Avenue NW and east of 38 Street NW; <b>BEVERLY HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA16-0613 238056985-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 16 and 17, Block 1, Plan 2368 Q located south of 85 Avenue NW and east of 97 Street NW; <b>STRATHCONA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA17-0007 238453329-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 94, Plan 6334 HW located north of 95 Avenue NW and east of 144 Street NW; <b>CRESTWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA17-0090 240941698-001	Tentative plan of subdivision to revise conditionally approved LDA14-0394 (changing housing product resulting in an overall reduction of one (1) residential lot) within Lot 1, 782 3334, located south of 35 Avenue NW and east of Winterburn Road NW; <b>EDGEMONT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

5.

**ADJOURMENT**

The meeting adjourned at 10:20 a.m.



Subdivision Authority

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

February 23, 2017

File No. LDA16-0045

Urban Revision Consulting Inc.  
13904 – 85 Avenue NW  
Edmonton, AB T5R 3Y8

ATTENTION: Don Hussey

RE: Tentative plan of subdivision to reconfigure the boundaries of Lot 26, Block 1, Plan 082 7777, Lot 10, Block 1, Plan 4077 KS and Lot 9, Block 1, Plan 4077 KS, located north of 100 Avenue NW and east of 184 Street NW; **PLACE LA RUE**

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**I The Subdivision by Plan is APPROVED on February 23, 2017, 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., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. 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 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;

5. 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; and
6. 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, 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 Reserves were paid through a previous subdivisions.

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 Don Read at 780-496-3633 or don.read@edmonton.ca.

Regards,



Blair McDowell  
Subdivision Authority

BM/dr/Posse #183580033-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 23, 2017

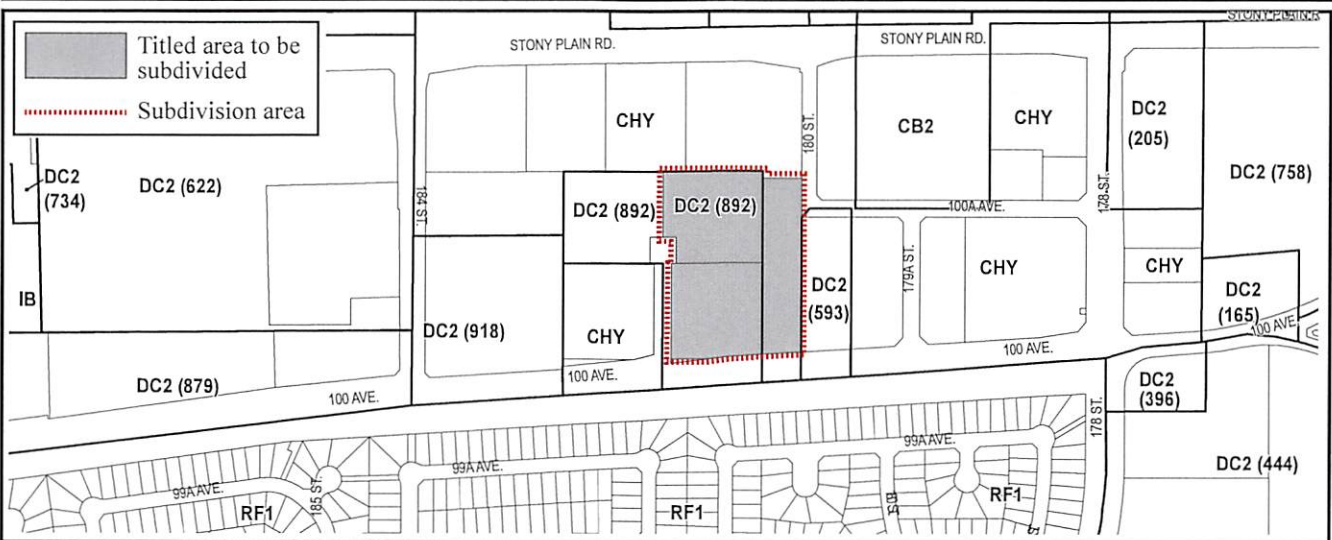
LDA16-0045

----- Limit of proposed subdivision  
----- Existing lot lines

🌲 Landscaping



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





Subdivision Authority

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

February 23, 2017

File NO. LDA16-0590

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

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 51, Block 43, Plan 152 4445, located south of 96 Avenue NW and west of Lewis Greens Drive NW; **WEBBER GREENS**

