

Thursday, April 11, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 14

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

**MOVED** Blair McDowell  
That the Subdivision Authority Agenda for the April 11, 2019 meeting be adopted.

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

**2. ADOPTION OF MINUTES**

**MOVED** Blair McDowell  
That the Subdivision Authority Minutes for the April 4, 2019 meeting be adopted.

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

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA18-0660  
296489362-001  
Tentative plan of subdivision to create 12 semi-detached residential lots and one (1) Municipal Reserve Lot from Lot 1, Block 1, Plan 022 0944 and Lot B, Plan 792 1427, located south of Anthony Henday Drive and East of 50 Street NW; **CY BECKER**

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

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

2. LDA19-0037  
303522906-001  
Tentative plan of subdivision to create 38 single detached residential lots and eight (8) semi-detached lots from Lot 1 Plan 982 3999 located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

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

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

|                |                             |   |
|----------------|-----------------------------|---|
| 3.             | LDA11-0355<br>115986713-001 | REVISION of conditionally approved tentative plan of subdivision to create 34 industrial lots and two (2) Public Utility lots from the NE 6-53-25-W4M, located north of 107 Avenue and west of 199 Street NW; <b>WINTERBURN INDUSTRIAL AREA EAST</b>  |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION |                             | Blair McDowell <b>CARRIED</b>   |
| 4.             | LDA12-0209<br>125308167-001 | REVISION of conditionally approved tentative plan of subdivision to create 85 single detached residential lots, 34 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from Lot S, Block 99, Plan 122 5024, and the SW 13-51-25-W4M and Block B Plan 172 1978 located north of Chappelle Road SW and west of Heritage Valley Trail SW; <b>CHAPPELLE</b> |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Tabled.   |
| FOR THE MOTION |                             | Blair McDowell <b>CARRIED</b>   |
| 5.             | LDA16-0517<br>233726845-001 | REVISION of conditionally approved tentative plan of subdivision to create 39 single detached residential lots, 10 semi-detached residential lots, from the NW 14-51-24-W4M located north of Chappelle Way SW and east of 156 Street SW; <b>CHAPPELLE</b>   |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION |                             | Blair McDowell <b>CARRIED</b>   |
| 6.             | LDA19-0071<br>305037132-001 | Tentative plan of subdivision to adjust the shared property line of Lot 17, Block 60A, Plan 052 0041 and Lot 18, Block 60A, Plan 052 0041 located west of 82 Street NW and south of 127 Avenue NW; <b>YELLOWHEAD CORRIDOR EAST</b>  |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved as Amended.  |
| FOR THE MOTION |                             | Blair McDowell <b>CARRIED</b>   |
| 7.             | LDA19-0079<br>305489809-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 84, Plan 5109 HW, located north of 97 Avenue NW and east of 148 Street NW; <b>CRESTWOOD</b>   |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION |                             | Blair McDowell <b>CARRIED</b>   |
| 8.             | LDA19-0080<br>305821276-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 51, Plan 2061 HW, located north of 81 Avenue NW and east of 79 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> |
| 9.             | LDA19-0081<br>305808049-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 108, Block 1, Plan 4312 HW, located north of 110 Avenue NW and east 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> |
| 10.            | LDA19-0083<br>303868960-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 13, Plan 2938 HW, located south of 73 Avenue NW and east of 114A Street NW; <b>BELGRAVIA</b>          |                |
| MOVED          |                             | Blair McDowell  |                |
|                |                             | That the application for subdivision be Approved.   |                |
| FOR THE MOTION |                             | Blair McDowell  | <b>CARRIED</b> |
| 11.            | LDA19-0084<br>304850157-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 1, Plan 162 1549, located south of 87 Avenue NW and east of Saskatchewan Drive NW; <b>WINDSOR PARK</b> |                |
| MOVED          |                             | Blair McDowell  |                |
|                |                             | That the application for subdivision be Refused.  |                |
| FOR THE MOTION |                             | Blair McDowell  | <b>CARRIED</b> |
| 12.            | LDA19-0087<br>305864132-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 13, Plan 2938 HW, located north of 73 Avenue NW and east of 115 Street NW; <b>BELGRAVIA</b>           |                |
| MOVED          |                             | Blair McDowell  |                |
|                |                             | That the application for subdivision be Approved.   |                |
| FOR THE MOTION |                             | Blair McDowell  | <b>CARRIED</b> |
| 13.            | LDA19-0096<br>306333577-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 98, Plan 4590 HW, located north of 99 Avenue NW and east of 147 Street NW; <b>CRESTWOOD</b>           |                |
| MOVED          |                             | Blair McDowell  |                |
|                |                             | That the application for subdivision be Approved.   |                |
| FOR THE MOTION |                             | Blair McDowell  | <b>CARRIED</b> |
| 14.            | LDA19-0100<br>306008443-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 29, Block 11, Plan 5905 HW, located north of 67 Avenue NW and east of 106 Street NW; <b>ALLENDALÉ</b>                 |                |

|                |                                     |   |                |
|----------------|-------------------------------------|---|----------------|
| MOVED          |                                     | Blair McDowell  |                |
|                |                                     | That the application for subdivision be Approved.   |                |
| FOR THE MOTION |                                     | Blair McDowell  | <b>CARRIED</b> |
| 15.            | LDA19-0101<br>306738033-001         | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 34, Plan 1252 AH, located north of 92 Avenue NW and west of 117 Street NW; <b>WINDSOR PARK</b> |                |
| MOVED          |                                     | Blair McDowell  |                |
|                |                                     | That the application for subdivision be Approved.   |                |
| FOR THE MOTION |                                     | Blair McDowell  | <b>CARRIED</b> |
| 16.            | LDA19-0110<br>306341256-001         | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 42, Plan RN 46, located south of 118 Avenue NW and west of 126 Street NW; <b>INGLEWOOD</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 10:30 a.m. |   |                |



Subdivision Authority

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

April 11, 2019

File No. LDA18-0660

Invistec Consulting Ltd.  
400 - 10235 101 Street NW  
Edmonton, AB T5J 3G1

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create 12 semi-detached residential lots and one (1) Municipal Reserve Lot from Lot 1, Block 1, Plan 022 0944 and Lot B, Plan 792 1427, located south of Anthony Henday Drive and East of 50 Street NW; **CY BECKER**

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**I The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 1.02 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide MR in the amount of 0.249 ha by a Deferred Reserve Caveat (DRC) registered against the Lot B, Plan 792 1427 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner enter into a Deferred Arterial Dedication Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the dedication, clearing and levelling of 50 Street NW;
5. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant of Lot B, Plan 792 1427, a claim of interest by caveat of the Deferred Arterial Dedication Agreement pursuant to Section 655 of the Municipal Government Act;
6. 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;
7. that the subdivision boundary be amended or that an easement be registered on Lot B to include the entire intersection of the local road, to the satisfaction of Subdivision and Development Coordination, 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., 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 (3) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto future 50 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within road rights of way and walkway, to the satisfaction of City Departments and affected utility agencies.

**III That the Deferred Arterial Dedication Agreement required in Clause I (4) require that upon the further subdivision, that the owner, or its successor in title, will be required to enter into another agreement to include, among other things, the following:**

1. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for future 50 Street NW, as shown on the "Conditions of Approval" map, Enclosure I; and

2. that the owner clear and level future 50 Street NW as required for road right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

MR for Lot 1, Block 1, Plan 022 0944 was addressed by a DRC with LDA12-0317. The DRC will be reduced by 1.02 ha with the dedication of the Natural Area in this application. The DRC will carry forward on the remainder of the title and will eventually be discharged with the dedication of a portion of the Pilot Sound District Park through LDA15-0121, and a portion of a Cy Becker pocket park through LDA14-0473.

MR for Lot B, Plan 792 1427 in the amount of 0.249 ha is being provided by a DRC with this subdivision, and will be dedicated with LDA18-0656.

