

Thursday, March 14, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 10

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the March 14, 2019 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 7, 2019 meetings be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA13-0371 142488985-001	REVISION of conditionally approved plan of subdivision to create four (4) industrial lots and one (1) Public Utility lot from a portion of Block 7, Plan 179 HW and a portion of the SW 27-53-25-W4M located east of 170 Street and north of 137 Avenue; <b>MISTATIM INDUSTRIAL</b>
2.	LDA18-0480 288814935-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 16, Plan 2938 HW, located south of 74 Avenue NW and east of Saskatchewan Drive NW; <b>BELGRAVIA</b>
3.	LDA19-0047 303988073-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 27, Plan RN60, located north of 112 Avenue NW and east of 132 Avenue NW; <b>INGLEWOOD</b>
4.	LDA19-0048 303875661-001	Tentative plan of subdivision to create (1) additional single detached residential lot from Lot 34, Block 4, Plan 119 KS located north of 93 Avenue NW and west of 148 Street NW; <b>PARKVIEW</b>
5.	LDA19-0052 303666983-001	Tentative plan of subdivision to adjust the boundary of Lot 20, Block 6, Plan 972 4282, and Lots 19 and 20, Block 6, Plan 2263 NY, located north of 58 Avenue NW and east of 96 Street NW; <b>CORONET INDUSTRIAL</b>
6.	LDA19-0055 304226499-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot M, Block 4, Plan 8435 ET, located south of 77 Avenue NW and west of 96 Street NW; <b>RITCHIE</b>
7.	LDA19-0058 304429941-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 11 and 12, Block 42, Plan 8148AC, located north of 124 Avenue NW and east of 83 Street NW; <b>EASTWOOD</b>

8.	LDA19-0063 304478297-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 21, Block 54, Plan 2079 HW, located south of 79 Avenue NW and west of 77 Street NW; <b>KING EDWARD PARK</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

March 14, 2019

File No. LDA13-0371

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

ATTENTION: Michelle Sparks

RE: REVISION of conditionally approved plan of subdivision to create four (4) industrial lots and one (1) Public Utility lot from a portion of Block 7, Plan 179 HW and a portion of the SW 27-53-25-W4M located east of 170 Street and north of 137 Avenue; **MISTATIM INDUSTRIAL**

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LDA13-0371 was revised by LDA15-0325, LDA16-0454 and a re-phasing request was approved on January 6, 2017. The most recent revision to LDA13-0371 (approved on Aug 3, 2017) created 5 Phases and one additional industrial lot. This application revises the Aug 3, 2017 approval by creating one additional phase (Phase 6).

**I The Subdivision by Plan is APPROVED on March 14, 2019, 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;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
2. 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;
3. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

4. that the owner pay the Drainage Assessments applicable to this subdivision;
5. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
6. 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;
7. 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;
8. that the owner constructs a 1.8 m concrete sidewalk with Phase 6, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Money in place of municipal reserves was fully paid with the endorsement of Phase 1 of LDA13-0371.

