

Thursday, June 7, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 23

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 7, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 31, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA17-0654  
266089764-001

Tentative plan of subdivision create 116 single detached lots, 12 semi-detached lots, 11 row housing lots, three (3) multiple family lots, and one (1) Public Utility lot, from the NW and SW 29-53-24-W4M and the NE 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; **GRIESBACH**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA13-0305  
140492822-001

REVISION of conditionally approved tentative plan of subdivision to create 87 single detached residential lots, 32 semi-detached residential lots, and 15 row housing lots, from the SE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA18-0075 273504302-001	Tentative plan of subdivision to create one (1) additional commercial lot from Lot 35, Block 1, Plan 142 0266 located south of 109 Avenue NW and east of 170 Street NW; <b>YOUNGSTOWN INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA18-0141 276413565-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, BLock 5, Plan 3992 ET, located south of 98 Avenue NW and west of 155 Street NW; <b>WEST JASPER PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA18-0152 277198035-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 45, Plan 934 AI located south of 98 Avenue NW and east of 152 Street NW; <b>WEST JASPER PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA18-0175 277782270-001	Tentative plan of subdivision to create two (2) Bareland Condominium units for an existing semi-detached dwelling from Lot 4, Block 11, Plan 8661 T, located north of 127 Avenue NW and west of 122 Street NW; <b>CALDER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA18-0180 278475523-001	Tentative plan of subdivision to create one (1) multiple family residential unit and two (2) remnant units from Lots 9-12, Block 27, Plan 6447 AL located south of 98 Avenue NW and east of 92 Street NW; <b>CLOVERDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA18-0198 279117794-001	Tentative plan of subdivision to create two (2) condominium bare land units from Lot 14, Block 17, Plan RN76, located south of 121 Avenue NW and west of 85 Street NW; <b>EASTWOOD</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 10:25 a.m.	



Subdivision Authority

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

June 7, 2018

File No. LDA17-0654

WSP Canada Inc.  
10909 Jasper Avenue  
Edmonton, AB T5J 3L9

ATTENTION: Chuck McNutt

RE: Tentative plan of subdivision create 116 single detached lots, 12 semi-detached lots, 11 row housing lots, three (3) multiple family lots, and one (1) Public Utility lot, from the NW and SW 29-53-24-W4M and the NE 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; **GRIESBACH**

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**I The Subdivision by Plan is APPROVED on June 7, 2018, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 18443 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto and flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots adjacent to the walkways with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 3 m hard surface shared use path with lighting and bollards with Phase 1, within the SWMF, 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;
8. that the owner reconstruct portions of the existing Griesbach Road to current City of Edmonton Design and Construction standards with Phases 2 and 4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner designs and constructs the ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs offsite sanitary sewer extensions with Phase 4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner remove and abandon the existing storm and sanitary sewers entering the site, and register disturbed soil restrictive covenants on affected lots, to the satisfaction of EPCOR Drainage Services and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. FAC for sanitary and storm infrastructure will not be issued until the disturbed soil restrictive covenant is registered on the subject properties;

13. 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
14. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for the NE 29-53-24-4 was addressed by DRC with SUB/02-0090. The DRC will carry forward on the remainder of the title.

MR for the NW and SW 29-53-24-4 was addressed by DRC with SUB/03-0065. The DRC will carry forward on the remainder of the title.