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,

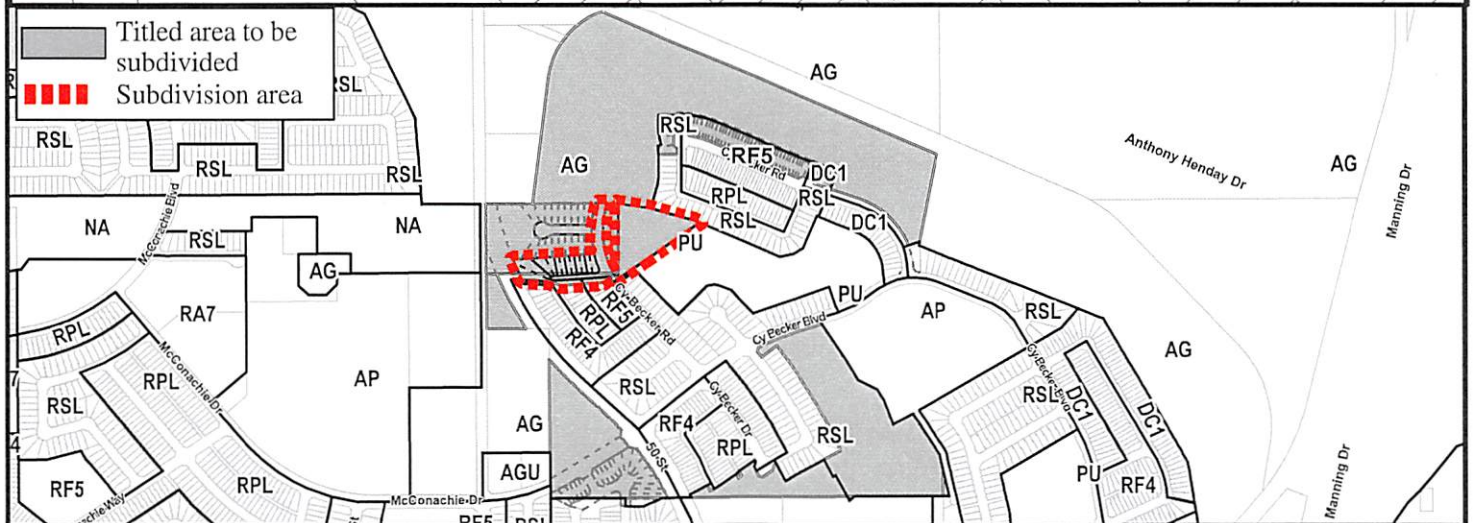
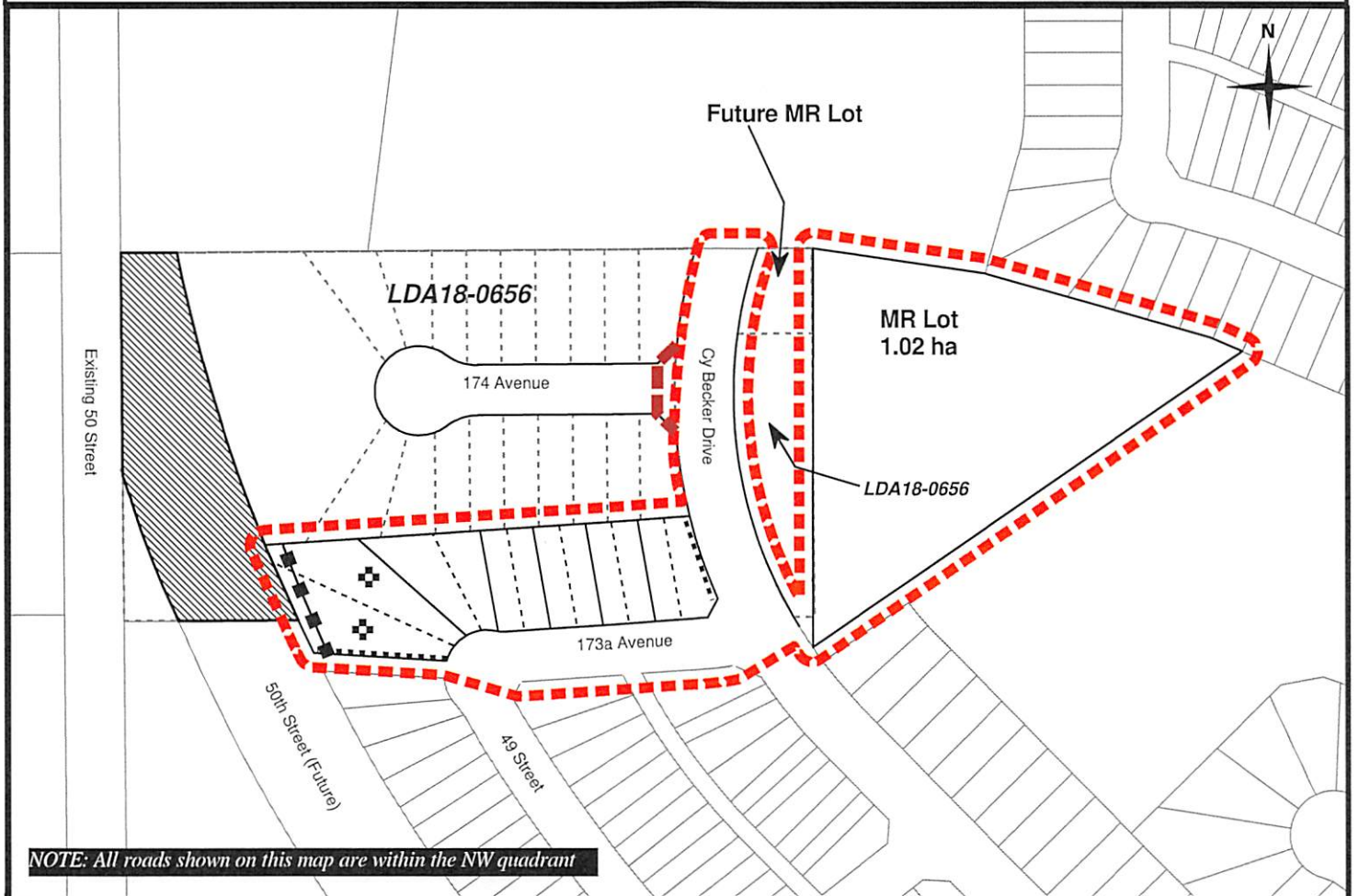


Blair McDowell  
Subdivision Authority

BM/sm/Posse #296489362-001

Enclosure(s)

-  Limit of proposed subdivision
-  Noise attenuation fence
-  Amend subdivision boundary or register easement
-  1.8 m uniform screen fence as per Zoning Bylaw
-  Deferred Arterial Dedication Agreement
-  Restrictive covenant re: Disturbed Soil







April 11, 2019

File No. LDA19-0037

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

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create 38 single detached residential lots and eight (8) semi-detached lots from Lot 1 Plan 982 3999 located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

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**I The Subdivision by Plan is APPROVED on April 11, 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 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;
4. that the lot identified be withheld from registration until the temporary 6 m roadway is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA18-0446 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 34 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. 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.

Municipal Reserve for Lot 1, Plan 982 3999 will be addressed by dedication with LDA18-0119.

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,

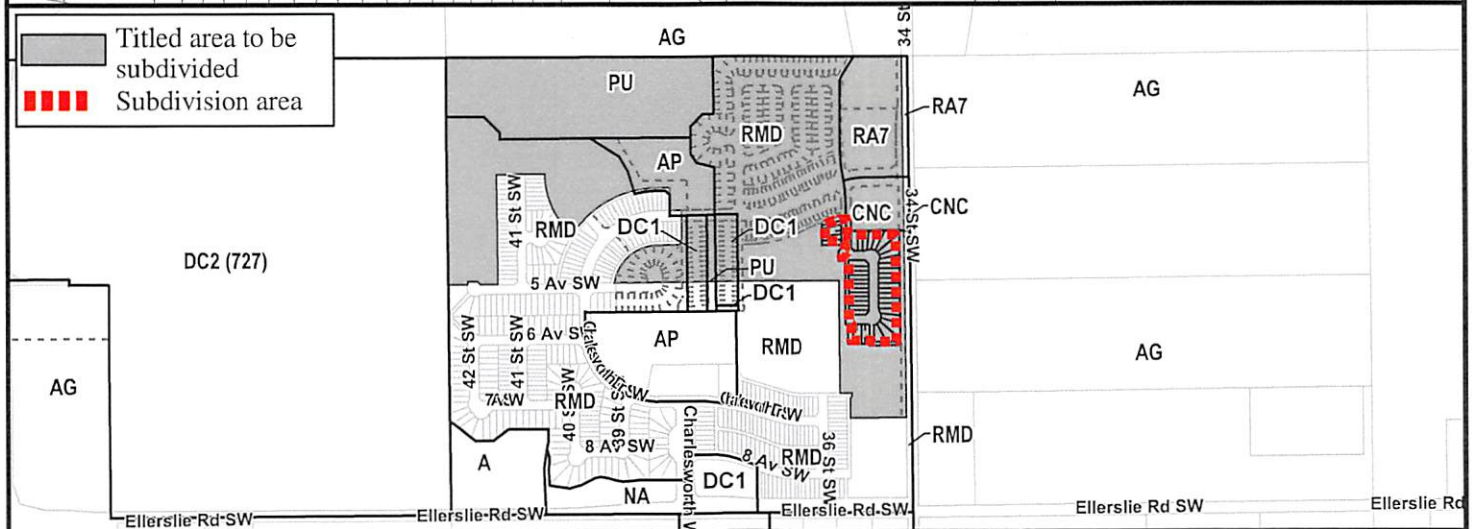
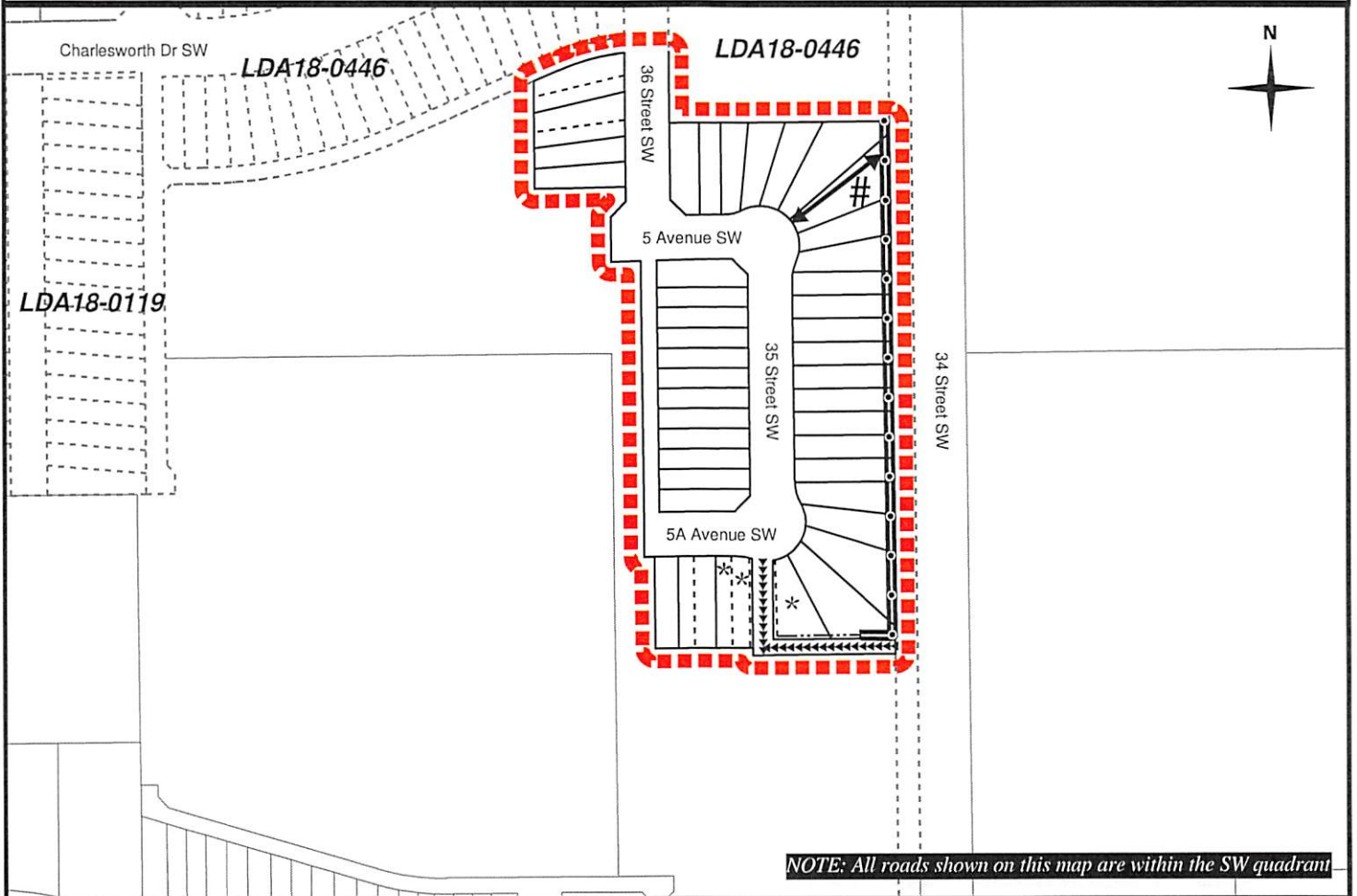