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**The Subdivision by Phased Condominium is APPROVED on February 23, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2869.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

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

Regards,

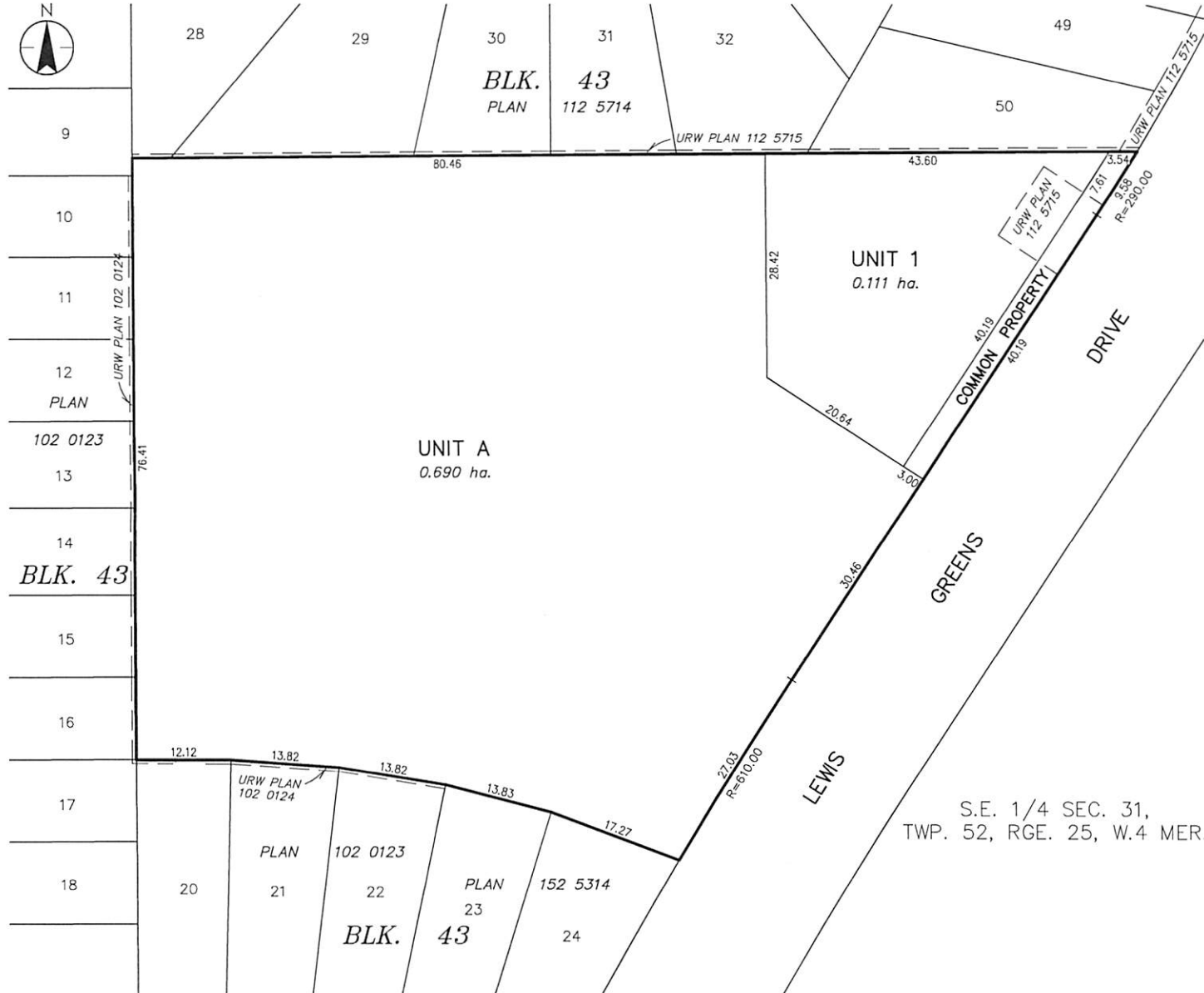


Blair McDowell  
Subdivision Authority

BM/sc/Posse #237035847-001

Enclosure(s)





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

**Copyright Reserved**

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

**Client**

SEVENEIGHTYSEVEN CONDOS INC.

TENTATIVE PLAN SHOWING  
**PROPOSED PHASED  
 CONDOMINIUM DEVELOPMENT**  
 OF  
 LOT 51, BLOCK 43, PLAN 152 4445  
 WITHIN THE  
 S.E. 1/4 SEC. 31, TWP. 52, RGE. 25, W.4 MER.