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

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













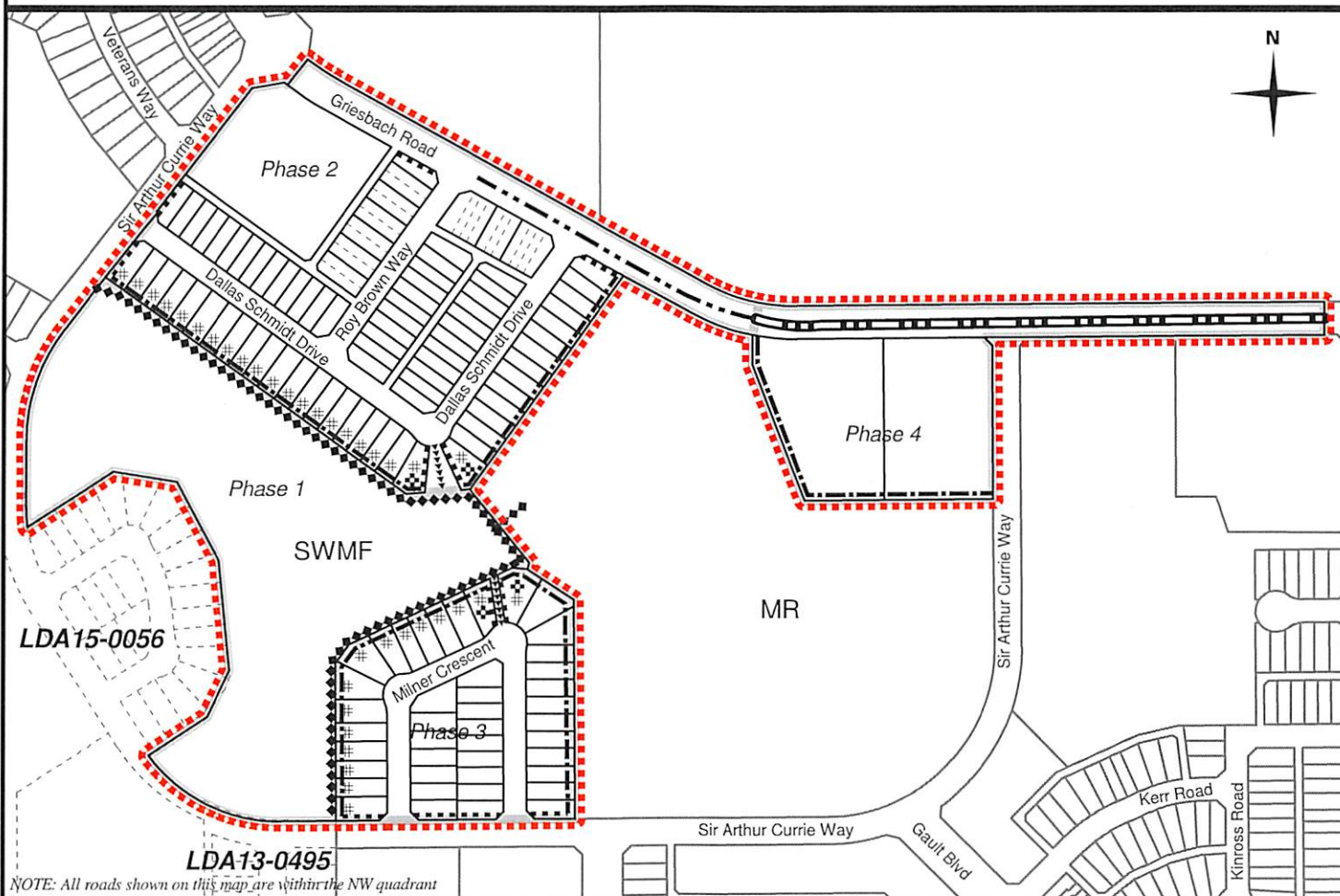
Blair McDowell  
Subdivision Authority

BM/sm/Posse #266089764-001

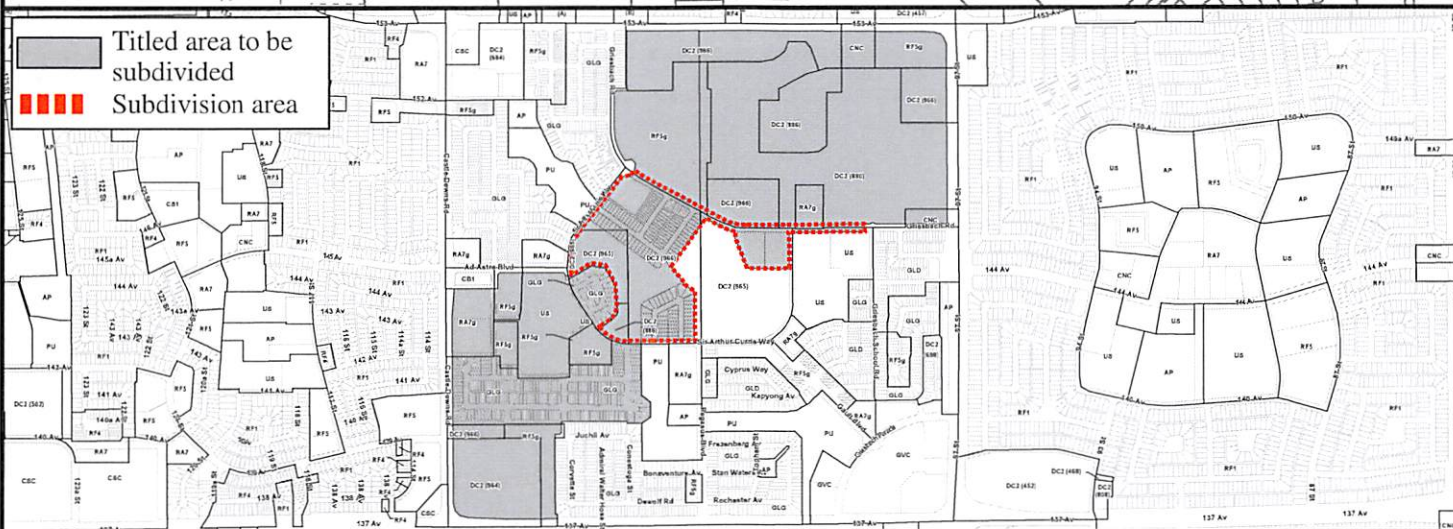
Enclosure(s)