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

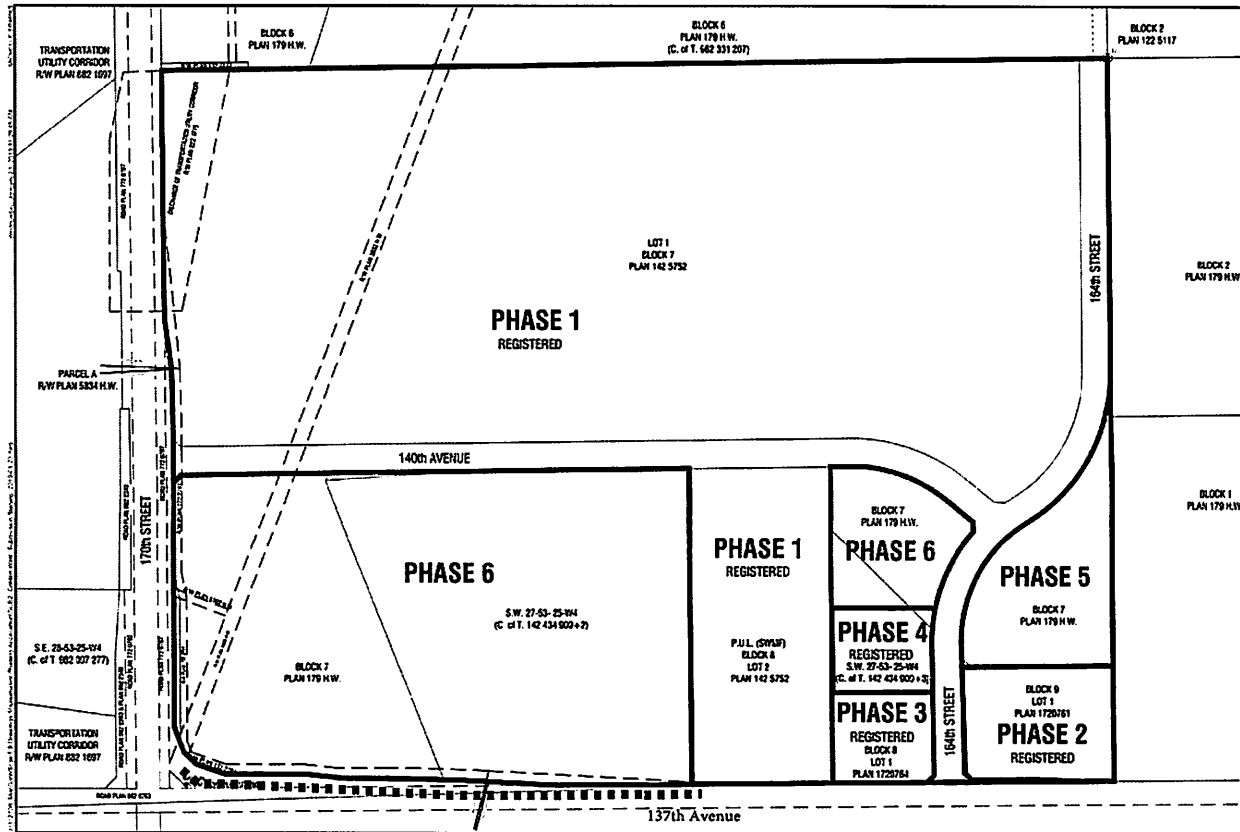
BM/gq/Posse #142488985-001

Enclosure(s)

— Limit of proposed subdivision

■■■■■ 1.8 m concrete sidewalk

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 0J4

March 14, 2019

File No. LDA18-0480

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

ATTENTION: Jordan Widmer

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 16, Plan 2938 HW, located south of 74 Avenue NW and east of Saskatchewan Drive NW; **BELGRAVIA**

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The application revises the location of the proposed property line by moving it 0.15 m to the north. The original application was approved on October 4, 2018.

**The Subdivision by Plan is APPROVED on March 14, 2019, subject to the following condition:**

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 Christian Schmitt at 780-944-0459 or [christian.schmitt@edmonton.ca](mailto:christian.schmitt@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #288814935-001  
Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to Saskatchewan Drive NW. Upon redevelopment of proposed Lot 28A, the existing residential access to Saskatchewan Drive NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

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 11.21 m south of the north property line of Lot 28 off of the lane. The existing storm service enters the proposed subdivision approximately 9.85 m south of the north property line of Lot 28 off Saskatchewan Drive NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, 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 28, BLK.16, PLAN 2938 H.W.

IN THE  
N.W.1/4 SEC.19-52-24-4

EDMONTON ALBERTA

SCALE 1:300 2018-2019 D.G. CHEN, 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: DA

CALC'D. BY: DA

DATE: MAY 17, 2018  
REVISED: Jan25,2019

FILE NO. 18S0395

DWG.NO. 18S0395T





Subdivision Authority

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

March 14, 2019

File No. LDA19-0047

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 5, Block 27, Plan RN60, located north of 112 Avenue NW and east of 132 Avenue NW;  
**INGLEWOOD**

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**The Subdivision by Plan is APPROVED on March 14, 2019, 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 Taylor van den brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #303988073-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 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 132 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (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.
- The Inglewood neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2019. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhood@edmonton.ca](mailto:BuildingGreatNeighbourhood@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.

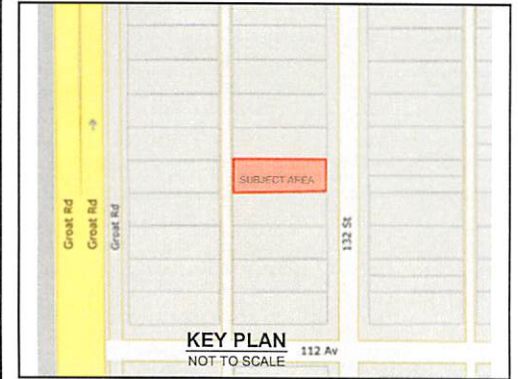
Servicing

- 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 8.9 m south of the north property line of Lot 5 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, 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).