**WEBBER GREENS**

SCALE 1 : 1000

DECEMBER 2016

**NOTES**

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

Containing 0.816 Hectares

S.E. 1/4 SEC. 31,  
 TWP. 52, RGE. 25, W.4 MER.



Subdivision Authority

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

February 23, 2017

File No. LDA16-0610

IBI Group Inc.  
100, 10830 Jasper Ave NW  
Edmonton, AB T5J 2B3

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create one (1) commercial strata lot from Lot 93, Block 10, Plan 142 3779, located south of 98 Avenue NW and east of 111 Street NW; **OLIVER**

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**The Subdivision by STRATA is APPROVED on February 23, 2017, subject to the following conditions:**

1. that the owner shall provide an Easements, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer and power;
2. that the owner register a public access easement for the public park as approved by Development Permit # 15347917-001. The City shall be a party to the easement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

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

If you have further questions, please contact April Gallays at [april.gallays@edmonton.ca](mailto:april.gallays@edmonton.ca) or 780-496-1895.

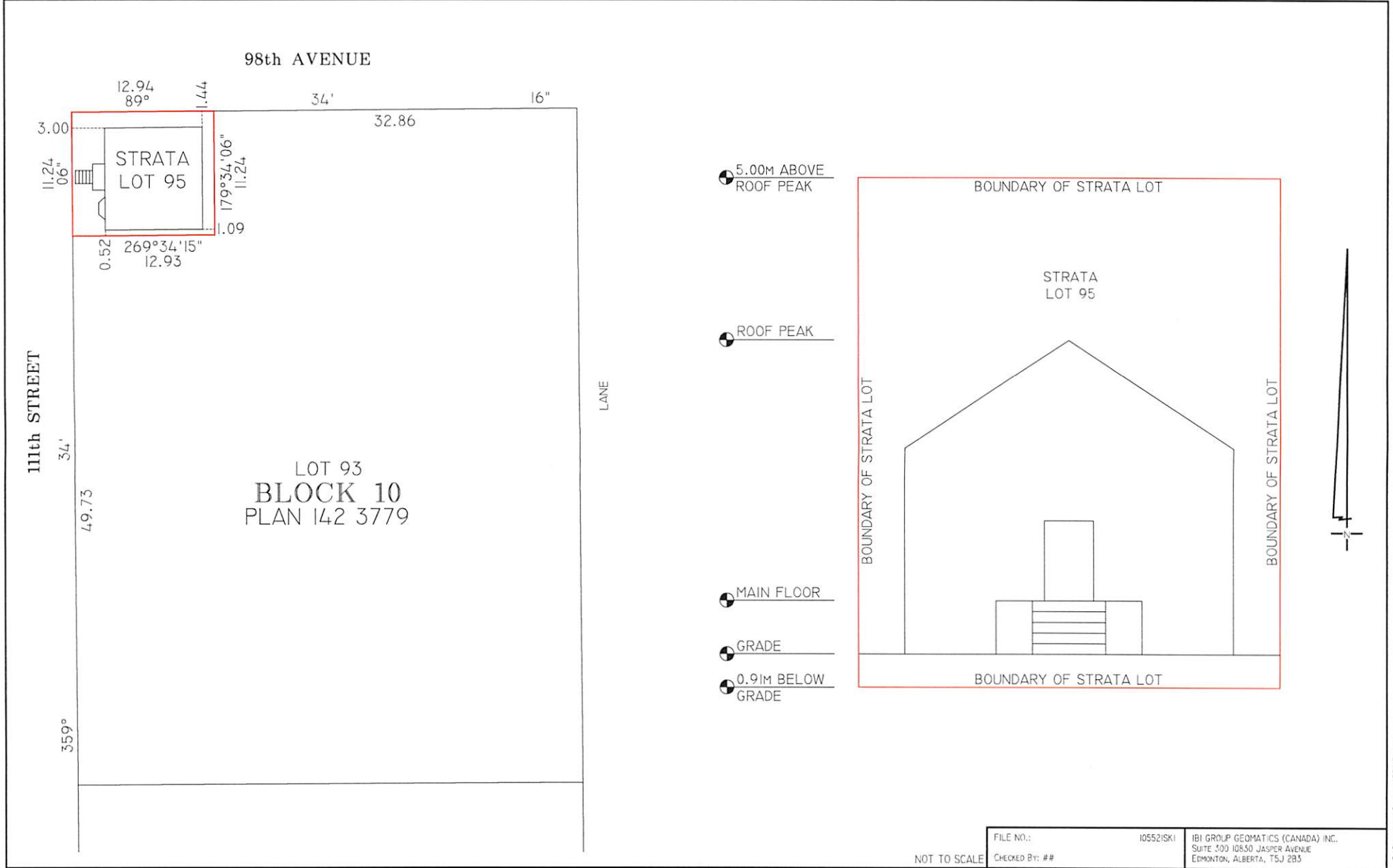
Regards,



Blair McDowell  
Subdivision Authority

BM/ap/Posse #237777867-001

Enclosure(s)