- |   |  |   |  |
|---|--|---|--|
|  | Limit of proposed subdivision                  |  | Reconstruct collector roadway with Phase 4 |
|  | Phasing line                                   |  | Reconstruct collector roadway with Phase 2 |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Restrictive covenant re: Disturbed Soil    |
|  | 1.2 m uniform fence                            |  | Restrictive covenant re: Freeboard         |
|  | 3 m shared use path with Phase 1               |  | 1.5 m concrete sidewalk                    |

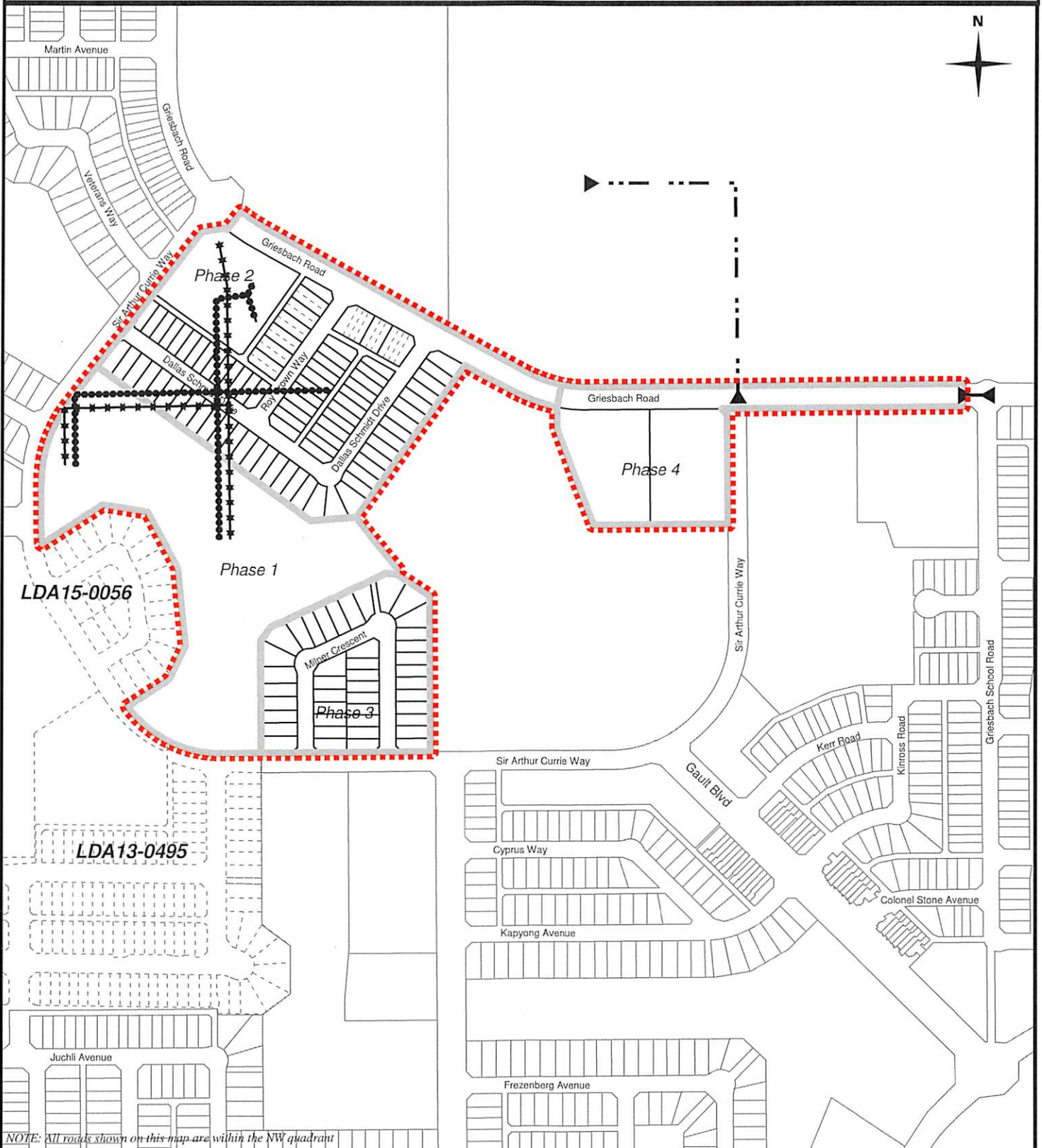


NOTE: All roads shown on this map are within the NW quadrant



- Limit of proposed subdivision
- Phasing line
- Abandon existing sanitary sewers

- Sanitary sewer extension
- Abandon existing storm sewers



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





June 7, 2018

File No. LDA13-0305

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

ATTENTION: Matthew Gratton

RE: REVISION of conditionally approved tentative plan of subdivision to create 87 single detached residential lots, 32 semi-detached residential lots, and 15 row housing lots, from the SE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

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The application has changed nine (9) row housing lots to six (6) single residential lots, resulting in a net reduction of three (3) lots overall.

