

Thursday, March 22, 2018

10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 12

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the March 22, 2018 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 15, 2018 meetings be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
1.	LDA18-0076 271659156-001	Tentative plan of subdivision to create one (1) single detached residential lot from Lot N, Block 99, Plan 152 2816 and Lot 32, Block 28, Plan 172 2558, located north of Crawford Link SW and east of Crawford Drive SW; <b>CHAPPELLE</b>
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA17-0660 264140284-001	Tentative plan of subdivision to create two (2) single detached residential lots, ten (10) semi-detached residential lots, and 41 row housing lots, from Lot 1, Block 1, Plan 092 6061, and the SW 18-51-24-W4M located north of 41 Avenue SW and east of James Mowatt Trail SW; <b>ALLARD</b>
2.	LDA17-0695 269063603-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 4, Block 20, Plan 152 1311, located north Rosenthal Boulevard NW and west Rosenthal Way NW; <b>ROSENTHAL</b>
3.	LDA18-0017 271244265-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 11, Plan 1752 KS, located west of 79 Street NW and north of 71 Avenue NW; <b>AVONMORE</b>
4.	LDA18-0065 273426006-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 8, Plan 5435 V located north of 128 Avenue NW and west of 68 Street NW; <b>BALWIN</b>
5.	LDA18-0066 273483873-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 10, Plan 5970 HW located north of 94 Avenue NW and east of 79 Street NW; <b>HOLYROOD</b>
6.	LDA18-0068 270400829-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 5, Block 9, Plan 2135 HW, located south of 103 Avenue and west of 161 Street; <b>BRITANNIA YOUNGSTOWN</b>

7.	LDA18-0079 273824287-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 4-6, Block 36, Plan 6800 AK, located north of 103 Avenue NW and east of 81 Street NW; <b>FOREST HEIGHTS</b>
8.	LDA18-0083 270849101-001	Tentative plan of subdivision to create create separate titles for a semi-detached dwelling from Lot 13, Block 67, Plan 247 HW, located north of 107 Avenue NW and west of 149 Street NW; <b>HIGH PARK</b>
9.	LDA18-0085 273432711-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 4, Plan 2874 P, located north of 88 Avenue NW and east of 94 Street NW; <b>BONNIE DOON</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



March 22, 2018

File No. LDA18-0076

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create one (1) single detached residential lot from Lot N, Block 99, Plan 152 2816 and Lot 32, Block 28, Plan 172 2558, located north of Crawford Link SW and east of Crawford Drive SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on March 22, 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, 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 pay the Arterial Roadway Assessments applicable to this subdivision; and
5. that the owner shall submit redline revisions or resubmit engineering drawings for Chappelle Stage 39 and 59, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements.

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

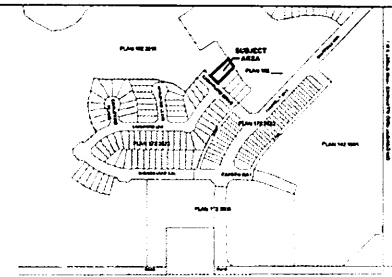
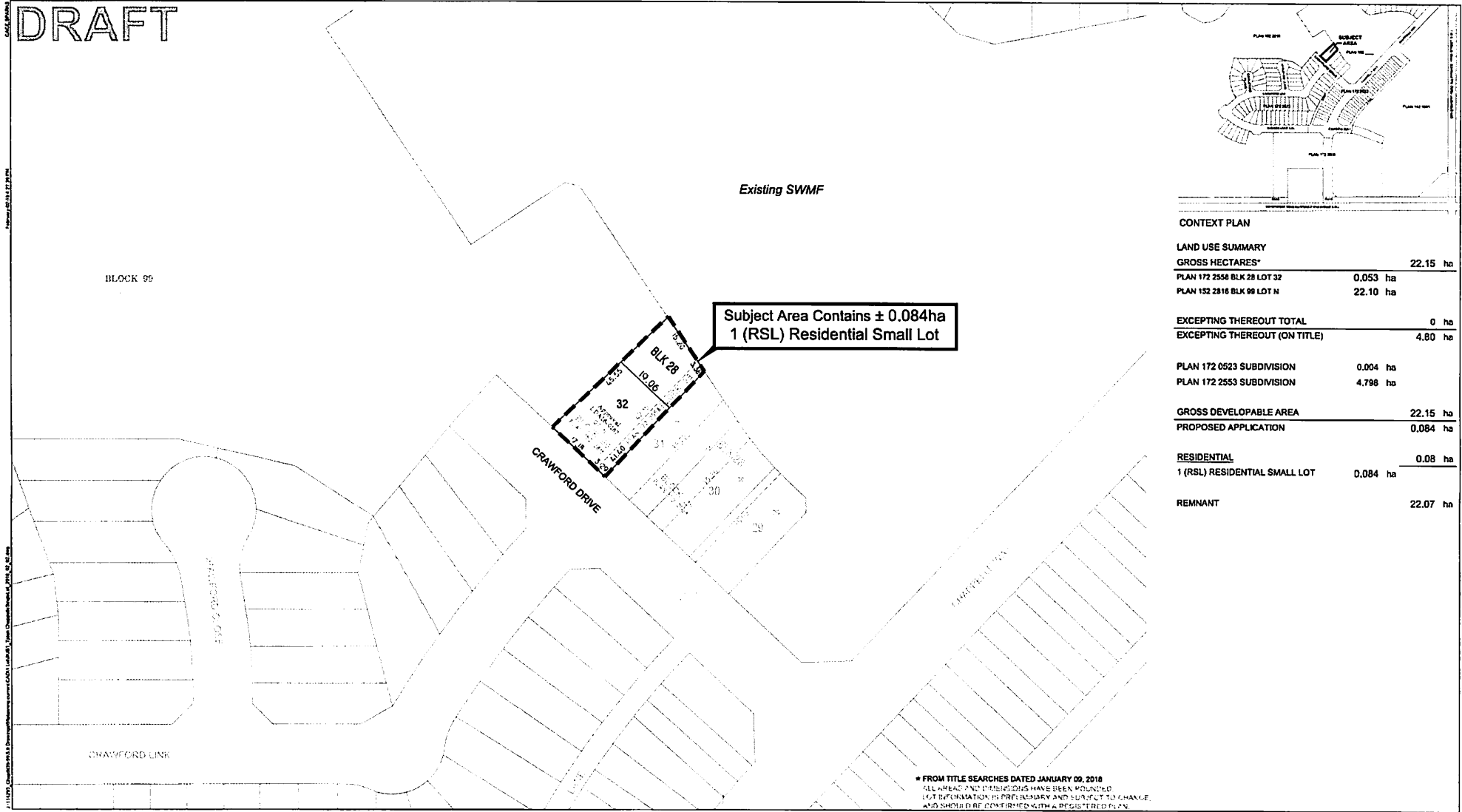
Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #271659156-001