Blair McDowell  
Subdivision Authority

BM/gq/Posse #303522906-001

Enclosure

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.8 m uniform screen fence
-  Noise attenuation fence
-  1.8 m concrete sidewalk
-  Temporary 6 m roadway
-  Restrictive covenant re: Disturbed Soil
-  Withhold lot from registration





April 11, 2019

File No. LDA11-0355

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

ATTENTION: Jeanne Calder

RE: REVISION of conditionally approved tentative plan of subdivision to create 34 industrial lots and two (2) Public Utility lots from the NE 6-53-25-W4M, located north of 107 Avenue and west of 199 Street NW; **WINTERBURN INDUSTRIAL AREA EAST**

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LDA11-0355 was conditionally approved on March 28, 2013. This is a rephasing request that splits the proposed lots into two phases.

**I The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$690,175.00 representing 2.94 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 subdivision boundary be amended to include the dedication of 109 Avenue NW to 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;
5. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for 109 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (5) above, the owner clear and level Lot B, Block 5, Plan 152 4346 as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;

7. that the owner register easements for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easements;
8. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that Charter Bylaw 18846 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Subdivision and Development Coordination;
8. that the owner construct the first stage of 109 Avenue NW to an urban arterial standard, from 199 Street NW to 205 Street NW including channelization, accesses, lighting, shared use path, landscaping and any transitional improvements to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct 205 Street NW at 110 Avenue NW with Phase 1 and 107 Avenue NW with Phase 2, including the transition from an urban collector standard to the existing rural roadway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with lighting within the Storm Water Management Facility (SWMF) and Public Utility Lot, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs temporary 12 m radius gravel surface turnarounds on 201 Street and 205 Street with bollards or mini-barriers in Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lots, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the NE 6-53-25-W4M in the amount of \$690,175.00, representing 2.94 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/sm/Posse #115986713-001

Enclosure(s)

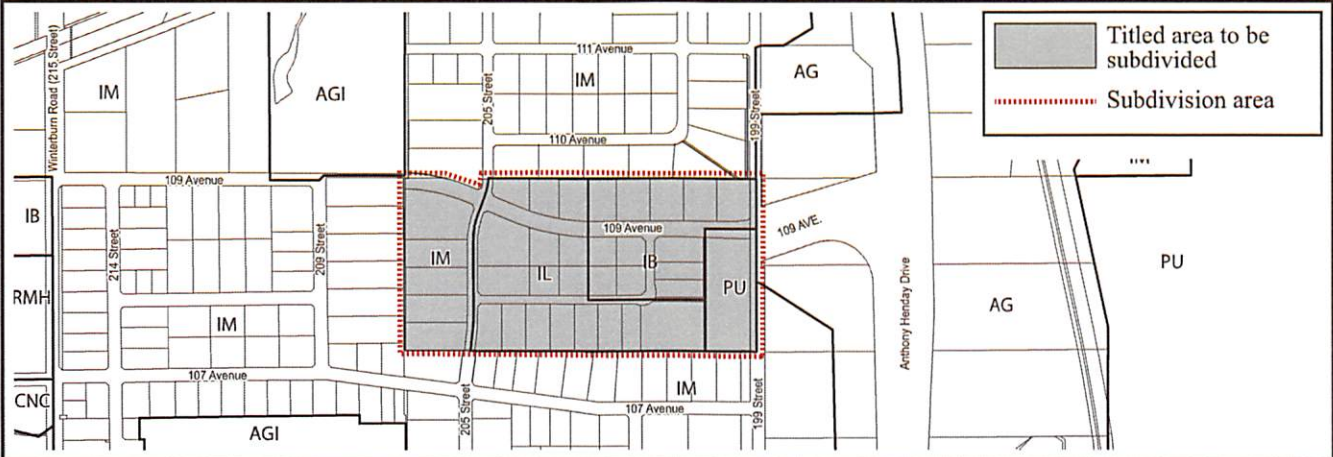
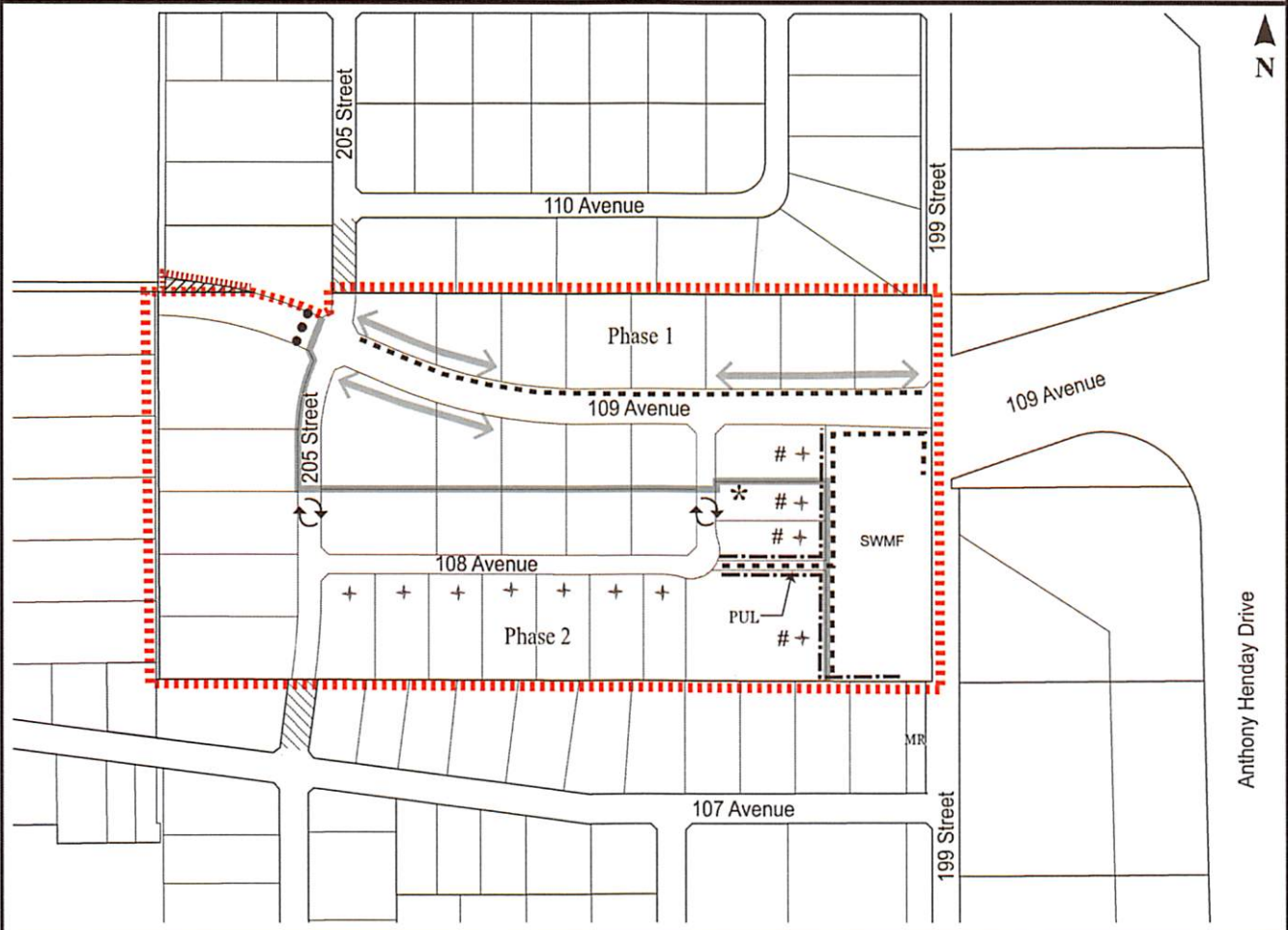