98th AVENUE

12.94  
89° 1.44 34' 16" 32.86

STRATA  
LOT 95

3.00  
11.24  
06" 179°34'06"  
11.24  
1.09  
0.52 269°34'15"  
12.93

11th STREET  
34'

LANE

LOT 93  
BLOCK 10  
PLAN 142 3779

49.73  
359°

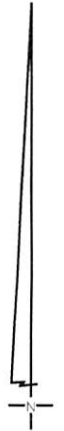
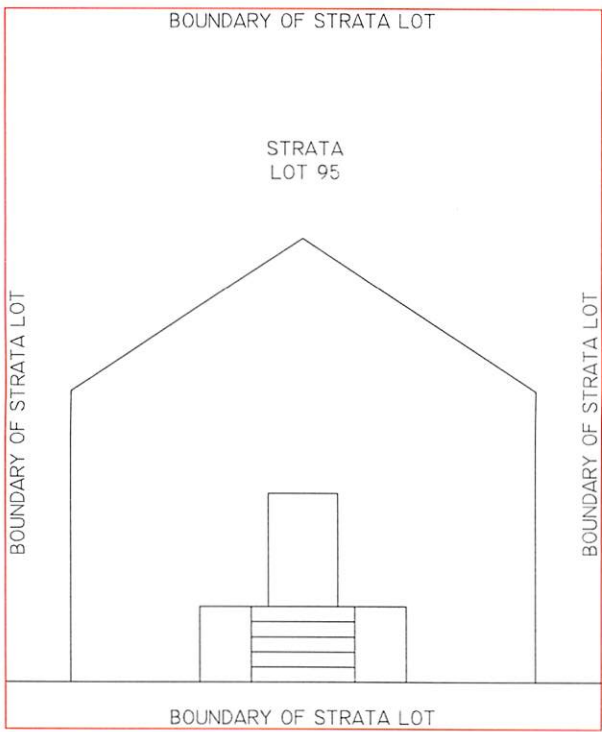
5.00M ABOVE  
ROOF PEAK

ROOF PEAK

MAIN FLOOR

GRADE

0.91M BELOW  
GRADE



NOT TO SCALE

FILE NO.:	10552/ISK1	IBI GROUP GEOMATICS (CANADA) INC., SUITE 500 10850 JASPER AVENUE EDMONTON, ALBERTA, T5J 2B5
CHECKED BY: ##		



February 23, 2017

File NO. LDA16-0611

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

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 55, Plan 2442 KS located south of 109B Avenue NW and east of 65A Street NW;  
**CAPILANO**

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**The Subdivision by Plan is APPROVED on February 23, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 9.7 m west of the east property line of Lot 6. The existing storm service enters the proposed subdivision approximately 10 m west of the east property line of Lot 6. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #237961605-001

Enclosure(s)



Stantec Geomatics Lt  
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 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**

**Gercon Construction**

TENTATIVE PLAN SHOWING

**PROPOSED SUDIVISION**

OF

LOT 6, BLOCK 55, PLAN 2442KS

WITHIN THE

S.E. 1/4 SEC. 11, TWP. 53, RGE. 24, W.4 MER.