Enclosure

DRAFT



**CONTEXT PLAN**

LAND USE SUMMARY	
GROSS HECTARES*	22.15 ha
PLAN 172 2558 BLK 28 LOT 32	0.053 ha
PLAN 152 2816 BLK 99 LOT N	22.10 ha
EXCEPTING THEREOUT TOTAL	0 ha
EXCEPTING THEREOUT (ON TITLE)	4.80 ha
PLAN 172 0523 SUBDIVISION	0.004 ha
PLAN 172 2553 SUBDIVISION	4.796 ha
GROSS DEVELOPABLE AREA	22.15 ha
PROPOSED APPLICATION	0.084 ha
<b>RESIDENTIAL</b>	<b>0.08 ha</b>
1 (RSL) RESIDENTIAL SMALL LOT	0.084 ha
REMNANT	22.07 ha

\* FROM TITLE SEARCHES DATED JANUARY 09, 2018  
 ALL AREAS AND DIMENSIONS HAVE BEEN PROVIDED FOR INFORMATION PURPOSES ONLY AND SUBJECT TO CHANGE AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

**IBI**  
 IBI GROUP PROFESSIONAL SERVICES (CANADA) INC  
 300 - 10830 Jasper Avenue  
 Edmonton AB T5J 2B3 Canada  
 tel 780 428 4000 fax 780 426 3256  
 ibigroup.com

**CITY OF EDMONTON**  
 Proposed Subdivision Application  
 Chappelle - Part of Stage 39/59  
 Part of Plan 172 2558, Blk 28, Lot 32 &  
 Part of Plan 152 2816, Blk 99, Lot N

NO	DATE	BY	APP'D
1	02 FEB 2018	GS	GS
2	02 FEB 2018	GS	GS
3	02 FEB 2018	GS	GS
4	02 FEB 2018	GS	GS
5	02 FEB 2018	GS	GS

DATE: February 2, 2018  
 DESIGNED BY: GS  
 DRAWN BY: GS  
 CHECKED BY: JB  
 SCALE: 1:1000  
 JOB NUMBER: 114293





March 22, 2018

File No. LDA17-0660

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create two (2) single detached residential lots, ten (10) semi-detached residential lots, and 41 row housing lots, from Lot 1, Block 1, Plan 092 6061, and the SW 18-51-24-W4M located north of 41 Avenue SW and east of James Mowatt Trail SW;  
**ALLARD**

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**I The Subdivision by Plan is APPROVED on March 22, 2018, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$170,430.00 representing 0.276 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the approved subdivision LDA17-0592 be registered prior to or concurrent with this application for logical extensions of roadway connections and underground utilities;
5. that Bylaw 18294 and Bylaw 18295 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that the owner dedicate, clear and level 41 Avenue SW and James Mowatt Trail SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 41 Avenue SW and James Mowatt Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision and the remnant portion of the SW 18-51-24-W4M;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision and the remnant portion of the SW 18-51-24-W4M;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include the removal and/or relocation of water service connections within James Mowatt Trail SW, to the satisfaction of EPCOR Water Services Inc.;
8. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the removal of the existing curb return access and reconstruction of the curb and gutter and restoration of the boulevard on James Mowatt Trail SW, including the requirement to ensure boulevard trees are incorporated into the boulevard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the removal of the existing 1.5 m concrete sidewalk in the walkway west of Alwood Way SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 4 m concrete emergency access with lighting and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Additional infrastructure may be required in the walkway to

accommodate the turning movements of fire trucks. A detailed Swept Path Analysis for fire trucks must be included in the submission of engineering drawings;

12. that the owner constructs a 1.5 m concrete sidewalk with lighting and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pays for the installation of "no parking" signage on Alwood Way SW for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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 41 Avenue SW and James Mowatt Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within the road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for the SW 18-51-24-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA12-0378. The DRC will be adjusted with the arterial roadway dedication and subsequently transferred to the SE 13-51-25-W4M for the purposes of district park site assembly in the Heritage Valley Town Centre neighbourhood. Subsequent to the DRC transfer, the existing DRC on the SW 18-51-24-W4M will be discharged in full.

MR for Lot 1, Block 1, Plan 092 6061 will be addressed by DRC with LDA17-0592. A portion of this DRC (0.041 ha) will be transferred to the SE 13-51-25-W4M for the purposes of district park site assembly in the Heritage Valley Town Centre neighbourhood. The remaining MR for Lot 1, Block 1, Plan 092 6061 in the amount of \$170,430.00, representing 0.276 ha, is being provided by money in place with this subdivision. Subsequent to the DRC transfer and money in place of MR, the DRC for Lot 1, Block 1, Plan 092 6061 will be discharged in full.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #264140284-001

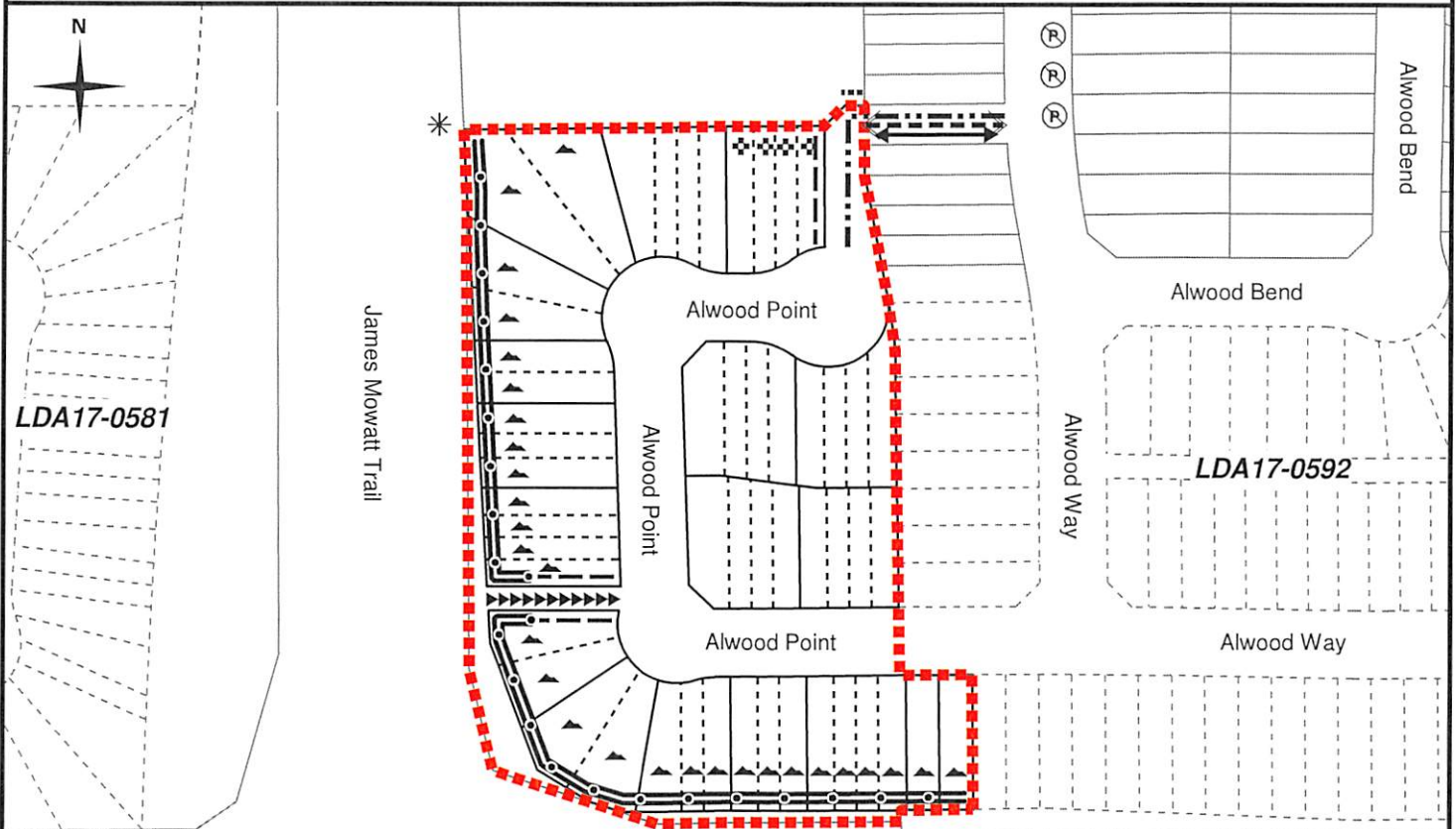
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