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 11, 2019

LDA11-0355

- Limit of proposed subdivision
- - - - - 1.8 m uniform fence
- 3 m hard surface shared use path
- ////// Construct collector roadway with transitional improvements
- # Restrictive covenant: Freeboard
- + Restrictive covenant: Disturbed soil
- \* Abandoned oil well
- ↔ Cross lot access easement
- Phasing line
- Bollards
- ↻ Temporary 12 m radius turnaround
- ▨ Dedicate as road right of way
- Amend subdivision boundary





Subdivision Authority

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

April 11, 2019

File No. LDA16-0517

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5K 2L6

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 39 single detached residential lots, 10 semi-detached residential lots, from the NW 14-51-24-W4M located north of Chappelle Way SW and east of 156 Street SW; **CHAPPELLE**

---

The application has reduced the number of lots by 1 by changing 8 previous semi-detached lots from the May 11, 2017 approval to 7 single detached lots. This approval also collects a portion of the money in place owing from subdivisions LDA18-0203 and LDA18-0015.

**I The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$285,655 representing 0.463 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 owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA16-0452 be registered prior to or concurrent with this application, to provide the logical roadway extension and necessary underground utilities; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings for Chappelle Stage 66, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
9. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to existing paths, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the walkway to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to money in place of MR the existing DRC for the NW 14-51-24-W4M will be reduced accordingly, with the balance to carry forward on the remainder of the title. The remainder of the DRC will be paid proportionally between LDA18-0015 and LDA18-0203.

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 #233726845-001

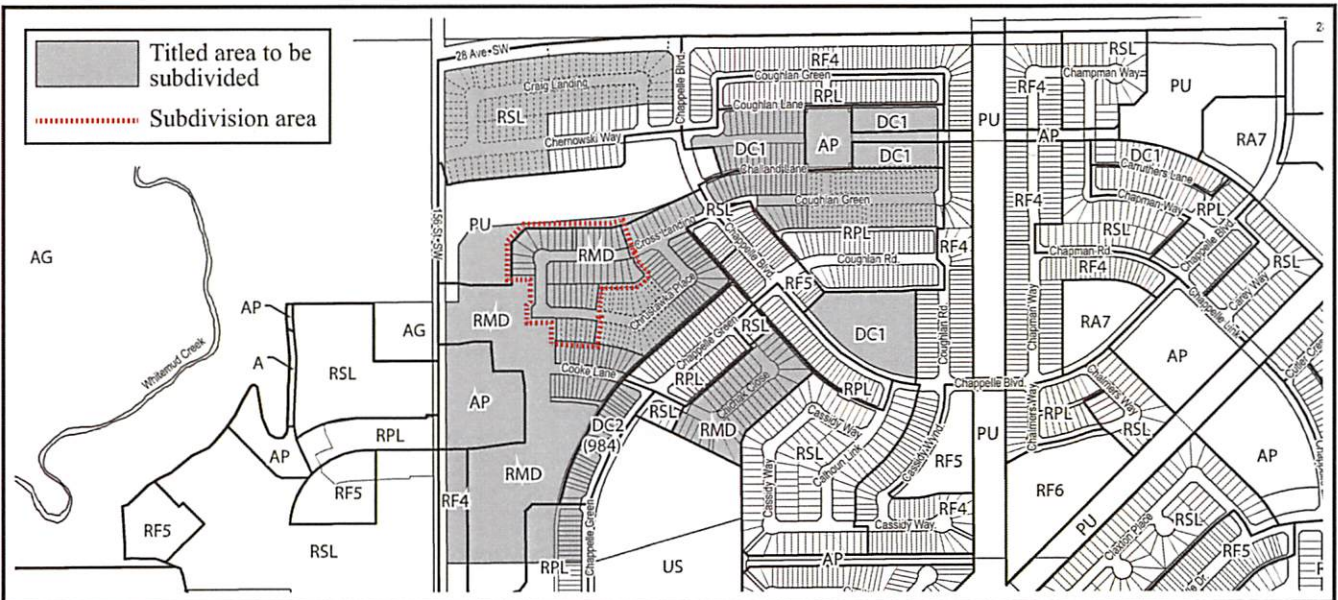
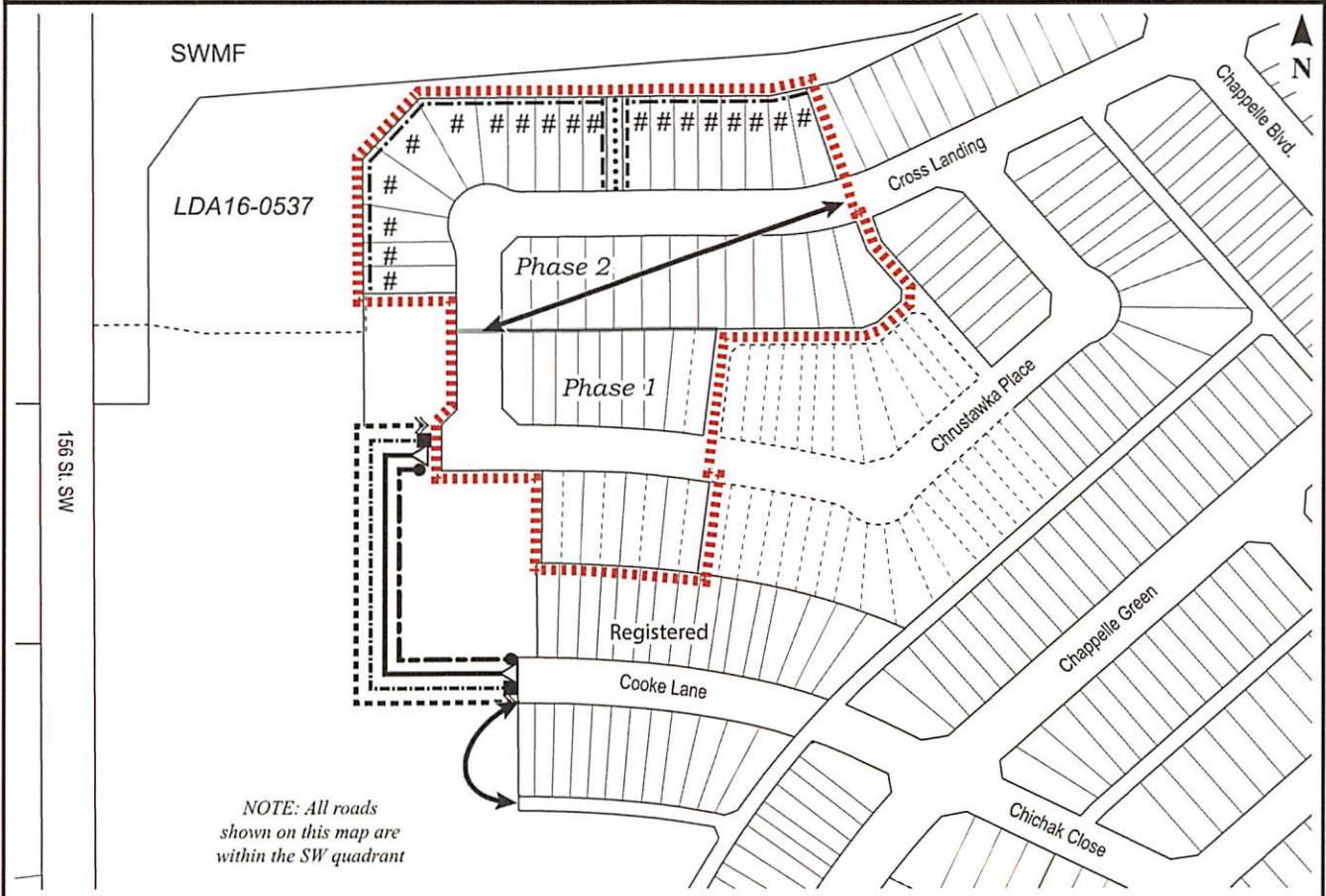
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 11, 2019

LDA16-0517

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- - - - - 1.8 m uniform screen fence as per Zoning Bylaw
- · - · - · 1.2 m uniform fence
- · · · · 1.5 m concrete sidewalk
- # Restrictive covenant re: Freeboard
- ↔ Temporary 6 m roadway
- - - - - ● Major Drainage infrastructure
- ▬▬▬▬ Sanitary sewer
- ▬▬▬▬ Storm sewer extension
- ↔ - - - - ↔ Watermain extension
- ▬▬▬▬ Phasing lines





Subdivision Authority

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

April 11, 2019

File No. LDA19-0071

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the shared property line of Lot 17, Block 60A, Plan 052 0041 and Lot 18, Block 60A, Plan 052 0041 located west of 82 Street NW and south of 127 Avenue NW; **YELLOWHEAD CORRIDOR EAST**

---

**The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services to cut and plug any unused sewer service(s) within private property in order to prevent infiltration and soil from entering the sewer system;
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.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision.