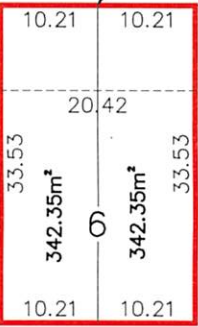
6303 - 109B AVENUE NW  
EDMONTON, ALBERTA

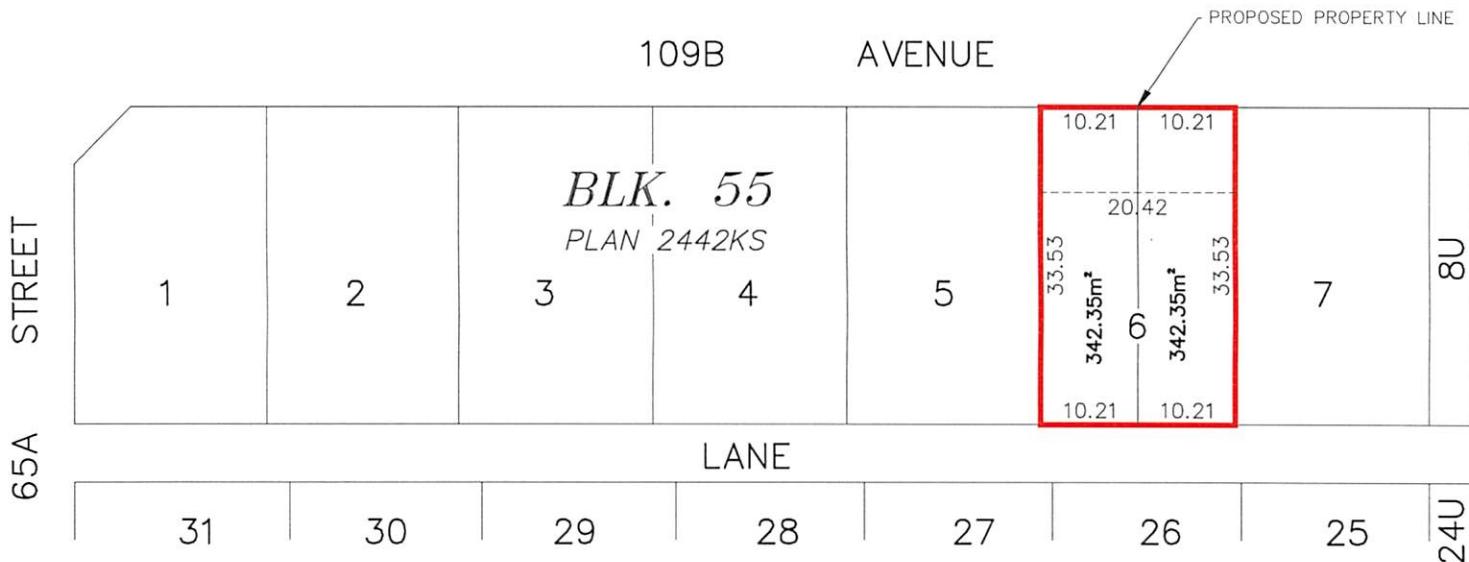
**CAPILANO**

SCALE 1 : 500

DECEMBER, 2016

**NOTES**

- All distances are expressed in metres and decimals there
- Area referred to bounded thus  Containing 0.068 Hectares





February 23, 2017

File NO. LDA16-0612

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 25, Plan 2058 HW located south of 106 Avenue NW and east of 38 Street NW;  
**BEVERLY HEIGHTS**

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**The Subdivision by Plan is APPROVED on February 23, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m west of the east property line of Lot 8. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);



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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #238076868-001

Enclosure(s)

# TENTATIVE PLAN

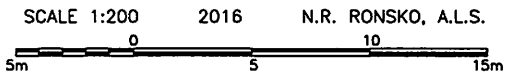
SHOWING SUBDIVISION OF

LOT 8, BLOCK 25, PLAN 2058 H.W.

IN

RIVER LOT 40, EDMONTON SETTLEMENT  
THEO. TWP.53 RGE.24 W.4 M.

EDMONTON ALBERTA



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

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5505

SURVEYOR'S STAMP



DRAWN BY: J.V.