# JUSTIN GRAY HOMES

**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 RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
1	01/28/19	T-PLAN	CN

**REVISIONS**

## INGLEWOOD

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

OF

LOT 5, BLOCK 27, PLAN RN60(LX)

S.E. 1/4 SEC. 12 - TWP. 53 - RGE. 25 - W. 4th MER.

## EDMONTON - ALBERTA



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

FILE NO.	61900012T	DRAFTED BY:	CN	CHECKED BY:	RS
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LOT 6  
BLOCK 27  
PLAN RN60

LOT 5B  
BLOCK 27

**HOUSE**  
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

LOT 5  
BLOCK 27  
PLAN RN60

**GARAGE**  
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

LOT 5A  
BLOCK 27

LOT 4  
BLOCK 27  
PLAN RN60

LANE

132 STREET





Subdivision Authority

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

March 14, 2019

File No. LDA19-0048

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create (1) additional single detached residential lot from Lot 34, Block 4, Plan 119 KS located north of 93 Avenue NW and west of 148 Street NW; **PARKVIEW**

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**The Subdivision by Plan is APPROVED on March 7, 2019, 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 final plan of survey shall conform to the attached revised tentative plan; 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 Taylor van den brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #303875661-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 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 148 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (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.
- There is an existing retaining wall on 148 Street NW. Upon redevelopment of proposed Lots 34A and 34B, the existing retaining wall must be removed.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.7 m south of the north property line of Lot 34 off the lane. The existing storm service enters the proposed subdivision approximately 8.2 m south of the north property line off 148 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole that may interfere with access to the proposed Lot 34B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole 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).

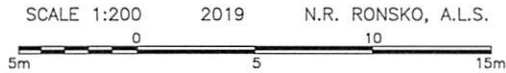
# TENTATIVE PLAN

SHOWING SUBDIVISION OF

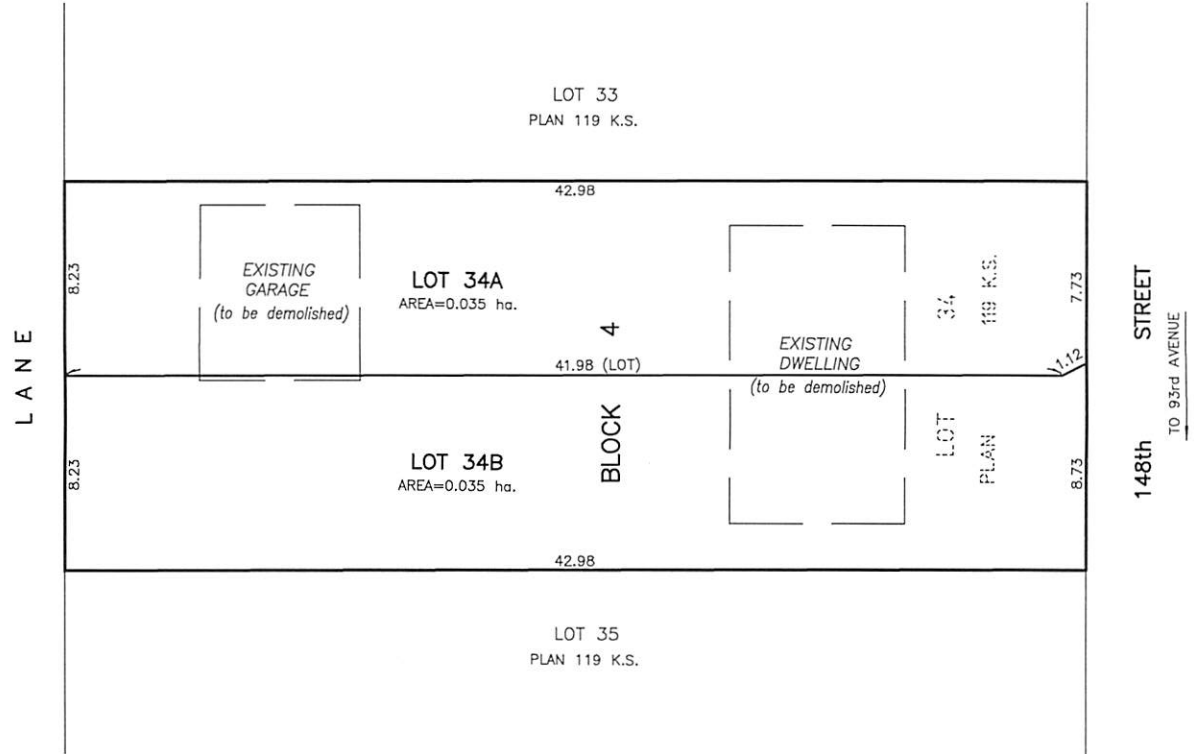
LOT 34, BLOCK 4, PLAN 119 K.S.