**I The Subdivision by Plan is APPROVED on June 7, 2018, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 6.06 ha by a Deferred Reserve Caveat (DRC) registered against the SE 21-51-25-W4M pursuant to Section 669 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 28 Avenue SW and the non-freeway portion of 170 Street SW (including a minimum 4 m of median right-of-way) to conform to an approved concept plan to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and Enclosure II;
5. that subject to Condition I (4) above, the owner clear and level 170 Street SW and 28 Avenue SW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
6. that the subdivision boundary be amended to exclude a lot as shown on the "Conditions of Approval" map, Enclosure I;



7. 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;
8. that the owner register an easement for the watermain extension as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
9. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 Development Servicing Agreements;
8. that the owner constructs the first two (2) lanes of 170 Street SW to an arterial roadway standard including a shared use path, concrete sidewalk, lighting, any transitional improvements, intersection improvements, turn bays, channelization, and removal of the old 170 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 170 Street SW prior to the approval of engineering drawings for arterial and subdivision, to the Satisfaction of Transportation Planning and Engineering;
9. that the owner constructs Keswick Gate SW to an urban collector standard including a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, on the south side,

concrete sidewalk on the north side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct temporary 6 m gravel surface roadway connections to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
11. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner design and construct the ultimate SWMF, including all inlets, outlets and 3 m hard surfaced shared use path with lighting, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner construct underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner construct a 1.38 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property in conformance with the submitted noise study, for all lots backing onto 170 Street SW and Keswick Gate SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a noise attenuation fence contained wholly within private property, for all lots backing onto Keswick Gate SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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
18. that the owner is responsible for the landscape design and construction within road rights of way and the walkway to the satisfaction of City Departments and affected utility agencies.

Enclosure I and Enclosure II are maps of the subdivision identifying major conditions of this approval.

MR for the SE 21-25-51-W4M will be addressed by a DRC with this file.

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 #140492822-001

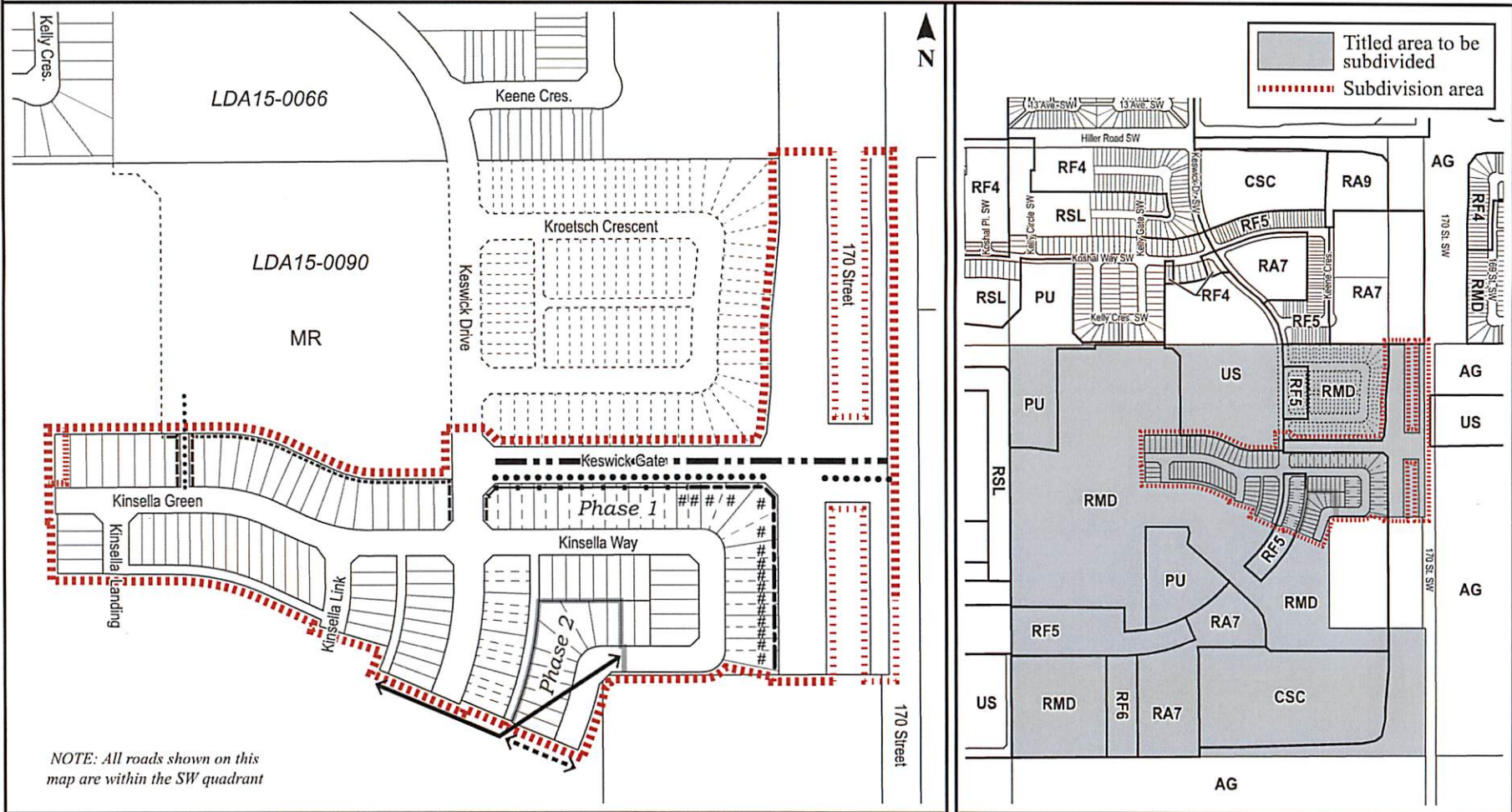
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL