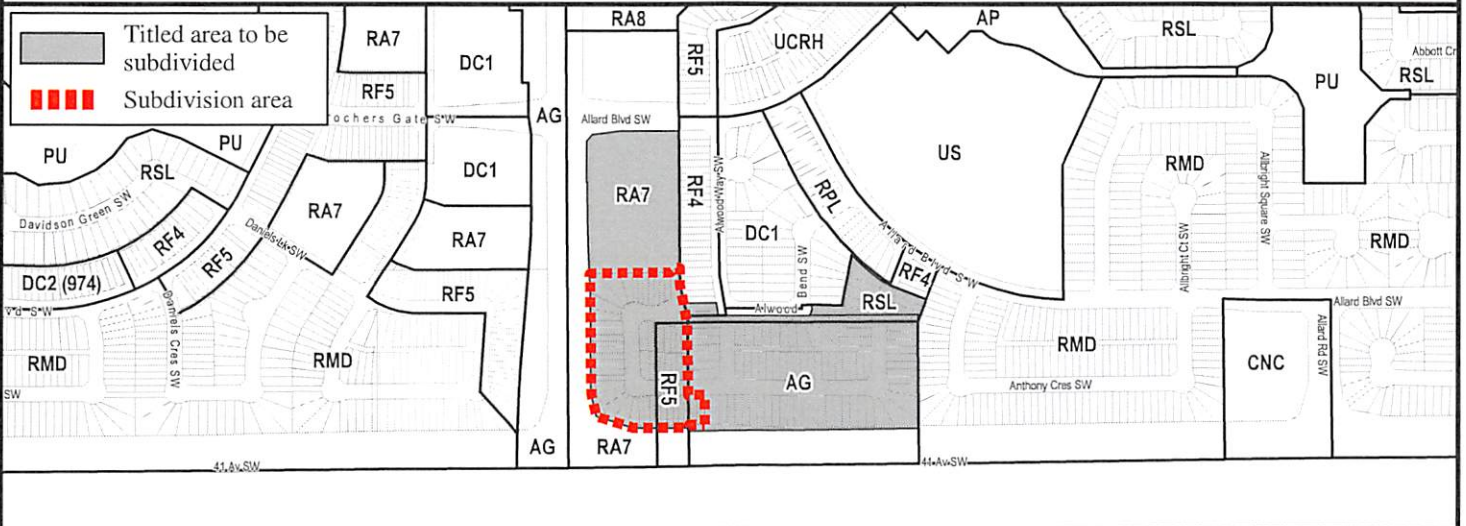
March 15, 2018

LDA 17-0660

- |  |  |
|--|--|
|  Limit of proposed subdivision                  |  Remove existing sidewalk                             |
|  1.8 m uniform screen fence as per Zoning Bylaw |  4 m concrete emergency access                        |
|  1.8 m uniform fence                            |  Remove existing access & reconstruct curb and gutter |
|  Berm and noise attenuation fence               |  Restrictive covenant re: Berm and Fence              |
|  1.5 m concrete sidewalk                        |  No parking signage                                   |
|  Restrictive covenant re: Disturbed Soil        |  Watermain extension                                  |



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





Subdivision Authority

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

March 22, 2018

File No. LDA17-0695

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 4, Block 20, Plan 152 1311, located north Rosenthal Boulevard NW and west Rosenthal Way NW;  
**ROSENTHAL**

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**The Subdivision by Phased Condominium is APPROVED on March 22, 2018, subject to the following conditions:**

1. that the owner register a public access easement for the existing shared use path as shown on the "Conditions of Approval" map, Enclosure II; 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 Steven Ketz at 780-944-0250 or [steven.ketza@edmonton.ca](mailto:steven.ketza@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/sk/Posse #269063603-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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.