IN THE  
S.E.1/4 SEC.35-52-25-4

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: JC

CALC'D. BY: JC

DATE: JANUARY 25, 2019  
REVISED: March 6, 2019

FILE NO. 19S0038

DWG.NO. 19S0038T



Subdivision Authority

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

March 14, 2019

File No. LDA19-0052

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the boundary of Lot 20, Block 6, Plan 972 4282, and Lots 19 and 20, Block 6, Plan 2263 NY, located north of 58 Avenue NW and east of 96 Street NW;  
**CORONET INDUSTRIAL**

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The Subdivision by Plan is **APPROVED** on March 14, 2019, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water, sanitary, and storm) to the proposed lots; 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 Jennifer Vos at [jennifer.vos@edmonton.ca](mailto:jennifer.vos@edmonton.ca) or 780-508-9519.

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #303666983-001

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 (\$2,099.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Upon submission of a development permit application, the owner must ensure that the existing accesses meet current City of Edmonton standards. Access upgrades may be required.
- Upon submission of a development permit application, the owner may be required to upgrade the existing bus stop and amenities pad to meet City of Edmonton standards.

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

- An approved servicing submission from 1980 indicates the south side of buildings in proposed Lot 20A are connected to the storm service in proposed Lot 20B. Condition #1 of the subdivision approval is meant to address this potential cross-lot servicing. Please contact EPCOR Drainage Services at 780-496-4444 for more information.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOTS 18 & 19, BLK.6, PLAN 2263 N.Y.

AND

LOT 20, BLK.6, DESCRIPTIVE PLAN 972 4282

IN THE

N.E.1/4 SEC.16-52-24-4

EDMONTON ALBERTA

SCALE 1:800 2019 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



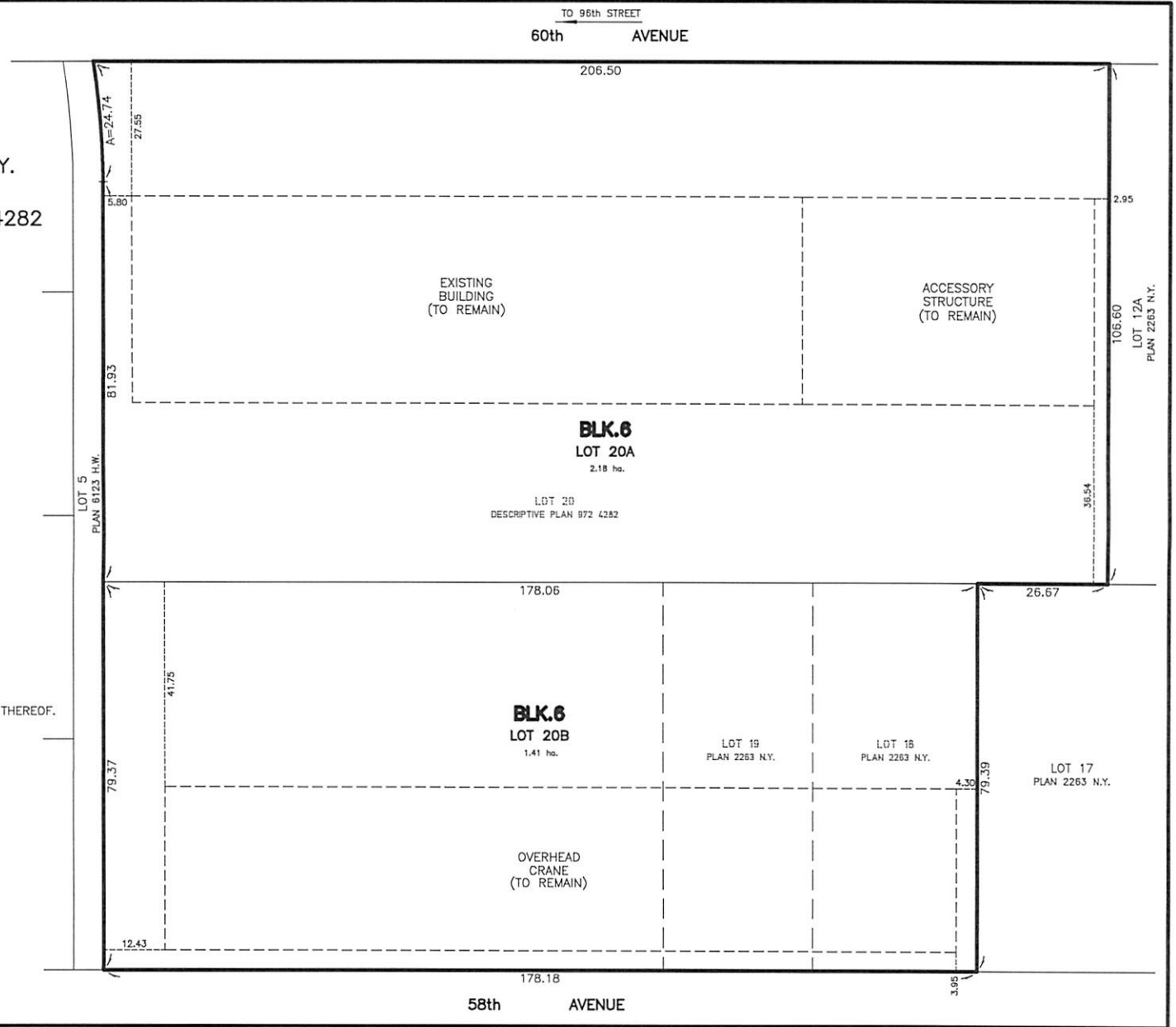
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 21, 2019  
 REVISED: February 4, 2019