June 7, 2018

LDA13-0305

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary to include
- ▬▬▬▬▬▬▬ Amend subdivision boundary to exclude
- ▬▬▬▬▬▬▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬▬▬▬ 1.8 m uniform fence
- ▬▬▬▬▬▬▬ Noise attenuation fence
- ▬▬▬▬▬▬▬ Berm and noise attenuation fence
- ▬▬▬▬▬▬▬ 1.5 m concrete sidewalk
- 3 m hard surface shared use path
- # Restrictive covenant re: berm and fence
- ▬▬▬▬▬▬▬ Construct collector roadway
- ↔ Temporary 6 m roadway with phase 1
- ↔ Temporary 6 m roadway with phase 2
- ⌈⌋ Temporary 17 m radius transit turnaround
- ▬▬▬▬▬▬▬ Phasing lines



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

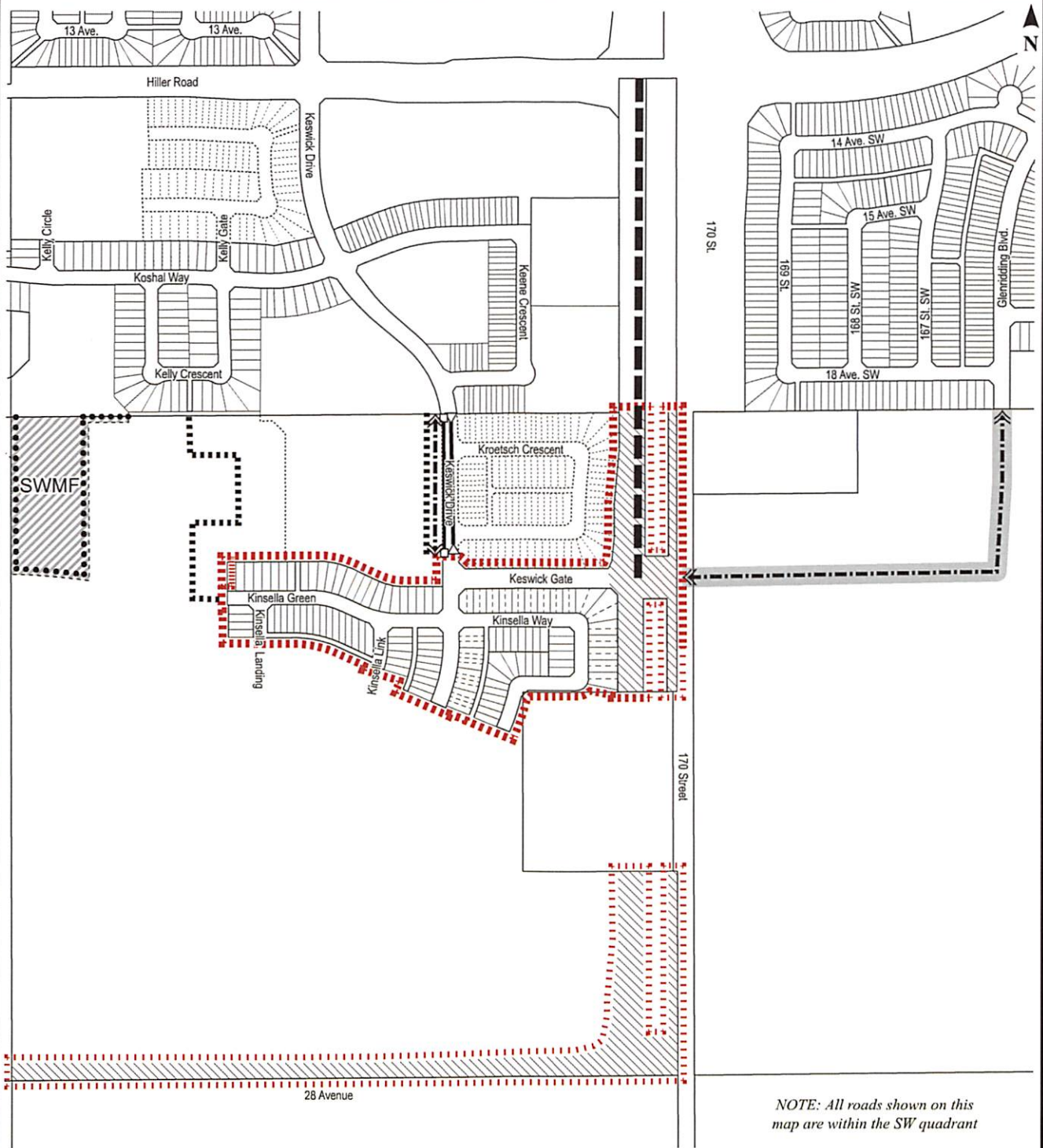


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 7, 2018

LDA13-0305

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>■■■■■■■ Limit of proposed subdivision</li> <li>■■■■■■■ Amend subdivision boundary to include</li> <li>■■■■■■■ Amend subdivision boundary to exclude</li> <li>▨▨▨▨▨ Dedicate as road right of way</li> <li>←-.-.-.-&gt; Watermain extension</li> <li>..... Major drainage infrastructure</li> </ul> | <ul style="list-style-type: none"> <li>■ Register easement</li> <li>▬▬▬ Construct first two lanes to an arterial roadway standard</li> <li>▨▨▨▨▨ Construct SWMF to ultimate</li> <li>⌞ Construct sanitary sewer</li> <li>□ Construct storm sewer</li> <li>..... 3 m hard surface shared use path</li> </ul> |
|---|---|



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



Subdivision Authority

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

June 7, 2018

File No. LDA18-0075

WSP Canada Inc.  
1200 10909 Jasper Avenue NW  
Edmonton, AB T5J 3L9

ATTENTION: Chuck McNutt

RE: Tentative plan of subdivision to create one (1) additional commercial lot from Lot 35, Block 1, Plan 142 0266 located south of 109 Avenue NW and east of 170 Street NW; **YOUNGSTOWN INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on June 7, 2018, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register easements for the storm and sanitary main extensions, to the satisfaction of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I (I) 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 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;

4. 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;
5. that the owner constructs onsite stormwater management system within the proposed commercial lots, with a controlled outflow rate to the City's storm sewer system of 0.035 cubic metres per second per hectare, and storage provided within the property to accommodate the excess runoff from a 1 in 100 year design rainfall event; and
6. that the owner constructs 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.

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

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

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

If you have further questions, please contact Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