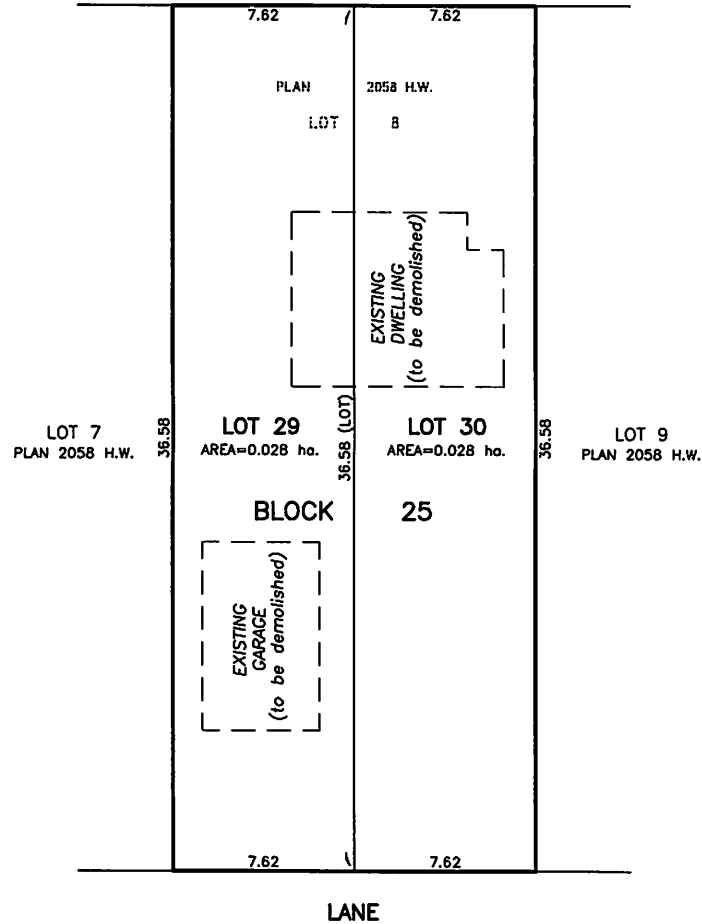
CALC'D. BY: J.V.

DATE: December 21, 2016  
REVISED: -

FILE NO. 16S1010

DWG.NO. 16S1010T

TO 38th STREET  
**106th AVENUE**





February 23, 2017

File NO. LDA16-0613

John Ohki  
10325 - Saskatchewan Drive NW  
Edmonton, AB T6E 4R7

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 16 and 17, Block 1, Plan 2368 Q located south of 85 Avenue NW and east of 97 Street NW; **STRATHCONA**

---

**The Subdivision by Plan is APPROVED on February 23, 2017, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 88.22 m east of the east property line of 97 Street NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #238056985-001

Enclosure(s)

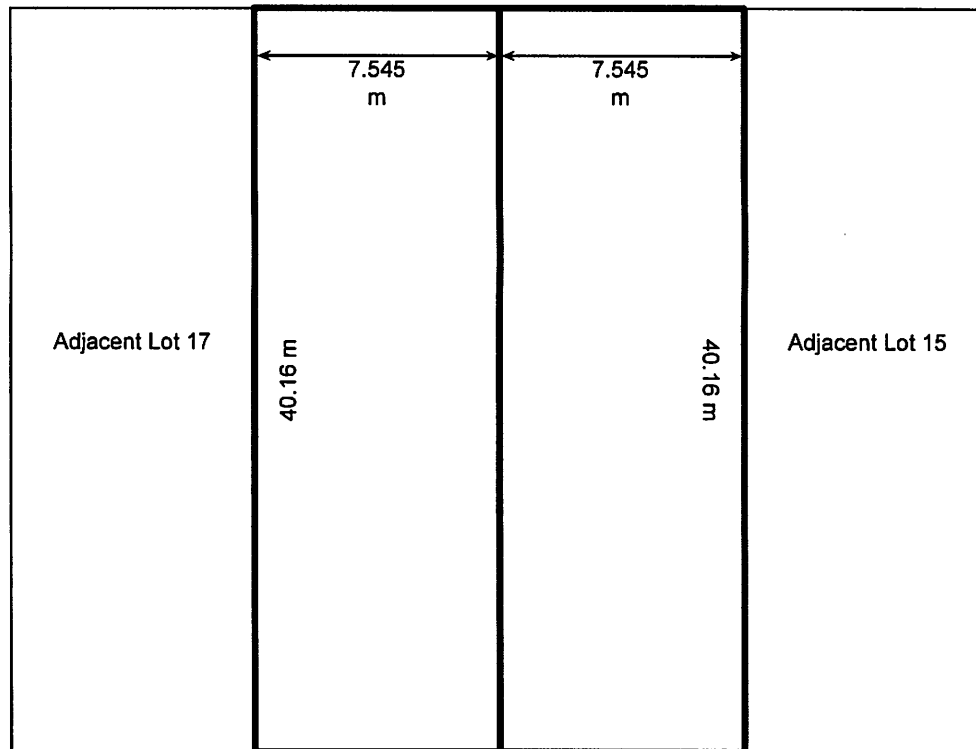
Tentative Plan of Proposed Subdivision  
Legal Description Lot 16 and East ½ of 17, block 1, Plan 2368Q