FILE NO. 19S0016

DWG.NO. 19S0016T





Subdivision Authority

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

March 14, 2019

File No. LDA19-0055

Stantec Geomatics Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Peter Plehwe

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot M, Block 4, Plan 8435 ET, located south of 77 Avenue NW and west of 96 Street NW; **RITCHIE**

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**The Subdivision by Plan is APPROVED on March 14, 2019, 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)); 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 Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #304226499-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

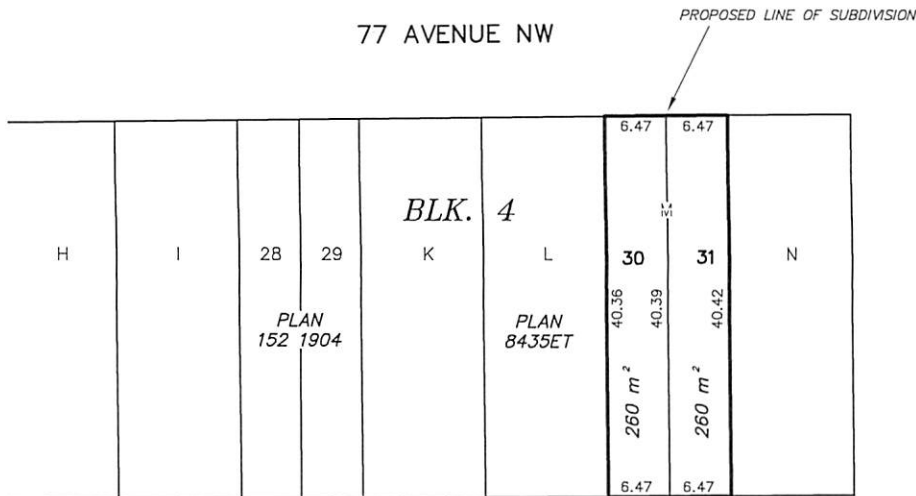
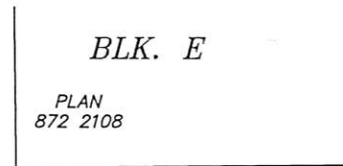
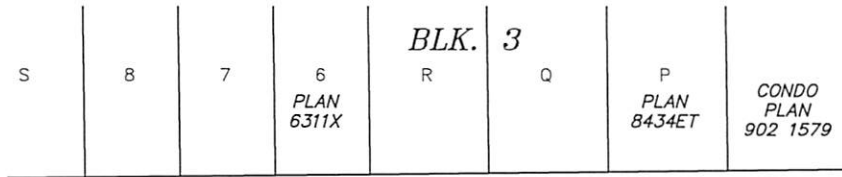
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