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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent than the last name "McDowell".

Blair McDowell  
Subdivision Authority

BM/jv/Posse #305037132-001

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 (\$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 127 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).
- Access for proposed Lot 17A must meet the City of Edmonton Access Management Guidelines. Specific details of access for proposed Lot 17A will be reviewed through the development permit for the site.

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 the 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).



# TENTATIVE PLAN

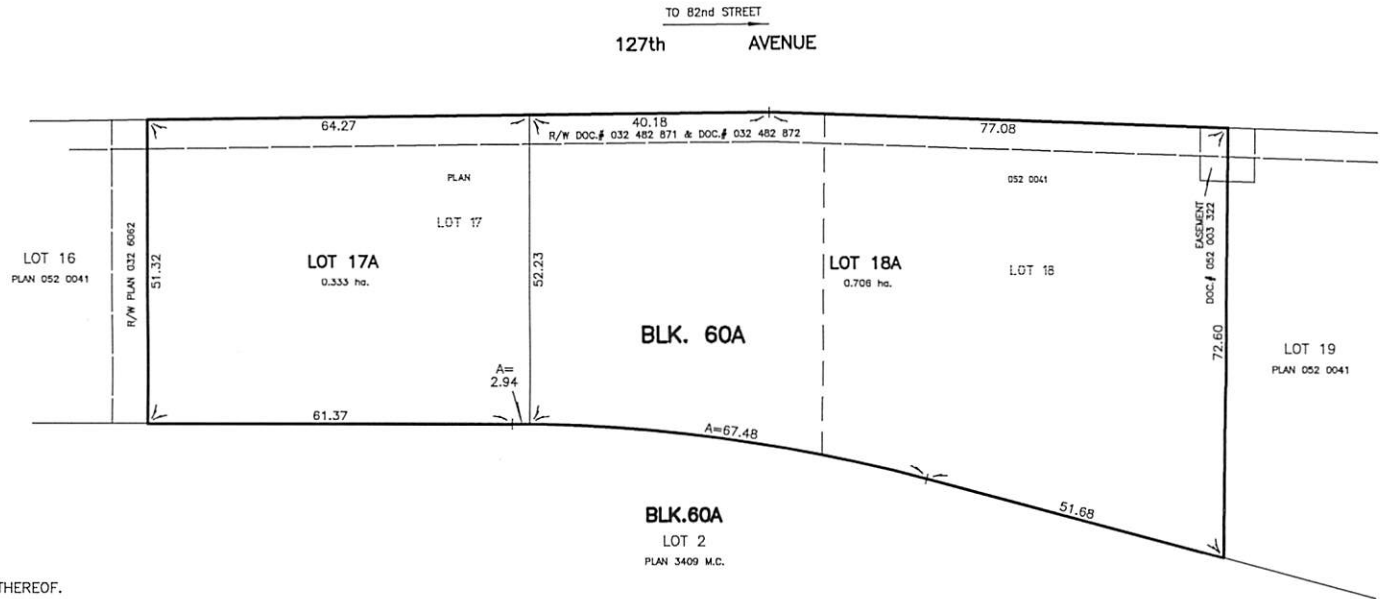
SHOWING SUBDIVISION OF

LOTS 17 & 18, BLK.60A, PLAN 052 0041

IN THE  
N.1/2 SEC.16-53-24-4

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: -

DATE: February 13, 2019  
REVISED: -

FILE NO. 19S0063

DWG.NO. 19S0063T



Subdivision Authority

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

April 11, 2019

File No. LDA19-0079

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 84, Plan 5109 HW, located north of 97 Avenue NW and east of 148 Street NW;  
**CRESTWOOD**

---

The Subdivision by Plan is **APPROVED** on April 11, 2019 subject to the following conditions:

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

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

Blair McDowell  
Subdivision Authority

BM/tv/Posse #305489809-001  
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 147 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 access to 147 Street NW. Upon redevelopment of proposed Lot 12B, the existing residential access to 147 Street 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 9.5 m north of the south property line of Lot 12 off of the lane. The existing storm service enters the proposed subdivision approximately 9.1 m north of the south property line of Lot 12 off 147 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 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).

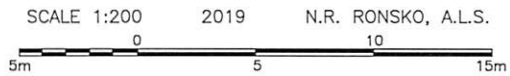
# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 12, BLOCK 84, PLAN 5109 H.W.

IN THE  
E.1/2 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: FEBRUARY 20, 2018  
REVISED: -

FILE NO. 19S0076

DWG.NO. 19S0076T



Subdivision Authority

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

April 11, 2019

File No. LDA19-0080

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 51, Plan 2061 HW, located north of 81 Avenue NW and east of 79 Street NW;  
**KING EDWARD PARK**

---

**The Subdivision by Plan is APPROVED on April 11, 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 western lot;
3. that the owner obtain a permit to construct a semi-detached dwelling prior to endorsement of the final plan. Development permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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 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 #305821276-001

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 81 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).
- 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.

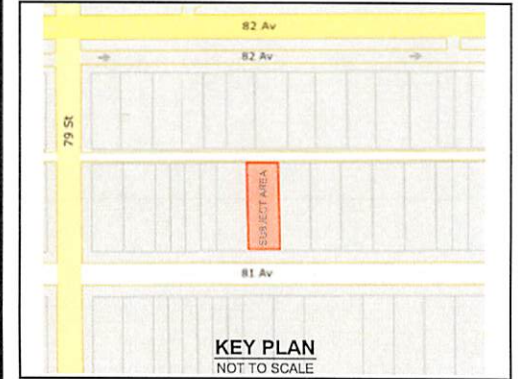
Servicing

- 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).

MAGNA HOMES INC.

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 R/F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_ AND CONTAINS: 0.06 ha.



LANE



7.01      7.01

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

LOT 6A  
BLOCK 51

LOT 6B  
BLOCK 51

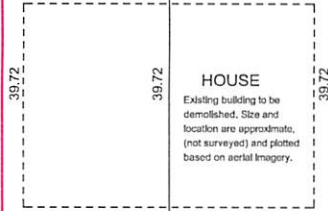
LOT 4  
BLOCK 51  
PLAN 122 2428

LOT 5  
BLOCK 51  
PLAN 2061HW

LOT 7  
BLOCK 51  
PLAN 2061HW

LOT 8  
BLOCK 51  
PLAN 2061HW

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



LOT 6  
BLOCK 51  
PLAN 2061HW

7.01      7.01

81 AVENUE NW

| REV. NO. | DATE       | ITEM   | BY |
|----------|------------|--------|----|
| 1        | FEB. 22/19 | T-PLAN | CN |

REVISIONS

**KING EDWARD PARK**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 6 , BLOCK 51 , PLAN 2061HW

S.E. 1/4 SEC. 27 - 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. | 61900022T | DRAFTED BY: | CN | CHECKED BY: | DS |
|----------|-----------|-------------|----|-------------|----|





Subdivision Authority

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

April 11, 2019

File No. LDA19-0081

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 108, Block 1, Plan 4312 HW, located north of 110 Avenue NW and east of 135 Street NW; **NORTH GLENORA**

---

The Subdivision by Plan is **APPROVED** on April 11, 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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

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

Blair McDowell  
Subdivision Authority

BM/cs/Posse #305808049-001

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 110 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).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 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 the 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, sanitary and storm) enter the proposed subdivision approximately 8.08 m east of the west property line of Lot 108 off 110 Avenue 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 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).

LANE



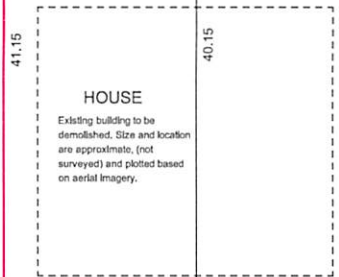
8.08 8.08



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

LOT 108B  
BLOCK 1

LOT 108A  
BLOCK 1



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

LOT 107  
BLOCK 1  
PLAN 4312HW

LOT 109  
BLOCK 1  
PLAN 4312HW

LOT 108  
BLOCK 1  
PLAN 4312HW

41.15 40.15 41.15  
7.58 1.12 8.58

110 AVENUE NW

### TIMBER HAUS

**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 R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: .....
- AND CONTAINS: 0.066 ha.

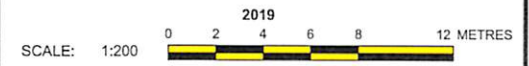


| REV. NO. | DATE       | ITEM       | BY |
|----------|------------|------------|----|
| 2        | MAR, 22/19 | DEFLECTION | CN |
| 1        | FEB 22/19  | T-PLAN     | CN |

**REVISIONS**

**NORTH GLENORA**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 108, BLOCK 1, PLAN 4312HW

**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. | 61900023T | DRAFTED BY: | CN | CHECKED BY: | DS |
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Subdivision Authority

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

April 11, 2019

File No. LDA19-0083

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 13, Plan 2938 HW, located south of 73 Avenue NW and east of 114A Street NW;  
**BELGRAVIA**

---

**The Subdivision by Plan is APPROVED on April 11, 2019, 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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

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

Blair McDowell  
Subdivision Authority

BM/cs/Posse #303868960-001

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 114A 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 Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 114A Street NW. Upon redevelopment of proposed Lot 24A, the existing residential access to 114A Street 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, Edmonton.