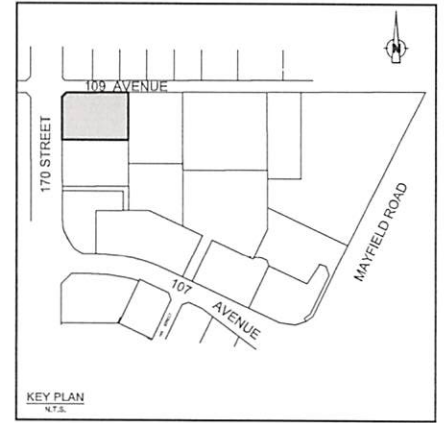
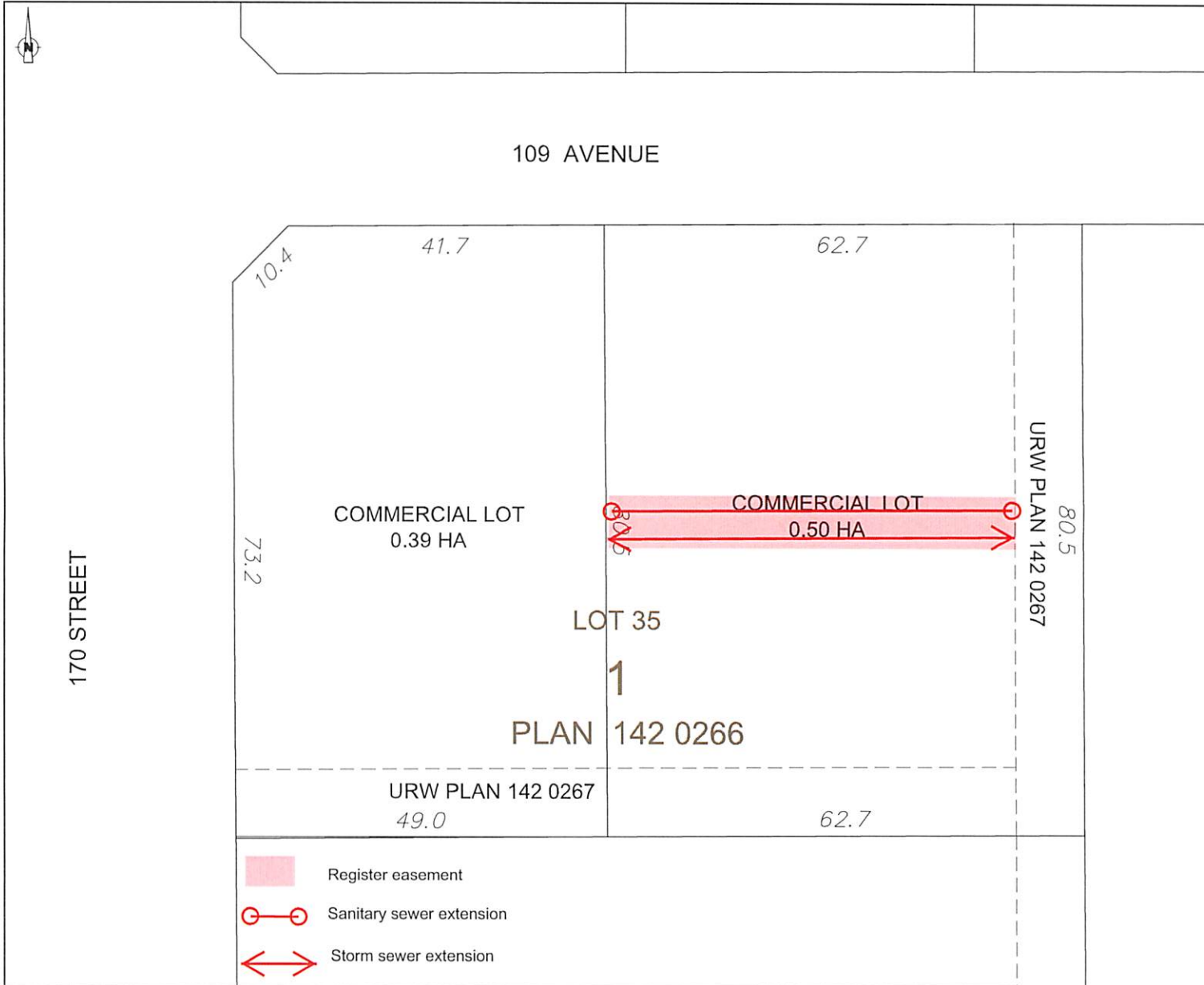


Blair McDowell  
Subdivision Authority

BM/gq/Posse #273504302-001

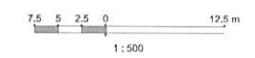
Enclosure(s)





**YOUNGSTOWN INDUSTRIAL**

Tentative Plan showing Proposed Subdivision  
of Part of  
LOT 35, BLOCK 1, PLAN 142 0266  
within  
EDMONTON, ALBERTA



Area to be subdivided shown thus  
and contains 2 Commercial lots and is approximately  
0.89 hectares.  
All dimensions are in metres and decimals thereof.

Submission Date:  
Revision Date: MAY 24, 2018  
Project Number: 181-00689-00







Subdivision Authority

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

June 7, 2018

File No. LDA18-0141

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, BLock 5, Plan 3992 ET, located south of 98 Avenue NW and west of 155 Street NW; **WEST JASPER PLACE**

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**The Subdivision by Plan is APPROVED on June 7, 2018, subject to the following conditions:**

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

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

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

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

If you have further questions, please contact Kristen Rutherford at [kristen.rutherford@edmonton.ca](mailto:kristen.rutherford@edmonton.ca) or 780-442-5047.

Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #276413565-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 155 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 155 Street NW. Upon redevelopment of proposed Lot 7B, the existing residential access to 155 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 1.15 m south of the north property line of Lot 7 off 155 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

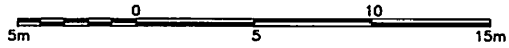
LOT 7, BLOCK 5, PLAN 3992 E.T.