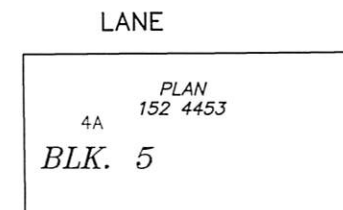
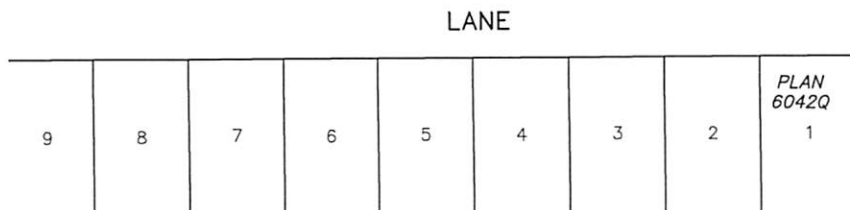
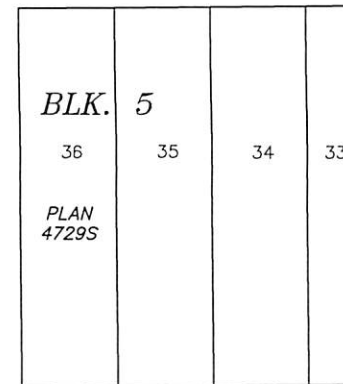
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



96 STREET NW



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

SAT KHATRI

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

LOT M, BLOCK 4, PLAN 8435ET

WITHIN

S.E. 1/4 SEC 28, TWP. S2, RGE. 24, W.4 MER.

RITCHIE

SCALE 1 : 500

FEBUARY 2019

REVISED FEB 12, 2019

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.052 Hectares, including 1 residential lots.



Subdivision Authority

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

March 14, 2019

File No. LDA19-0058

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 Lots 11 and 12, Block 42, Plan 8148AC, located north of 124 Avenue NW and east of 83 Street NW;  
**EASTWOOD**

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**The Subdivision by Plan is APPROVED on March 14, 2019, 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 Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #304429941-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

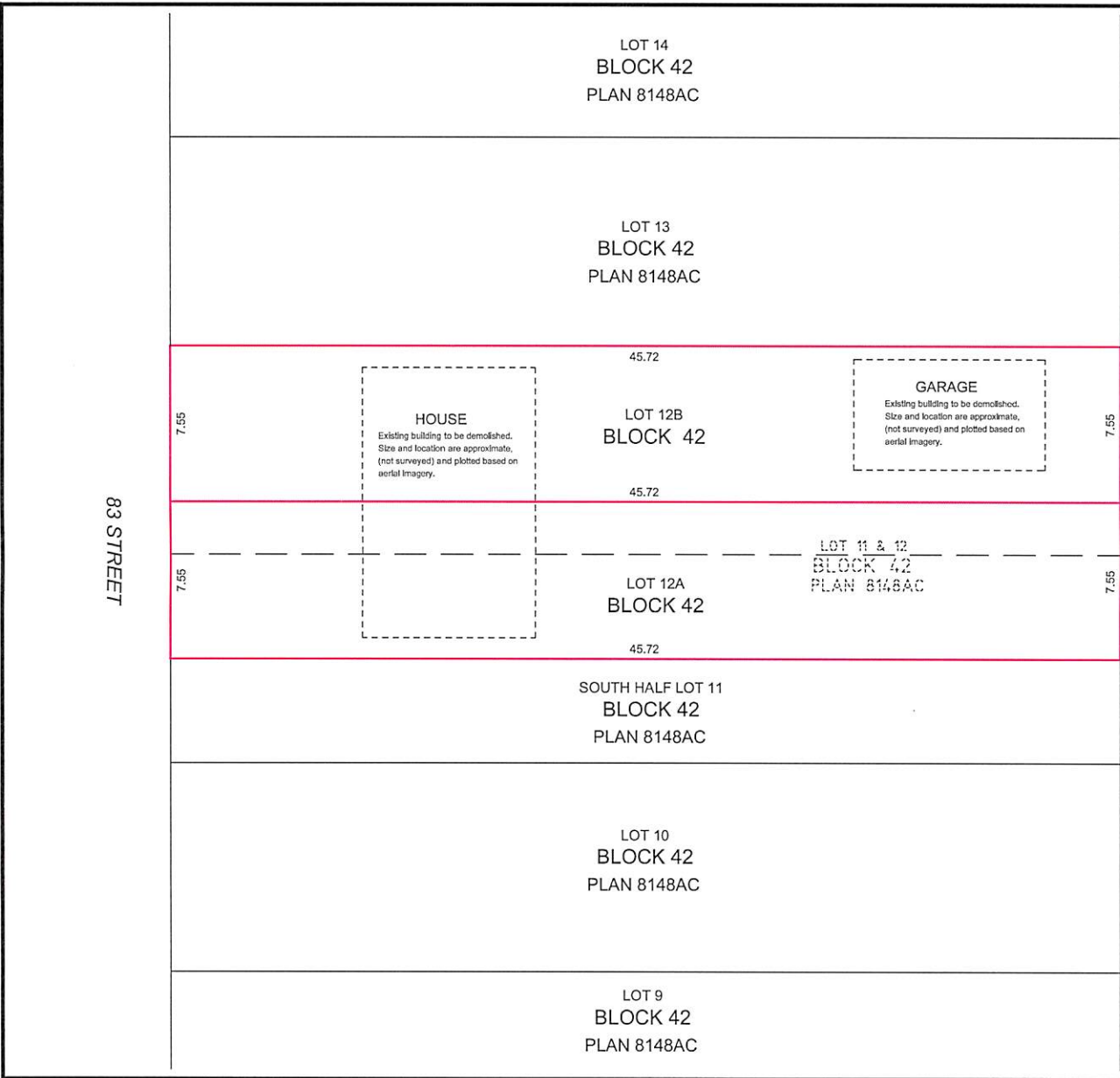
- There are existing boulevard trees adjacent to the site on 83 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- The Eastwood neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2019. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhood@edmonton.ca](mailto:BuildingGreatNeighbourhood@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.