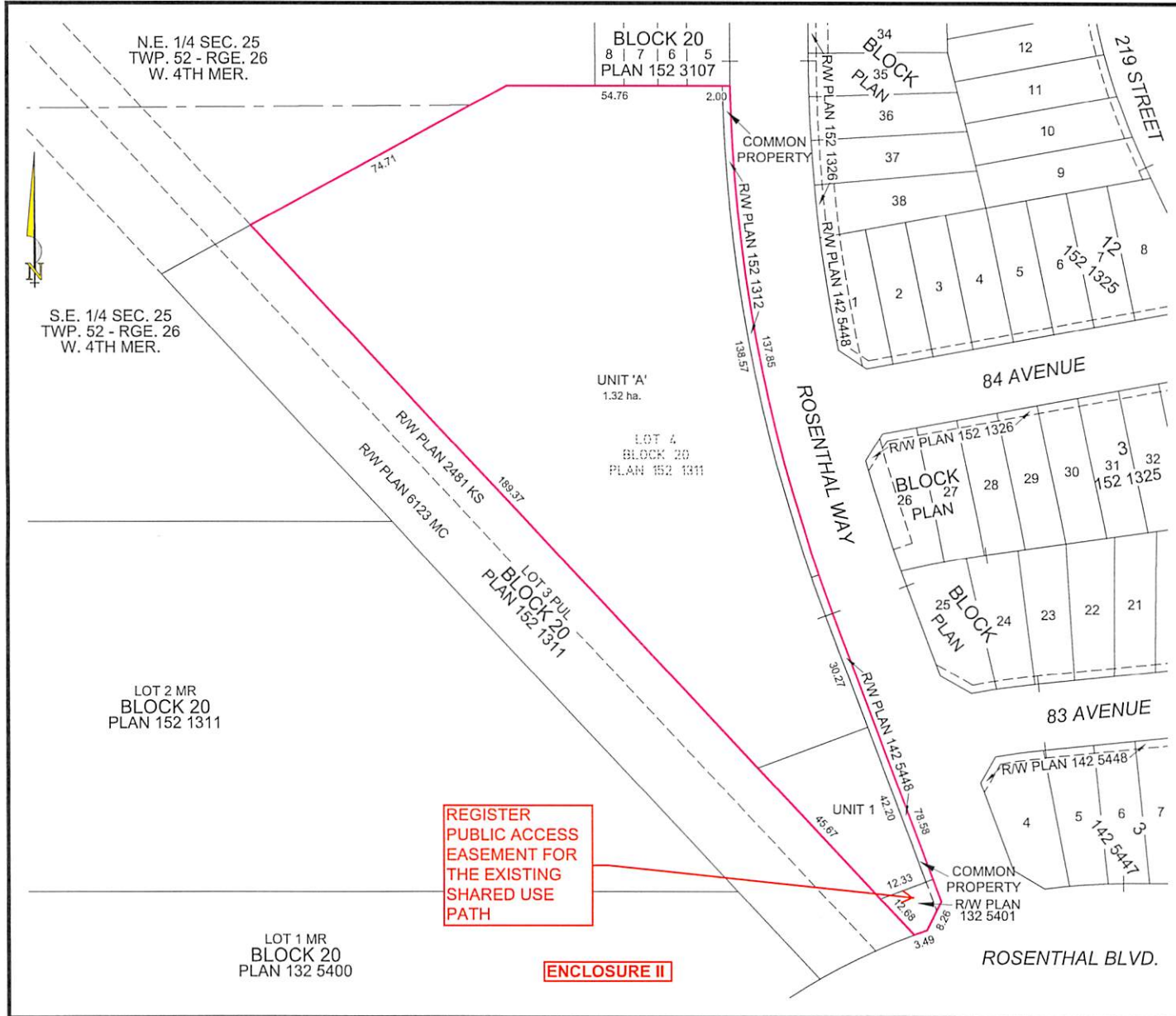
Servicing

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

Phased Condominium

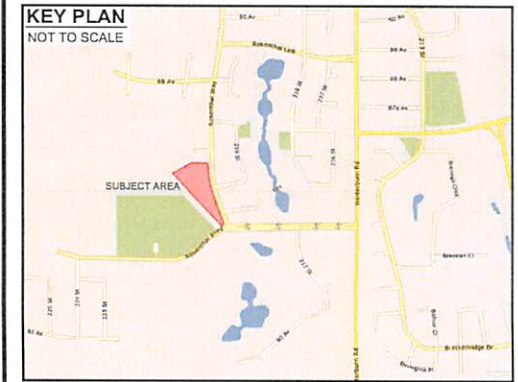
- All municipal services must enter the site through Common Property.





**DAYTONA COMMUNITIES**

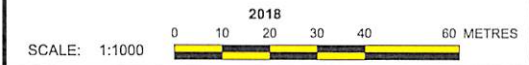
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
  - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE ZONING OF THIS SUBJECT AREA IS RES.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_
  - AND CONTAINS: 1.46 ha.



REV. NO.	DATE	ITEM	BY
1	FEB. 6/18	REMOVED BLOCK 8	ME
0	NOV. 28/17	ORIGINAL PLAN COMPLETED	ME

REVISIONS

**RENEW II**  
 TENTATIVE PLAN SHOWING PROPOSED  
**PHASED CONDOMINIUM DEVELOPMENT**  
 OF  
 LOT 4, BLOCK 20, PLAN 152 1311  
 WITHIN THE  
 E. 1/2 SEC. 25 - TWP. 52 - RGE. 26 - W. 4TH MER.  
**EDMONTON - ALBERTA**



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

FILE NO. 11700045T	DRAFTED BY: ME	CHECKED BY: JM
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Subdivision Authority

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

March 22, 2018

File No. LDA18-0017

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 11, Plan 1752 KS, located west of 79 Street NW and north of 71 Avenue NW; **AVONMORE**

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**The Subdivision by Plan is APPROVED on March 22, 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 [Development.Coordination@edmonton.ca](mailto:Development.Coordination@edmonton.ca));
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. In order to retain the existing garage, please make satisfactory arrangements with Development Services. 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 Steven Ketz at [steven.ketza@edmonton.ca](mailto:steven.ketza@edmonton.ca) or 780-944-0250.

Regards,

Blair McDowell  
Subdivision Authority

BM/s/Posse #271244265-001  
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.
- The Avonmore neighbourhood is on the Neighbourhood Renewal program. This particular location is scheduled for reconstruction in 2018. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.12 m north of the south property line of Lot 20 off of the lane. The existing storm service enters the proposed subdivision approximately 8.9 m south of the north property line of Lot 20 off 79 Street NW. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