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 the 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 7.3 m north of the south property line of Lot 24 off of the lane. The existing storm service enters the proposed subdivision approximately 9.7 m north of the south property line of Lot 24 off 114A 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 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

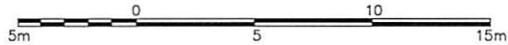
SHOWING SUBDIVISION OF

LOT 24, BLOCK 13, PLAN 2938 H.W.

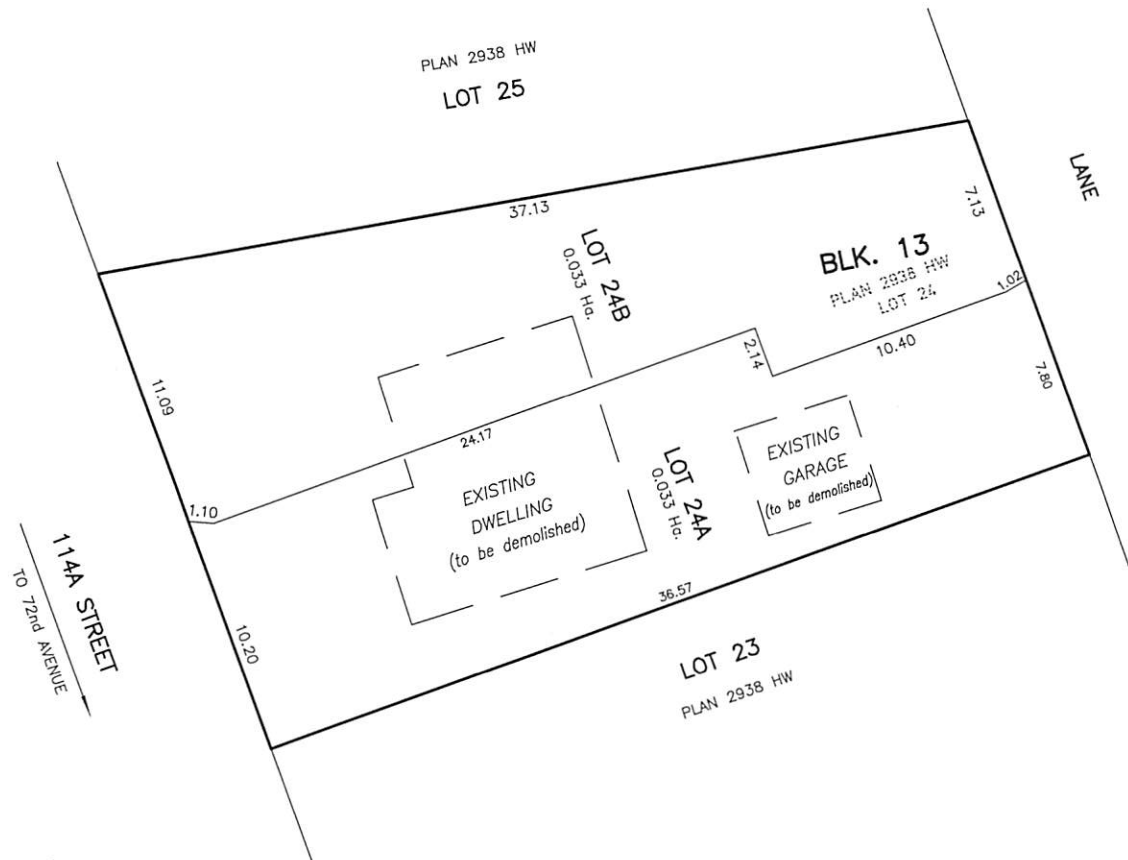
IN THE  
N.E.1/4 SEC.19-52-19-4

EDMONTON ALBERTA

SCALE 1:200 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: -

CALC'D. BY: -

DATE: JAN 30, 2019

REVISED: -

FILE NO. 18S0925

DWG.NO. 18S0925T



April 11, 2019

File No. LDA19-0084

Andrew Maghee  
9124 - 152A Avenue NW  
Edmonton, AB T5E 5W1

ATTENTION: Andrew Maghee

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 1, Plan 162 1549, located south of 87 Avenue NW and east of Saskatchewan Drive NW;  
**WINDSOR PARK**

---

**The Subdivision by Plan is REFUSED on April 11, 2019 for the following reasons:**

1. The parent lot, zoned (RF1) Single Detached Residential Zone, was originally subdivided in 2016, in order to create one (1) additional single detached residential lot. Subsequently the owner applied for a rezoning of the southern lot, changing it from (RF1) Single Detached Residential Zone to (RF2) Low Density Infill Zone. The intent of the rezoning was to build a semi-detached dwelling as this was a permitted use under the (RF2) Low Density Infill Zone at that time. Council approved this rezoning with the specific understanding that a semi-detached dwelling would be developed, which does not require the site width of a single detached lot.
  - a. This application for subdivision would have not been allowed under the (RF1) Single Detached Residential Zone, as it would not comply with the Development Regulations identified in Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800: "The Subdivision Authority may not approve the subdivision of a Lot zoned RF1, as it existed on March 16, 2015 into more than two lots, notwithstanding the Site Width in the RF1 Zone. Subdivision into more than two Lots may only be approved where the proposed subdivision: has a Site Width deemed by the Subdivision Authority to be in character with Lots on the same block."
  - b. The application proposes to subdivide the subject lot again, into one (1) additional single detached residential lot, which would combine for a total of three (3) lots since the original subdivision. This is one (1) lot more than is allowed in Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800.
  - c. The intent of the rezoning was not to allow for an additional single detached residential lot. Therefore, it is the Subdivision Authority's opinion that the rezoning was intended to circumvent Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800.
2. The proposed subdivision does not comply with the minimum development regulation identified in Section 120.4(1)(b) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF2) Low Density Infill Zone. The minimum site width identified in the (RF2) Low Density Infill Zone for single detached housing is 7.50 metres. The site width of the proposed lots is 7.43 metres,

measured 4.5 metres from the front property line in accordance with Section 120.4(8) of the City of Edmonton Zoning Bylaw 12800, and is therefore deficient by 0.07 metres or 0.9%.

3. This proposal will result in a site width, and ultimately a lot size, that is uncharacteristically small when compared to properties on the adjacent block faces. For example, the site widths on the adjacent block faces range from approximately 27.42 metres to 30.48 metres, with the exception of the original subdivided lot. The proposed lot width for Lots 2A and 2B is 7.43 metres, which is significantly smaller than those of other properties characteristic to the adjacent block faces.
4. The proposed subdivision will create two non-conforming lots that do not meet development regulation in the City of Edmonton Zoning Bylaw 12800. This situation will create unnecessary hardship for existing and future landowners. Landowners wishing to further develop or redevelop their site will require a Development Permit variance.

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.

Regards,



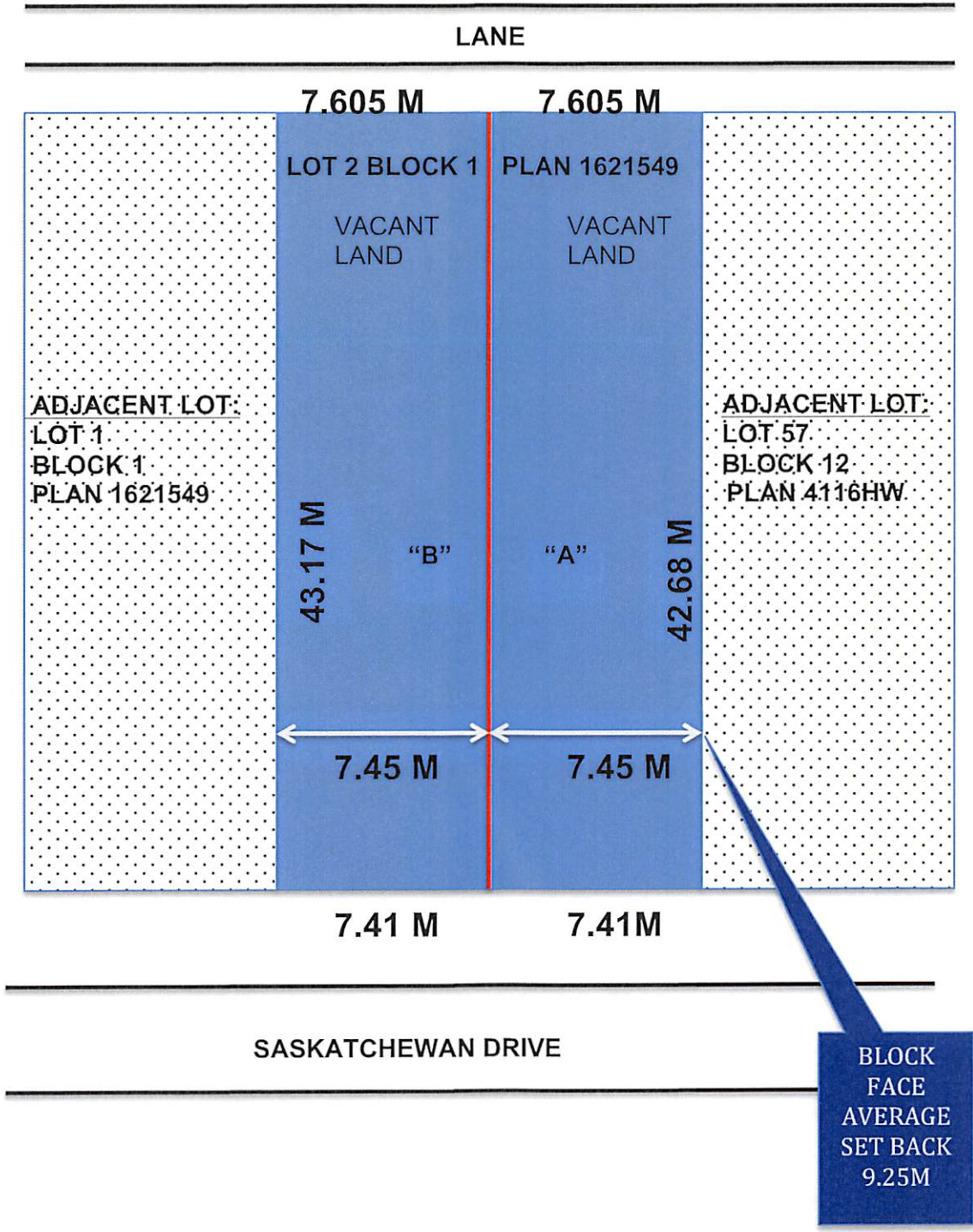
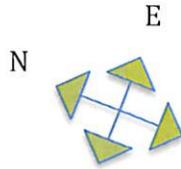
Blair McDowell  
Subdivision Authority