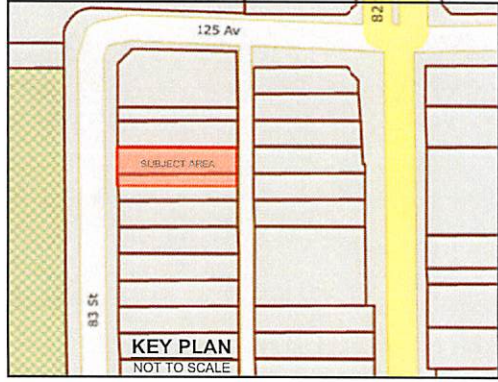
Servicing

- 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 13.1 m south of the north property line of Lot 12 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, 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).



**MONTORIO HOMES**

- 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 RFS.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_ AND CONTAINS: 0.069 ha.

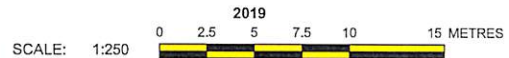


REV. NO.	DATE	ITEM	BY
1	2/6/19	T-PLAN	CN

**REVISIONS**

**EASTWOOD**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 11 & LOT 12, BLOCK 42, PLAN 8148AC

N.E. 1/4 SEC. 16 - TWP. 53 - 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.	61900019T	DRAFTED BY:	CN	CHECKED BY:	RS
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Subdivision Authority

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

March 14, 2019

File No. LDA19-0063

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 21, Block 54, Plan 2079 HW, located south of 79 Avenue NW and west of 77 Street NW; **KING EDWARD PARK**

---

The Subdivision by Plan is **APPROVED** on **March 14, 2019**, 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 make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed eastern lot;
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. 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 Christian Schmitt at 780-944-0459 or [christian.schmitt@edmonton.ca](mailto:christian.schmitt@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority  
BM/cs/Posse #304478297-001  
Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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- There are existing boulevard trees adjacent to the site on 79 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

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- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m west of the east property line of Lot 21 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, 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 will 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

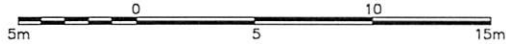
SHOWING SUBDIVISION OF

LOT 21, BLOCK 54, PLAN 2079 H.W.