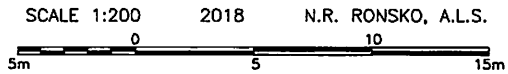
# TENTATIVE PLAN

SHOWING SUBDIVISION OF

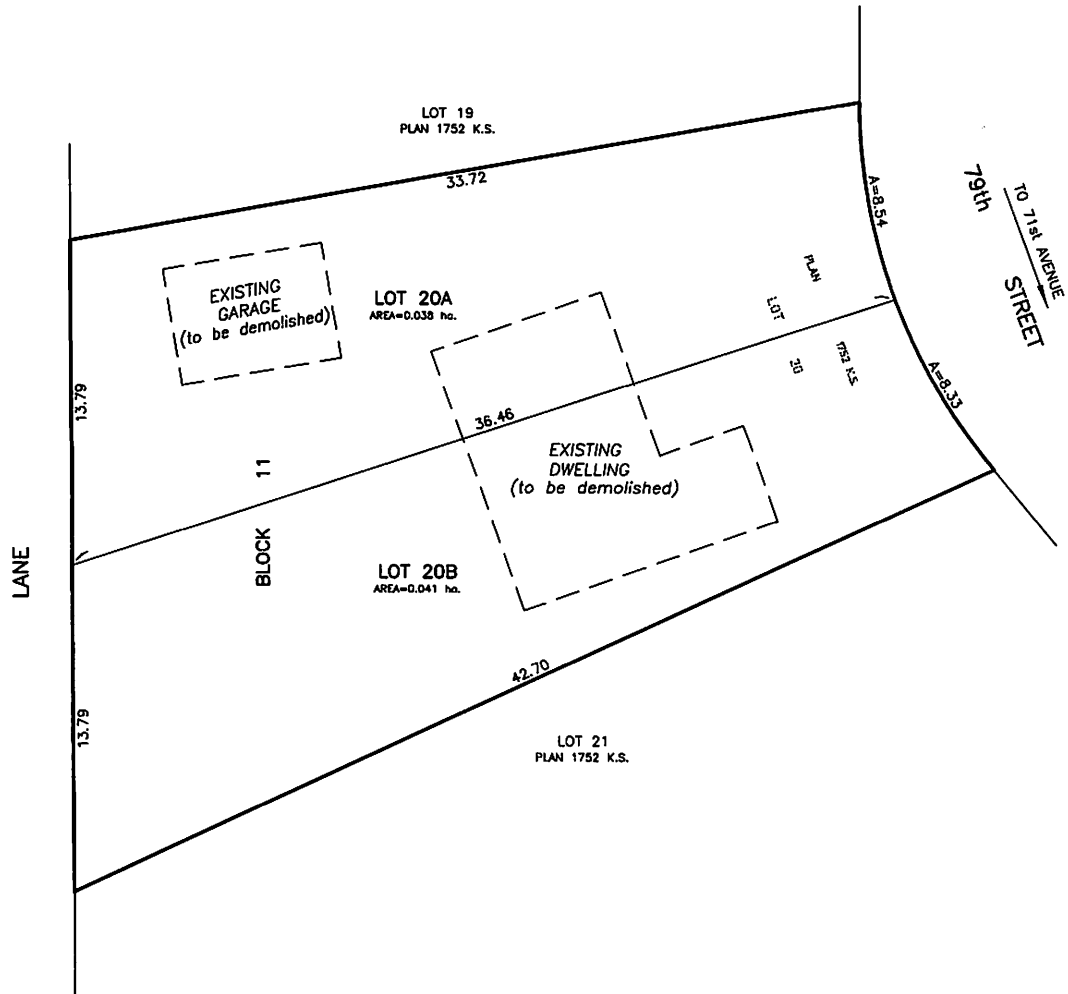
LOT 20, BLOCK 11, PLAN 1752 K.S.

IN THE  
N.E.1/4 SEC.22-52-24-4

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 3, 2018  
REVISED: -

FILE NO. 17S1196

DWG. NO. 17S1196T





Subdivision Authority

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

March 22, 2018

File No. LDA18-0065

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 8, Plan 5435 V located north of 128 Avenue NW and west of 68 Street NW; **BALWIN**

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**The Subdivision by Plan is APPROVED on March 22, 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 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 #273426006-001

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 68 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 Services (water and sewer servicing 780-496-5444).
- The existing water service enters the proposed subdivision approximately 7.0 m north of the south property line of Lot 17 off 68 Street NW. The existing sanitary service enters the proposed subdivision approximately 6.0 m north of the south property line of Lot 17 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

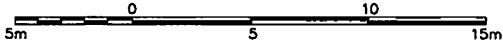
LOT 17, BLOCK 8, PLAN 5435 V.

IN THE

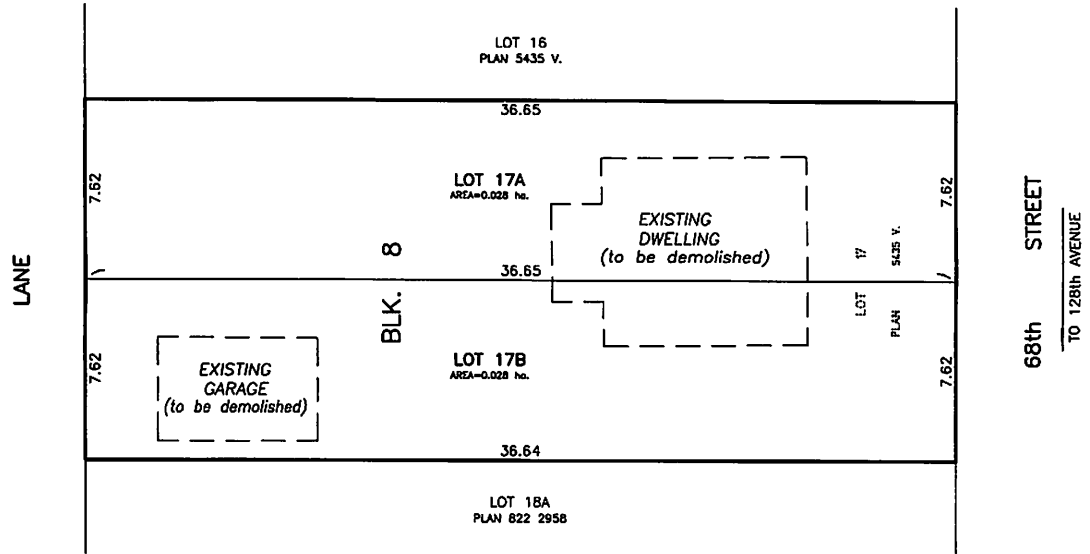
S.E.1/4 SEC.22-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 26, 2018

REVISED: -

FILE NO. 18S0059

DWG.NO. 18S0059T



Subdivision Authority

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

March 22, 2018

File No. LDA18-0066

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 10, Plan 5970 HW located north of 94 Avenue NW and east of 79 Street NW;  
**HOLYROOD**

---

**The Subdivision by Plan is APPROVED on March 22, 2018, subject to the following conditions:**

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

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact 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 #273483873-001

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 79 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

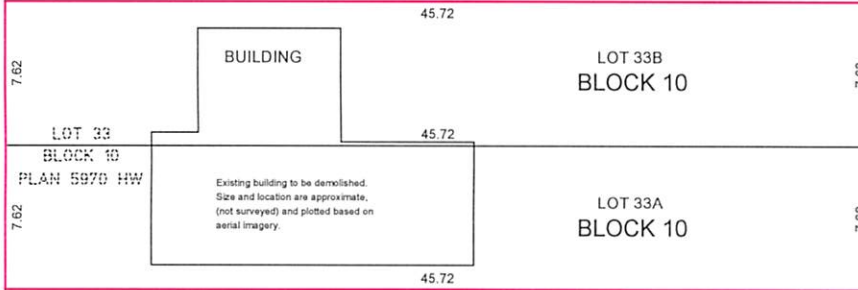
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.7 m north of the south property line of Lot 33 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).
- There is an existing power pole that will interfere with access to the proposed Lot 33B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.
- 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).