BM/cs/Posse #304850157-001

Enclosure



TENTATIVE PLAN OF SUBDIVISION  
LOT 2 BLOCK 1 PLAN 1621549  
8343 SASKATCHEWAN DRIVE. EDMONTON.





Subdivision Authority

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

April 11, 2019

File No. LDA19-0087

Ivo Nedev Surveying Ltd.  
18811 96 Avenue NW  
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 13, Plan 2938 HW, located north of 73 Avenue NW and east of 115 Street NW;  
**BELGRAVIA**

---

The Subdivision by Plan is **APPROVED** on April 11, 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,

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

Blair McDowell  
Subdivision Authority

BM/tv/Posse #305864132-001

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

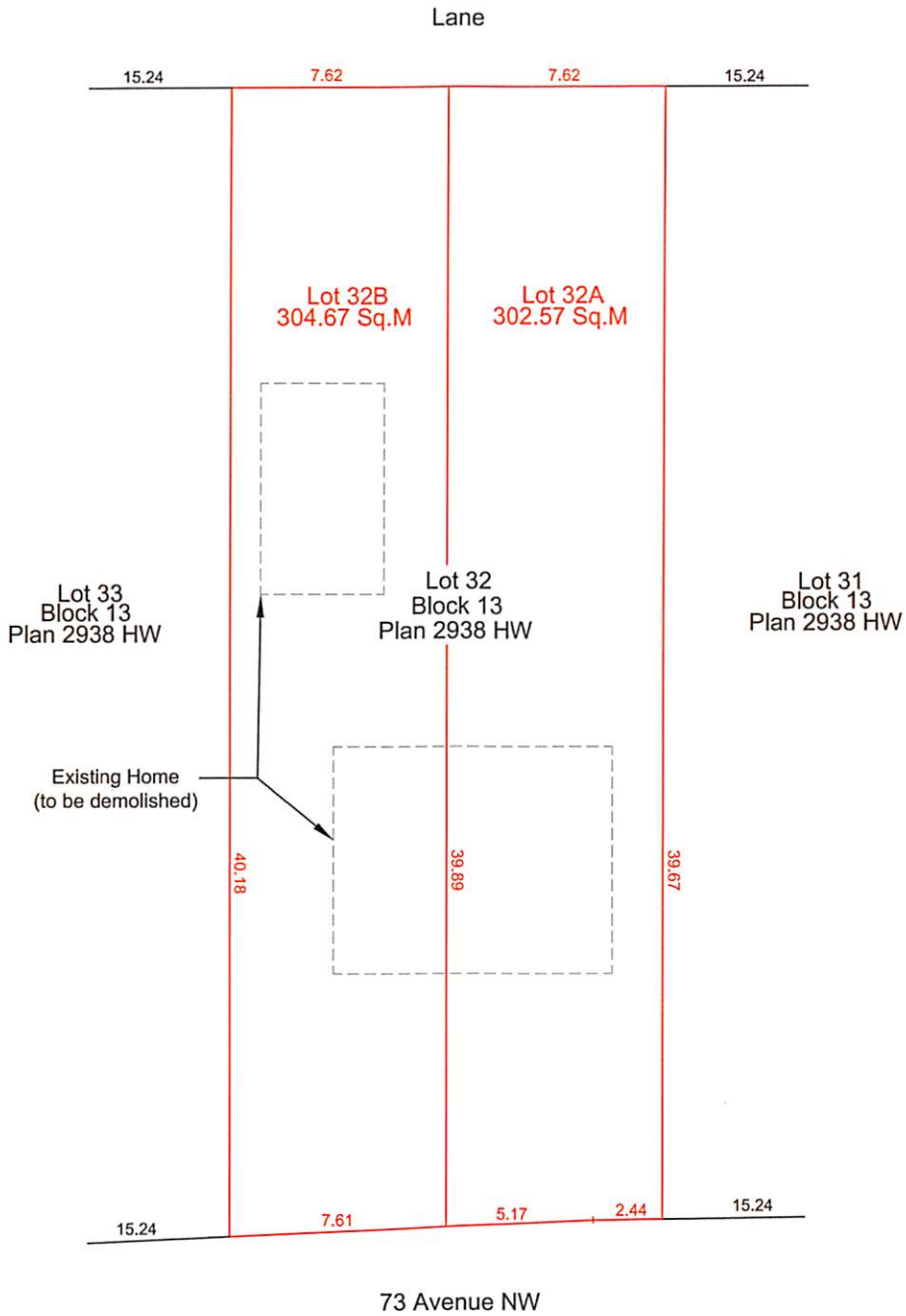
- There are existing boulevard trees adjacent to the site on 73 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 73 Avenue NW. Upon redevelopment of proposed Lot 32B, the existing residential access to 73 Avenue 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 3.9 m west of the east property line of Lot 32 off of the lane. The existing storm service enters the proposed subdivision approximately 4.2 m west of the east property line of Lot 32 off 73 Avenue 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).



RF1 UNDERLYING ZONING  
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

1. This plan is subject to the approval of the local approving authority.
2. All dimensions and elevations are in meters and decimals thereof.
3. All areas and dimensions are subject to confirmation by a legal survey.

REVISION HISTORY

|                      |            |
|----------------------|------------|
| 1. Issued for Review | FEB. 22/19 |
|                      |            |
|                      |            |

LEGAL DESCRIPTION: Lot 32 Block 13 Plan 2938 HW

MUNICIPAL ADDRESS: 11420 - 73 Avenue NW

BUILDER/OWNER: Sam Mothana

TENTATIVE SUBDIVISION PLAN

REVISION: 1      DATE: FEB. 22/19      SCALE: 1:200      PROJECT #: 2019003

Ivo Surveys

Ph: (780) 666 - 2511 Fax: (780) 666 - 2359  
18811 - 96 Ave NW, Edmonton, AB, T5T 5L2  
office@ivosurveys.ca  
www.ivosurveys.ca



Subdivision Authority

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

April 11, 2019

File No. LDA19-0096

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 13, Block 98, Plan 4590 HW, located north of 99 Avenue NW and east of 147 Street NW;  
**CRESTWOOD**

---

**The Subdivision by Plan is APPROVED on April 11, 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 #306333577-001  
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 147 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.

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 11.6 m north of the south property line of Lot 13 off 147 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 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).

WESTLIGHT 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 R#1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_
- AND CONTAINS: 0.067 ha.



| REV. NO. | DATE     | ITEM   | BY |
|----------|----------|--------|----|
| 1        | 02/28/19 | T-PLAN | CN |

REVISIONS

CRESTWOOD

TENTATIVE PLAN SHOWING PROPOSED

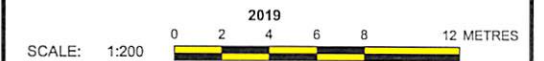
SUBDIVISION

OF

LOT 13, BLOCK 98, PLAN 4590W

N.E. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4th MER.

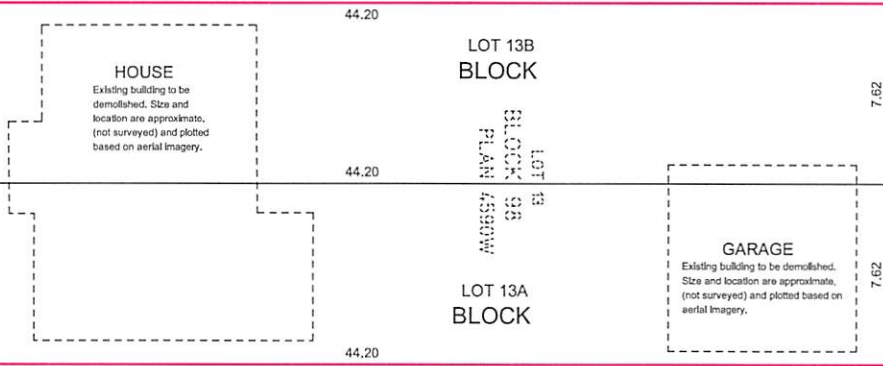
EDMONTON - ALBERTA



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

|          |          |             |    |             |    |
|----------|----------|-------------|----|-------------|----|
| FILE NO. | 6190025T | DRAFTED BY: | CN | CHECKED BY: | DS |
|----------|----------|-------------|----|-------------|----|

LOT 14  
BLOCK 98  
PLAN 4590W



LOT 12  
BLOCK 98  
PLAN 4590W

147 STREET NW

LANE





Subdivision Authority

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

April 11, 2019

File No. LDA19-0100

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 29, Block 11, Plan 5905 HW, located north of 67 Avenue NW and east of 106 Street NW; **ALLENDALE**

---

**The Subdivision by Plan is APPROVED on April 11, 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.

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If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #306008443-001

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.