IN THE  
S.E.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2019 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



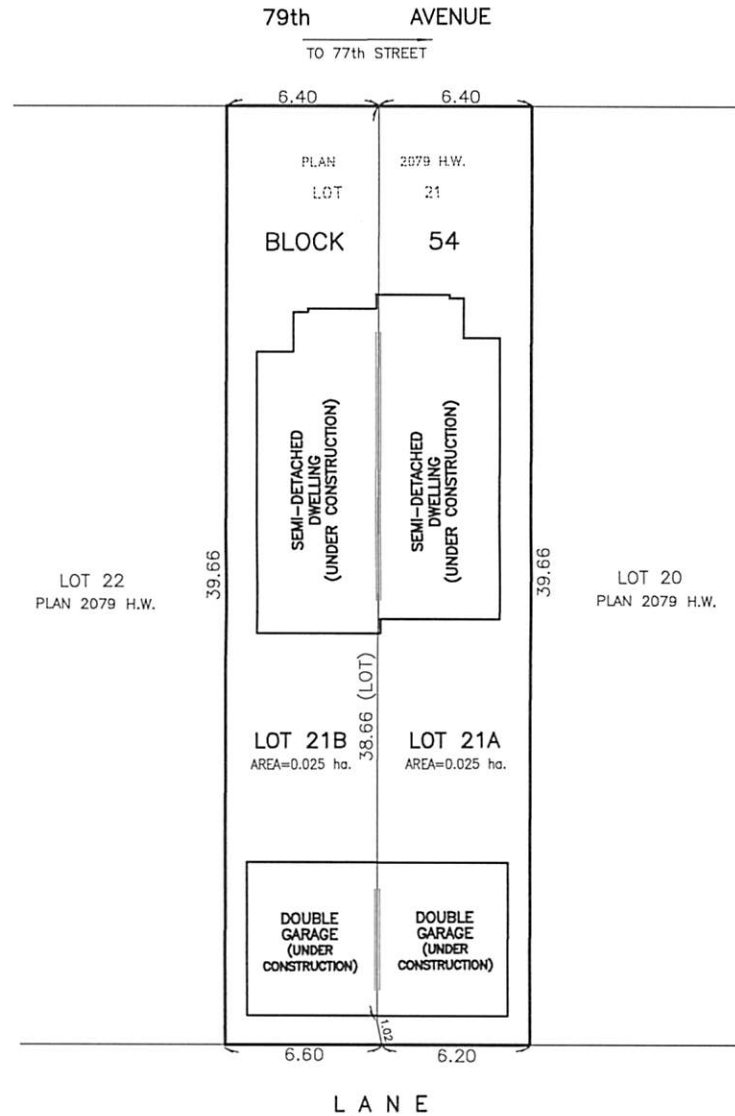
DRAWN BY: JC

CALC'D. BY: JC

DATE: FEBRUARY 06, 2019  
REVISED: -

FILE NO. 18C0108

DWG.NO. 18C0108T



Thursday, March 7, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

**MOVED** Blair McDowell  
That the Subdivision Authority Agenda for the March 7, 2019 meeting be adopted.

**FOR THE MOTION** Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

**MOVED** Blair McDowell  
That the Subdivision Authority Minutes for the February 28, 2019 meeting be adopted.

**FOR THE MOTION** Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA17-0669  
267799946-001  
Tentative plan of subdivision to create 13 single detached residential lots, from the S ½ of the NE 20-51-25-W4M, Block A, Plan 162 2368 and portion of roadway to be closed located east of Keswick Boulevard SW and east of Keeping Crescent SW; **KESWICK**

**MOVED** Blair McDowell  
That the application for subdivision be Approved.

**FOR THE MOTION** Blair McDowell **CARRIED**

2. LDA19-0003  
301184466-001  
Tentative plan of subdivision to create one (1) multi-family lot from the SW 25-52-26-W4M located east of 231 Street NW and north of Whitemud Drive NW; **ROSENTHAL**

**MOVED** Blair McDowell  
That the application for subdivision be Approved.

**FOR THE MOTION** Blair McDowell **CARRIED**

3.	LDA18-0618 296374058-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 75, Plan 7251 AD located south of 97 Avenue NW and east of 149 Street NW; <b>CRESTWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA18-0683 299031521-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 14, Plan 169 HW, located north of 78 Avenue NW and east of 112 Street NW; <b>McKERNAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA19-0024 302475312-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 8, Plan 1621 HW, located south of 89 Avenue NW and west of 119 Street NW; <b>WINDSOR PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA19-0032 302887437-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 1, Plan 5070 HW, located north of 96 Avenue NW and east of 85 Street NW; <b>HOLYROOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA19-0046 303637867-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 16, Plan 2544 TR, located north of 35 Avenue NW and west of 71 Street NW; <b>LEE RIDGE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA19-0049 303990036-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 39, Block 16, Plan 5069 KS, located south of Valleyview Crescent NW and east of 136 Street NW; <b>PARKVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA19-0054 304245839-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 10, Plan 3624 HW, located north of 110A Avenue NW and west of 135 Street NW; <b>NORTH GLENORA</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:05 a.m.		