85th Avenue

← to 97th Street



north





February 23, 2017

File NO. LDA17-0007

ANU Homes  
78, 4003 - 98 Street NW  
Edmonton, AB T6E 6M8

ATTENTION: Anuj Gupta

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 94, Plan 6334 HW located north of 95 Avenue NW and east of 144 Street NW;  
**CRESTWOOD**

---

**The Subdivision by Plan is APPROVED on February 23, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 27.1 m east of the east property line of 144 Street NW. The existing storm service enters the proposed subdivision approximately 8.9 m west of the east property line of Lot 18. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #238453329-001

Enclosure(s)

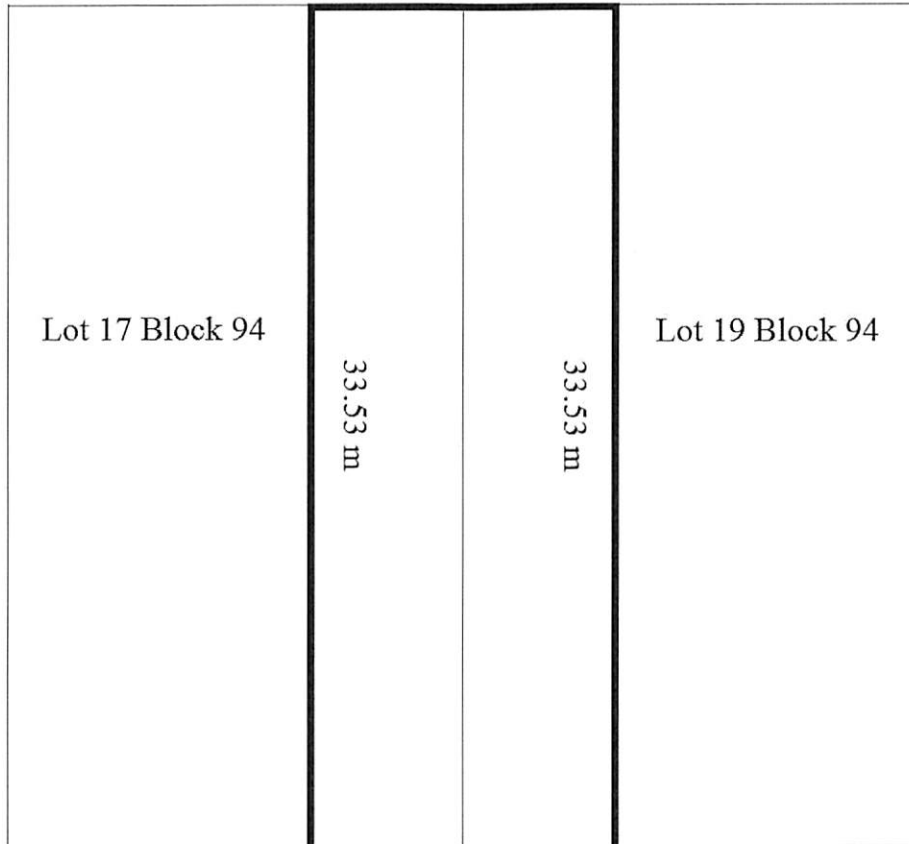
Tentative Plan of Proposed Subdivision

Plan 6334HW Blk 94 Lot 18  
14228 95 Ave NW



Lane

8.38 m    8.38 m



Lot 17 Block 94

Lot 19 Block 94

33.53 m

33.53 m

95 Avenue NW  
---> to 142 Street





Subdivision Authority

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

February 23, 2017

File NO. LDA17-0090

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

ATTENTION: Nick Dyjach

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0394 (row housing to semi and single detached, with a net reduction of one (1) residential lot) within Lot 1, Plan 782 3334, located south of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

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**The Subdivision by Plan is APPROVED on February 23, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
2. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
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If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a faint blue circular stamp.