79 STREET

LOT 35  
BLOCK 10  
PLAN 5970 HW

LOT 34  
BLOCK 10  
PLAN 5970 HW



LOT 33B  
BLOCK 10

LOT 33A  
BLOCK 10

LOT 32  
BLOCK 10  
PLAN 5970 HW

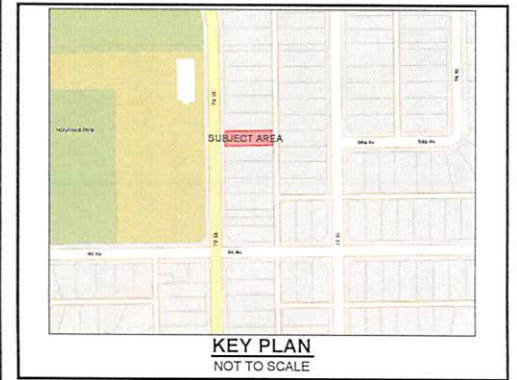
LOT 31  
BLOCK 10  
PLAN 5970 HW

LANE

### WERNZIES CONSULTING

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. . . . .
- AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY
0	JAN. 26, 2018	ORIGINAL PLAN COMPLETED	AN

REVISIONS

## HOLYROOD

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

OF

LOT 33, BLOCK 10, PLAN 5970 HW

WITHIN THE

S.E. 1/4 SEC. 34 - TWP. 52 - RGE. 24 - W. 4th MER.

## EDMONTON - ALBERTA



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

FILE NO.	61800016T	DRAFTED BY:	AN	CHECKED BY:	DS
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Subdivision Authority

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

March 22, 2018

File No. LDA18-0068

SATT Engineering Ltd.  
Unit 207, 3132 - Parsons Road NW  
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 5, Block 9, Plan 2135 HW, located south of 103 Avenue and west of 161 Street; **BRITANNIA YOUNGSTOWN**

---

**The Subdivision by Plan is APPROVED on March 22, 2018, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan; 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 #270400829-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

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

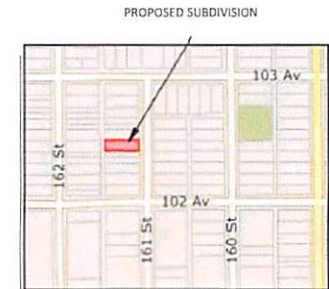
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.4 m south of the north property line of Lot 5 off of 161 Street NW. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955)
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

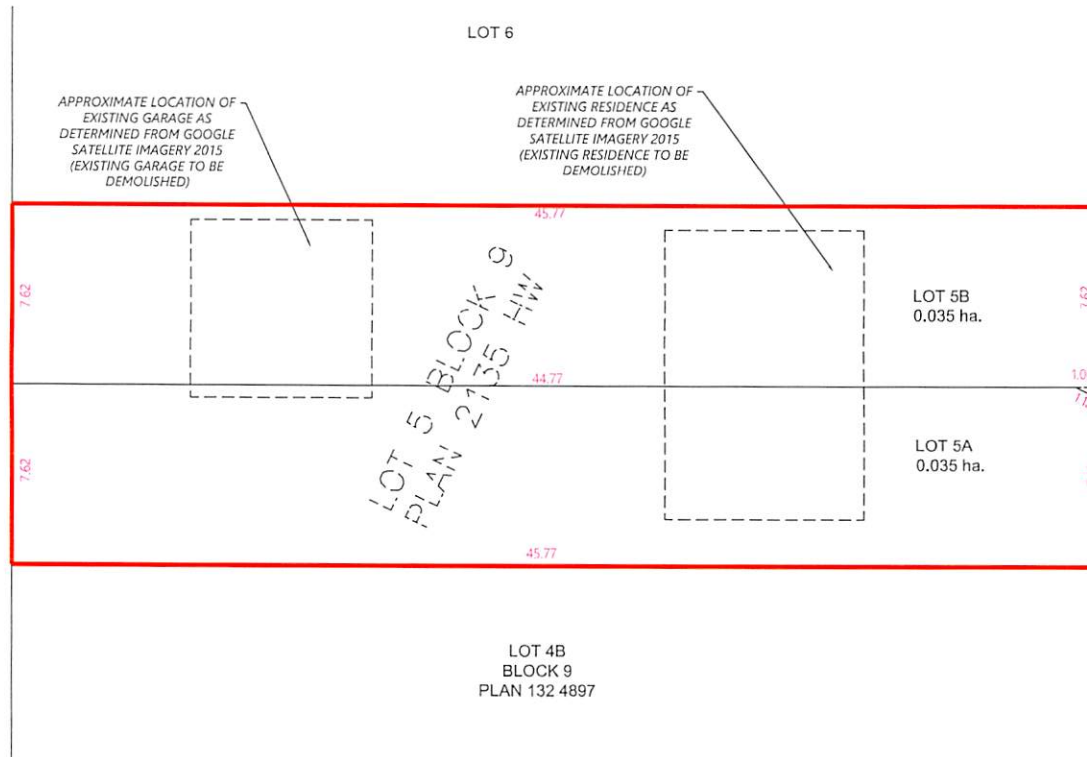


**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
 LOT 5, BLOCK 9, PLAN 2135 HW  
 S.E. 1/4 SEC. 3 - TP. 53 - RGE. 25 - W.4th MER.  
 BRITANNIA YOUNGSTOWN  
 EDMONTON, ALBERTA

Scale: 1:200



161 STREET  
 71m ± to 102 AVENUE



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.070 ha

**Satt Associates Inc.**  
*Always Striving For Excellence.*  
 206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
 (587) 315 6887

Rev1 - EPCOR - Mar 15, 2018

Job #: SA 17- 380	Drawn by: MT	Checked by: FS
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Subdivision Authority

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

March 22, 2018

File No. LDA18-0079

Hagen Surveys (1982) 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 4-6, Block 36, Plan 6800 AK, located north of 103 Avenue NW and east of 81 Street NW; **FOREST HEIGHTS**

---

**The Subdivision by Plan is APPROVED on March 22, 2018, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwellings 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 Stephanie Mah at [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #273824287-001

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 81 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.
- Upon redevelopment of proposed Lots 4A and 5A, the existing retaining wall will require removal if it is located 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 Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 19.6m south of the north property line of Lot 6 off of the lane, and approximately 7.7 m south of the north property line of Lot 6 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

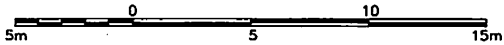
SHOWING SUBDIVISION OF

PART OF LOT 4, LOT 5, & LOT 6  
BLOCK 36, PLAN 6800 A.K.