Building / Site

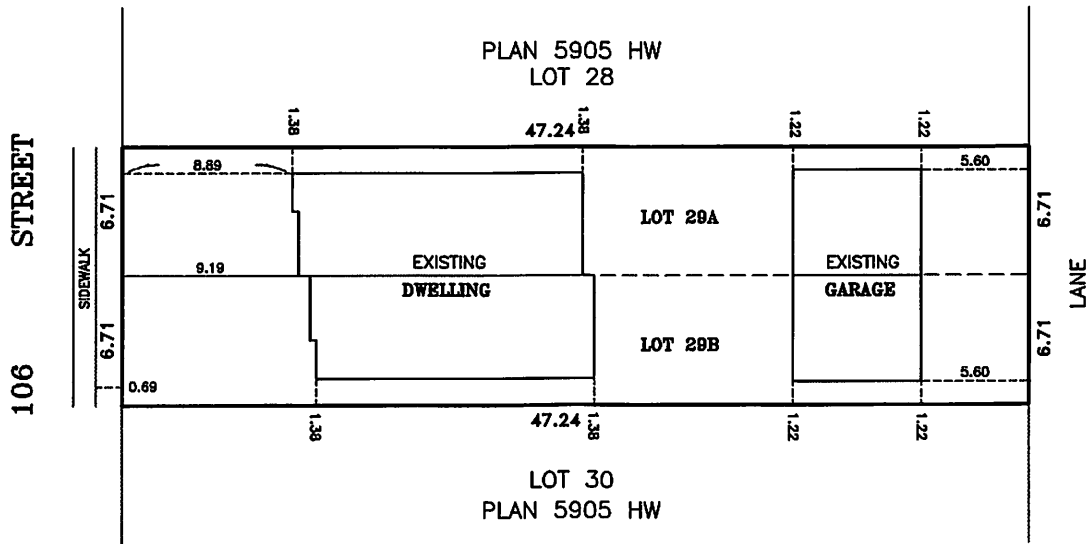
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Servicing

- 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 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  
**PROPOSED SUBDIVISION**  
OF  
LOT 29, BLOCK 11, PLAN 5905 HW  
S.E.1/4, SEC. 20, TWP. 52, RGE. 24, W.4M.  
**EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ..... ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————  
AND CONTAINS 0.063 ha.



**GEODETIC SURVEYS & ENGINEERING LTD.**

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: [geodetic@telusplanet.net](mailto:geodetic@telusplanet.net), [geodeticsurveys@hotmail.com](mailto:geodeticsurveys@hotmail.com)

DRAWN BY: J.K.

DATE : FEBRUARY 13th, 2019

SCALE 1 : 300

JOB No. 119149



Subdivision Authority

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

April 11, 2019

File No. LDA19-0101

Delta Land Surveys Ltd.  
9809 89 Avenue NW  
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 34, Plan 1252 AH, located north of 92 Avenue NW and west of 117 Street NW;  
**WINDSOR PARK**

---

**The Subdivision by Plan is APPROVED on April 11, 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.

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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,

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

Blair McDowell  
Subdivision Authority

BM/tv/Posse #306738033-001  
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

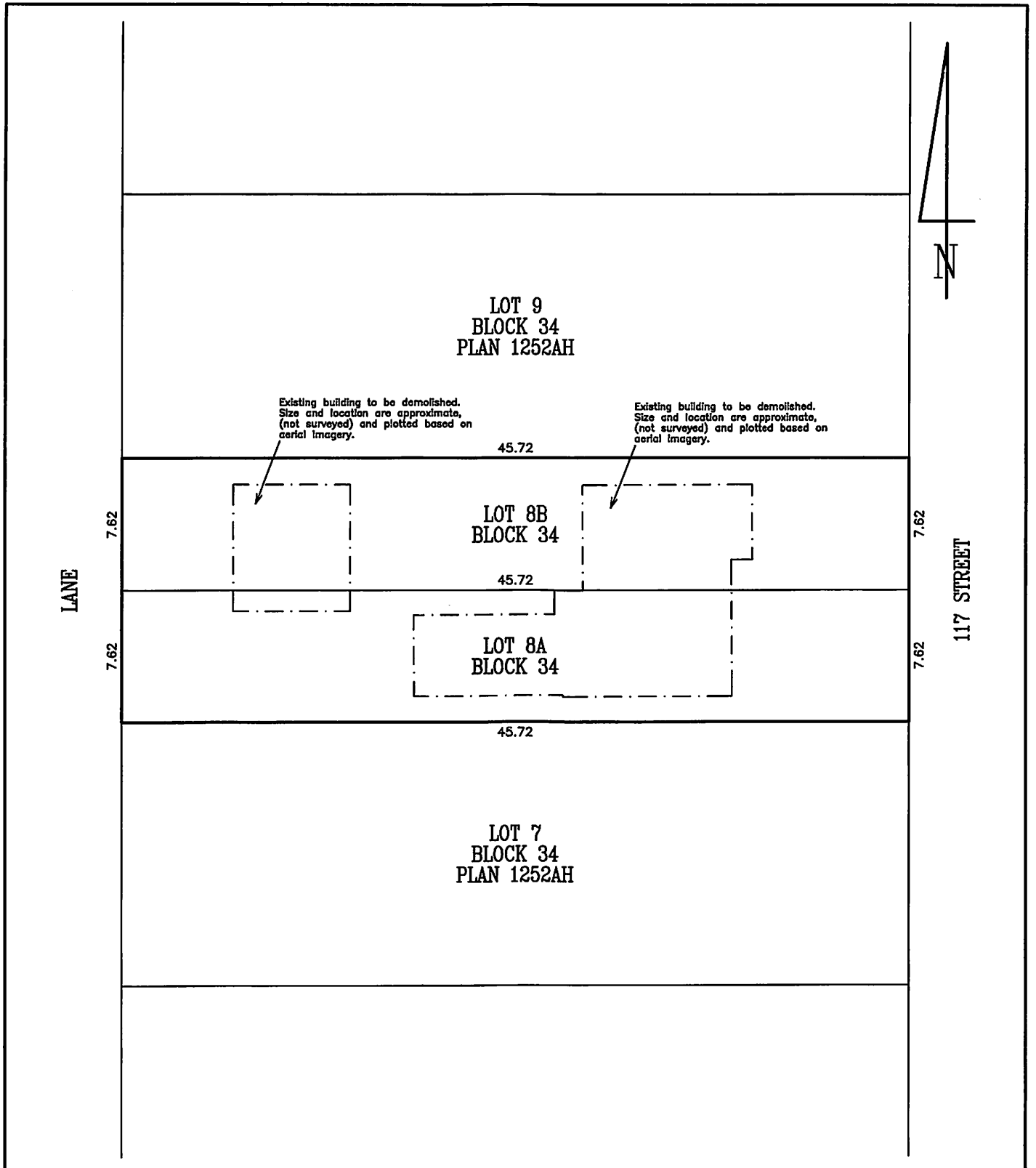
- There are existing boulevard trees adjacent to the site on 117 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

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 6.4 m north of the south property line of Lot 8 off of the Lane. The existing storm service enters the proposed subdivision approximately 5.8 m north of the south property line of Lot 8 off 117 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 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**

THIS DRAWING IS PREPARED FOR:  
ELIZABETH GRAJOSZEK

SHOWING PROPOSED SUBDIVISION OF  
LOT 8, BLOCK 34, PLAN 1252AH  
9230 - 117 STREET  
CITY OF EDMONTON - ALBERTA

NOTES:  
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

**DELTA LAND SURVEYS LTD.**  
9809-89 AVE, EDMONTON, AB, T6E-2S3  
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. J0062LTO | FEB. 26, 2019.



Subdivision Authority

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

April 11, 2019

File No. LDA19-0110

Jagdeep Sandhu  
1307 Clement Court NW  
Edmonton, AB T6M 0C9

ATTENTION: Jagdeep Sandhu

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 42, Plan RN 46, located south of 118 Avenue NW and west of 126 Street NW;  
**INGLEWOOD**

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**The Subdivision by Plan is APPROVED on April 11, 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.

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #306341256-001

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 is an existing boulevard tree adjacent to the site on 126 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 Mature Neighbourhood Overlay Section 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 applicant/owner 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 the 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 6.0 m north of the south property line of Lot 8 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.
- The owner/developer is required to contact EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444) to schedule a sewer service assessment and locate, for the existing sewer service. This must be scheduled prior to disconnection of the existing power and water services, and before house demolition.
- 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 OF SUBDIVISION**

**Legal Description  
Lot 8, Block 42, Plan RN 46**



← TO 118 AVENUE NW

**126 STREET NW**