Blair McDowell  
Subdivision Authority  
BM/sc/Posse #240941698-001  
Enclosure(s)

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act



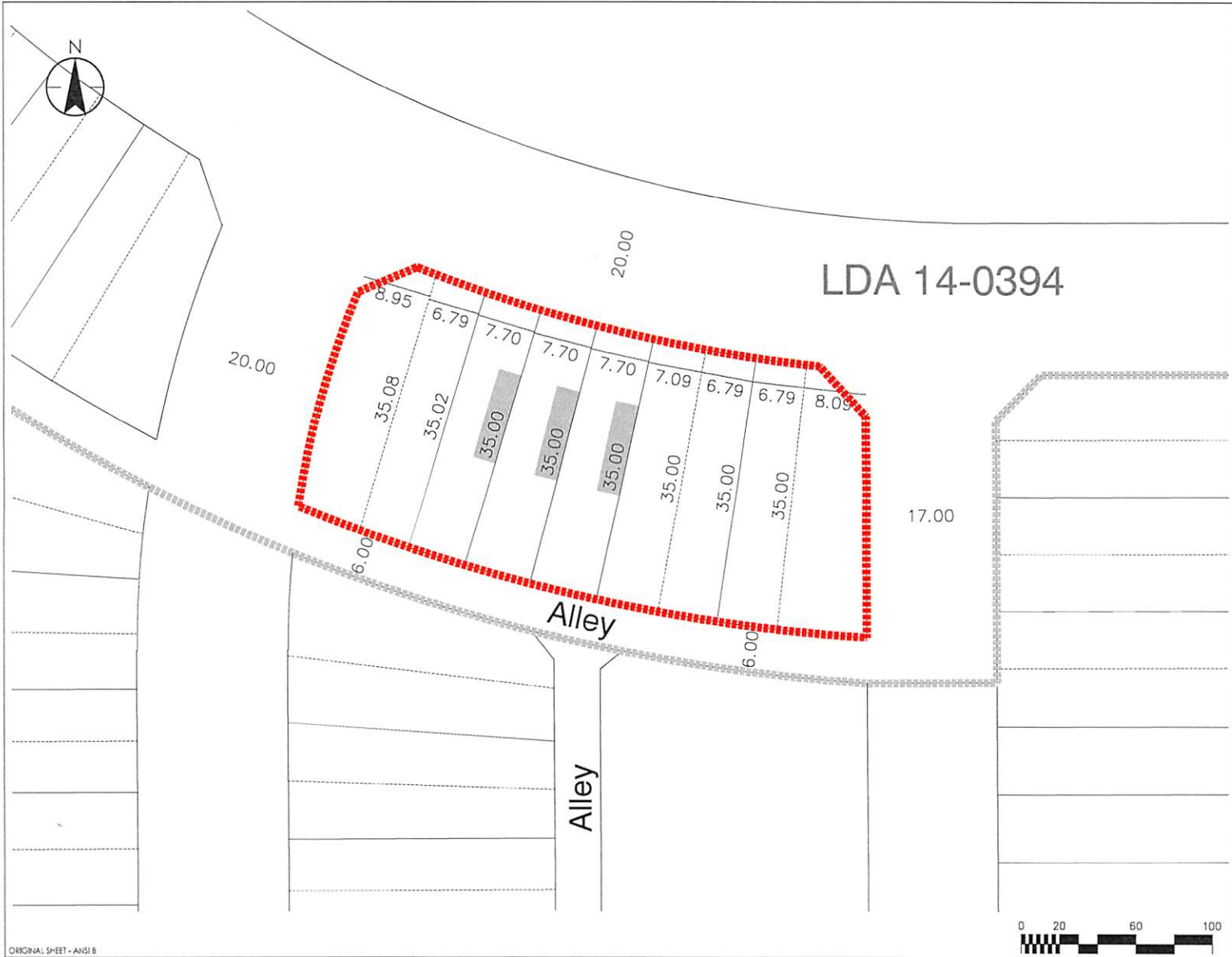
10160-112 Street  
 Edmonton, AB T5K 2L6  
 Tel. 780.917.7000  
 www.stantec.com

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**Notes**

All distances are expressed in metres and decimals thereof.  
 Area to be subdivided outlined thus **■■■■■** and contains approximately 0.25 hectares, including 9 residential lots.



Y:\1161\103105\Planning\Subdivision\Phase 5\Stage 2\10\_Edgemont\_Locall\_Phase 5\_25Jan2016.dwg  
 2017/01/25 1:57 PM by: C.C. Cabal, Kern

ORIGINAL SHEET - ANSI B

Revision	By	YY.MM.DD

Client/Project  
 BROOKFIELD RESIDENTIAL (ALBERTA) LP  
 PLAN SHOWING PROPOSED SUBDIVISION  
 OF PORTION OF LOT 1, PLAN 782 3334  
 Edmonton, AB  
 Title  
 TENTATIVE PLAN OF SUBDIVISION  
 EDMONTON - PHASE 5

Project No. 1161 103105 KC  
 Scale 1:500  
 January 25, 2017