IN THE  
RIVER LOT 27, EDMONTON SETTLEMENT  
THEO. TWP.52, RGE.24, W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

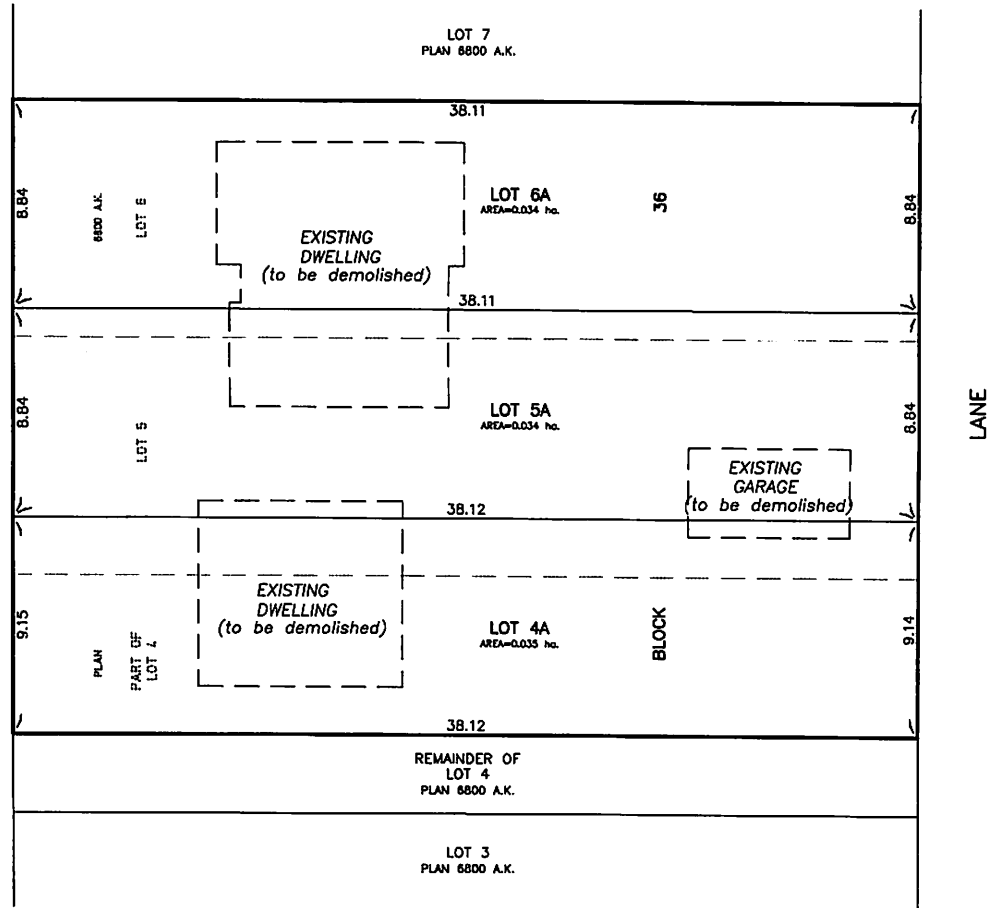
CALC'D. BY: J.V.

DATE: February 1, 2018  
REVISED: -

FILE NO. 18S0042

DWG.NO. 18S0042T

TO 103rd AVENUE  
81st STREET





Subdivision Authority

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

March 22, 2018

File No. LDA18-0083

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create create separate titles for a semi-detached dwelling from Lot 13, Block 67, Plan 247 HW, located north of 107 Avenue NW and west of 149 Street NW; **HIGH PARK**

---

**The Subdivision by Plan is APPROVED on March 22, 2018, subject to the following conditions:**

1. that the existing residential access to 149 Street NW must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Subdivision and Development Coordination. The owner must obtain a permit to remove the access from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Stephanie Mah at [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #270849101-001

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.

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 Services (water and sewer servicing 780-496-5444).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

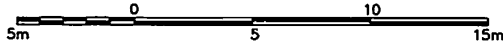
LOT 13, BLOCK 67, PLAN 247 H.W.

IN THE

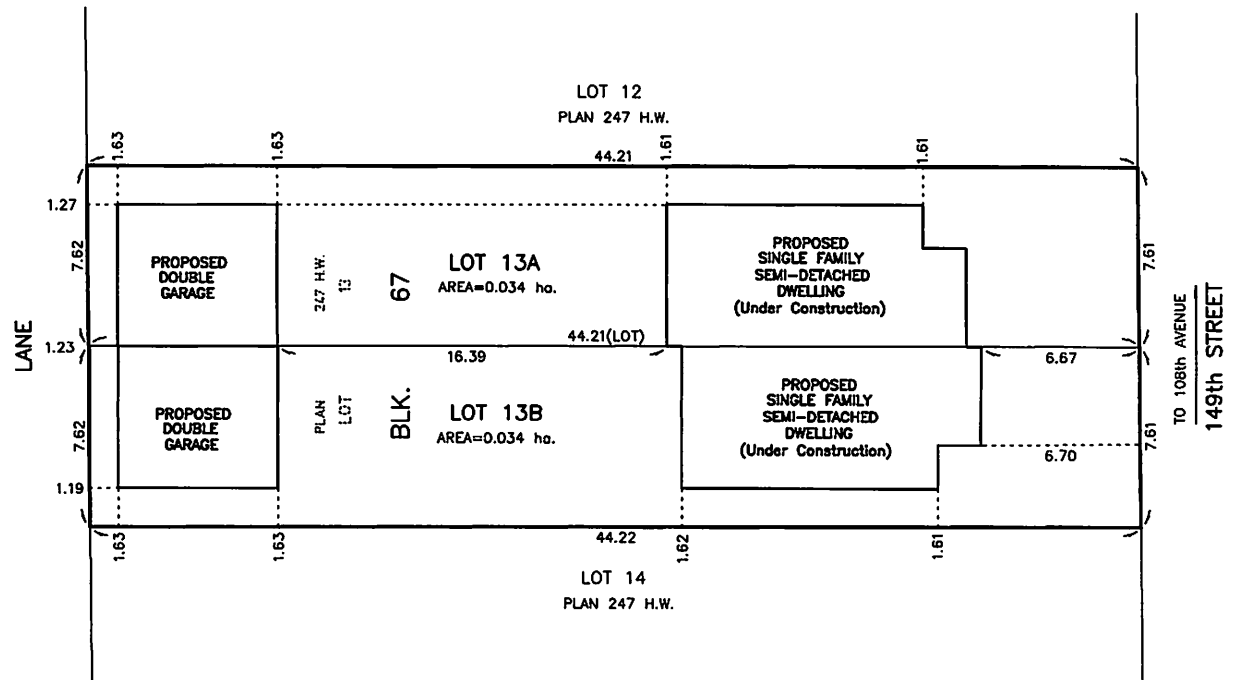
N.W.1/4 SEC.2-53-25-4

EDMONTON ALBERTA

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



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: DECEMBER 21, 2017

REVISED: -

FILE NO. 17S1188

DWG.NO. 17S1188T





Subdivision Authority

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

March 22, 2018

File No. LDA18-0085

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

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 4, Plan 2874 P, located north of 88 Avenue NW and east of 94 Street NW; **BONNIE DOON**

---

**The Subdivision by Plan is APPROVED on March 22, 2018, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
2. that the owner remove and replace the existing lead water service to proposed Lot 4B (contact EPCOR Water Services at 780-412-3955); 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 #273432711-001

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 94 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

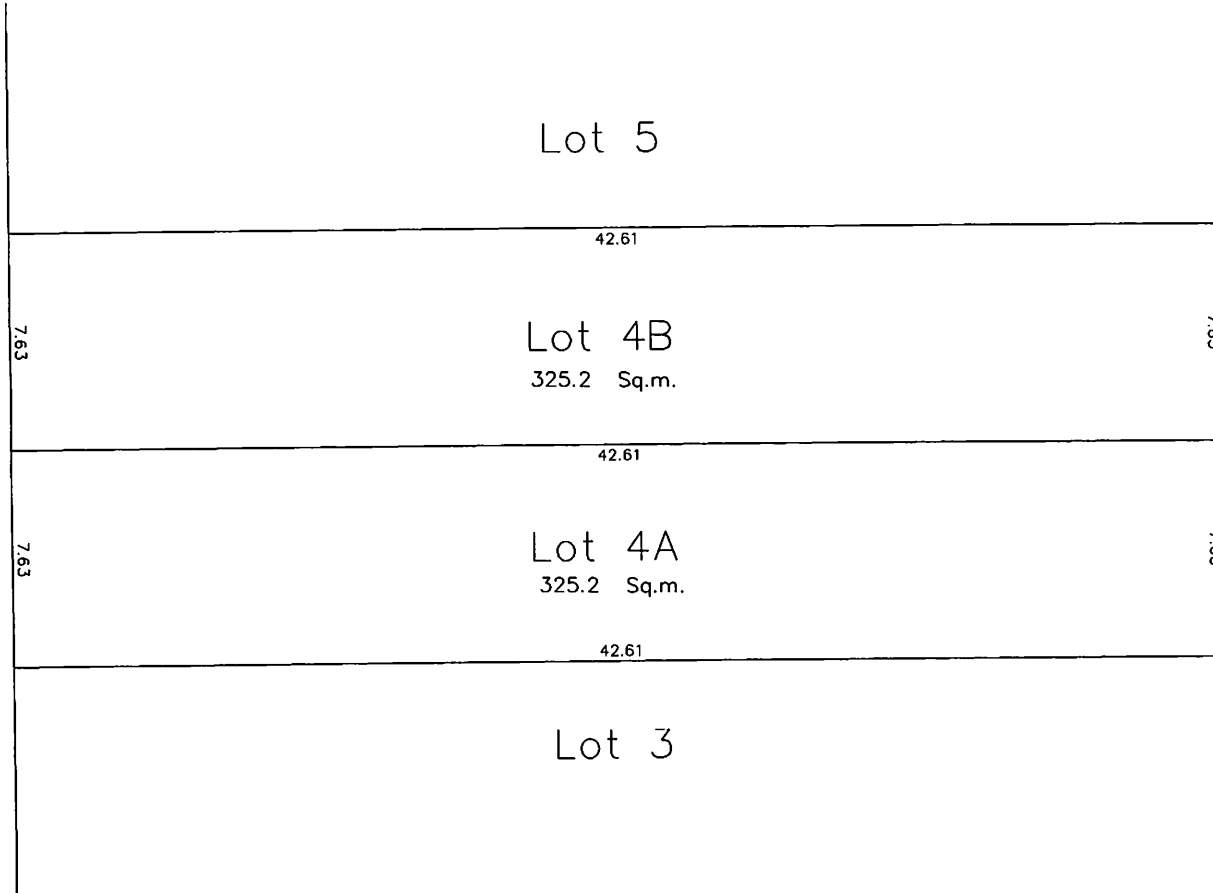
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.0 m south of the north property line of Lot 4 off of the lane. As per the Drainage and Waterworks Bylaws, 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).

# Plan Showing Proposed Subdivision

Lot 4, Block 4, Plan 2874P  
8815-94 Street



94th Street



Lane

Client: New Era Luxury Homes

Neighbourhood: Bonnie Doon

Zoning: RF3

Bernhard Jess ALS, CLS, P.Eng. © 2018

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

780-413-6448

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

Scale 1:250

File: 1803 Planning App

Thursday, March 15, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 11

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the March 15, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the March 8, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA15-0454 179626794-001	Tentative plan of subdivision to create 24 single detached residential lots, 80 semi-detached residential lots, one (1) multiple family lot (MFL), one (1) commercial lots and two (2) Public Utility lots, from Lots A, B and C, Block 3, Plan 152 1821, and the NE 7-52-25-W4M located south of Lessard Road NW and east of 199 Street NW; <b>EDGEMONT</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA17-0512 275503296-001	Tentative plan of subdivision to create 27 single detached residential lots, 70 semi-detached residential lots, 27 row housing lots and one (1) Public Utility lot, from the NW 15-51-25-W4M located south of Rabbit Hill Road SW and east of 170 Street SW; <b>GLENRIDGING RAVINE</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA15-0067 167618806-001	REVISION of conditionally approved tentative plan of subdivision to create 56 single detached residential lots, 28 semi-detached residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot and two (2) other lots, from the NE 13-53-26-W4M located north of 124 Avenue NW and west of Winterburn Road NW; <b>KINGLET GARDENS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA17-0642 261518483-001	REVISION of conditionally approved 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.	LDA17-0544 263735061-001	Tentative plan of subdivision to create three (3) commercial lots from Lot 18, Block 5, Plan 132 5021, located north of Hiller Road SW and east of 175 Street SW; <b>WINDERMERE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA18-0030 271429424-001	Tentative plan of subdivision to create one (1) additional single detached bareland unit from Unit 3, Plan 122 2257, located south of Stony Plain Road NW and east of Sylvancroft Lane NW; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA18-0044 271659156-001	Tentative plan of subdivision to create three (3) single detached residential lots from Lots 29, 30, 31 and 32 Block 28, Plan 172 2558, located north of Crawford Link SW and east of Crawford Drive SW; <b>CHAPPELLE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA18-0063 273219862-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8 and part of Lot 9, Block 49, Plan 6800 AK located north of 104 Avenue NW and east of 83 Street NW; <b>FOREST HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
9.	LDA18-0073 273426423-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 46, Plan 1738 HW, located north of 81 Avenue and east of 81 Street NW; <b>KING EDWARD PARK</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
10.	LDA18-0076 271659156-001	Tentative plan of subdivision to create one (1) single detached residential lot from Lot N, Block 99, Plan 152 2816 and Lot 32, Block 28, Plan 172 2558, located north of Crawford Link SW and east of Crawford Drive SW; <b>CHAPPELLE</b>	
MOVED		Blair McDowell  That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:15 a.m.		