IN THE

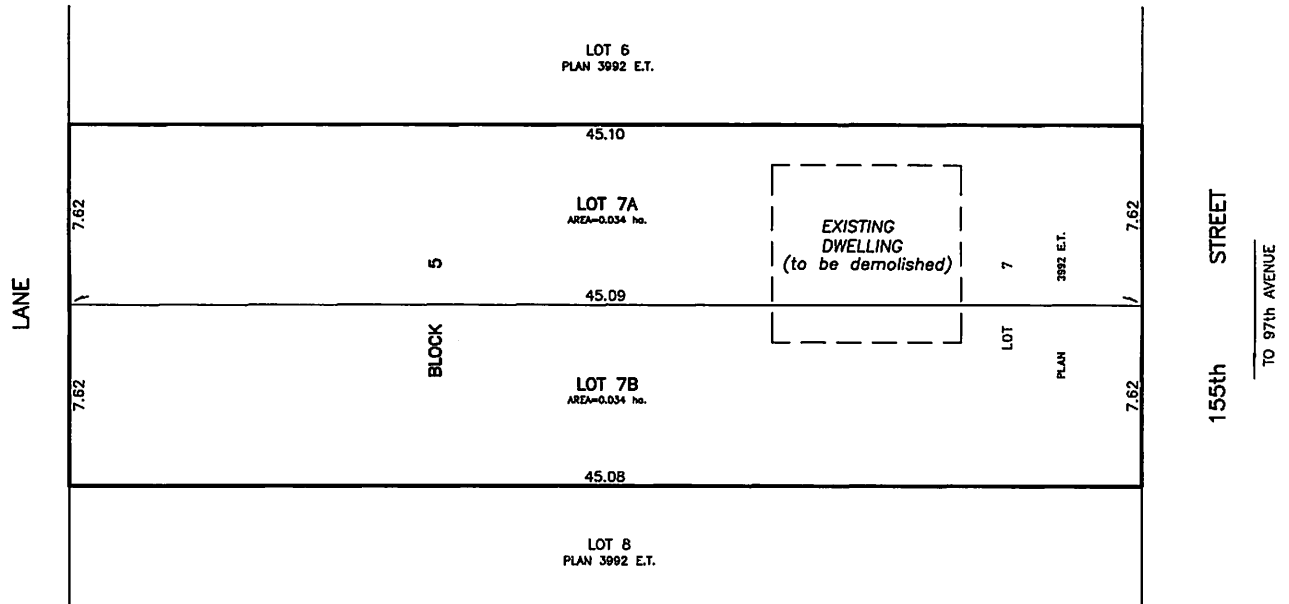
N.W.1/4 SEC.35-52-25-4

EDMONTON ALBERTA

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



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 2, 2018  
REVISED: -

FILE NO. 18S0135

DWG.NO. 18S0135T



Subdivision Authority

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

June 7, 2018

File No. LDA18-0152

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 19, Block 45, Plan 934 A1 located south of 98 Avenue NW and east of 152 Street NW; **WEST JASPER PLACE**

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**The Subdivision by Plan is APPROVED on June 7, 2018, subject to the following conditions:**

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

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

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

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

If you have further questions, please contact Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

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

Blair McDowell  
Subdivision Authority

BM/gq/Posse #277198035-001  
Enclosure(s)



Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 152 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 152 Street NW. Upon redevelopment of proposed Lot 19B, the existing residential access to 152 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.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.2 m north of the south property line of Lot 19 off 152 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).

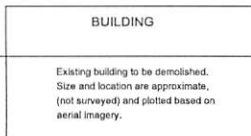
98 AVENUE

152 STREET

LANE

LOT 20  
BLOCK 45  
PLAN 934 AI

45.11  
LOT 19B  
BLOCK 45



45.11  
LOT 19  
BLOCK 45  
PLAN 934 AI

45.11  
LOT 19A  
BLOCK 45

45.11

LOT 18  
BLOCK 45  
PLAN 934 AI

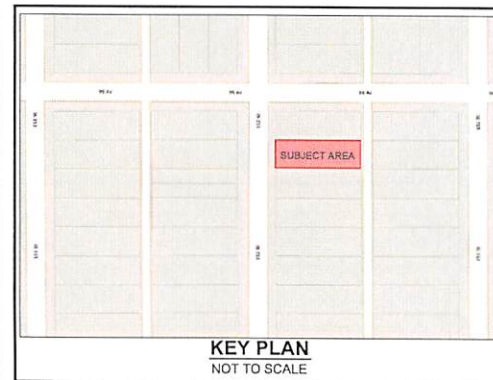
LOT 17  
BLOCK 45  
PLAN 934 AI



ROYAL FINE HOMES INC.

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_ AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY
0	MAR. 8, 2018	ORIGINAL PLAN COMPLETED	AN

REVISIONS

**WEST JASPER PLACE**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

OF

LOT 19, BLOCK 45, PLAN 934 AI

WITHIN THE

N.W. 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  
 16704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61800035T	DRAFTED BY:	AN	CHECKED BY:	DS
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Subdivision Authority

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

June 7, 2018

File No. LDA18-0175

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create two (2) Bareland Condominium units for an existing semi-detached dwelling from Lot 4, Block 11, Plan 8661 T, located north of 127 Avenue NW and west of 122 Street NW; **CALDER**

---

**The Subdivision by Bareland Condominium is APPROVED on June 7, 2018, subject to the following conditions:**

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

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

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

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

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

Regards,

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

Blair McDowell  
Subdivision Authority

BM/sm/Posse #277782270-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 122 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

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.
- Any changes to the proposed bare land condominium unit(s) require the application be revised and approved by the Subdivision Authority.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection.
- All municipal services must enter the site through Common Property.

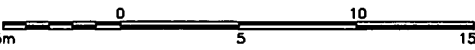


# TENTATIVE PLAN

SHOWING BARELAND CONDOMINIUM OF  
 LOT 4, BLOCK 11, PLAN 8661 T.

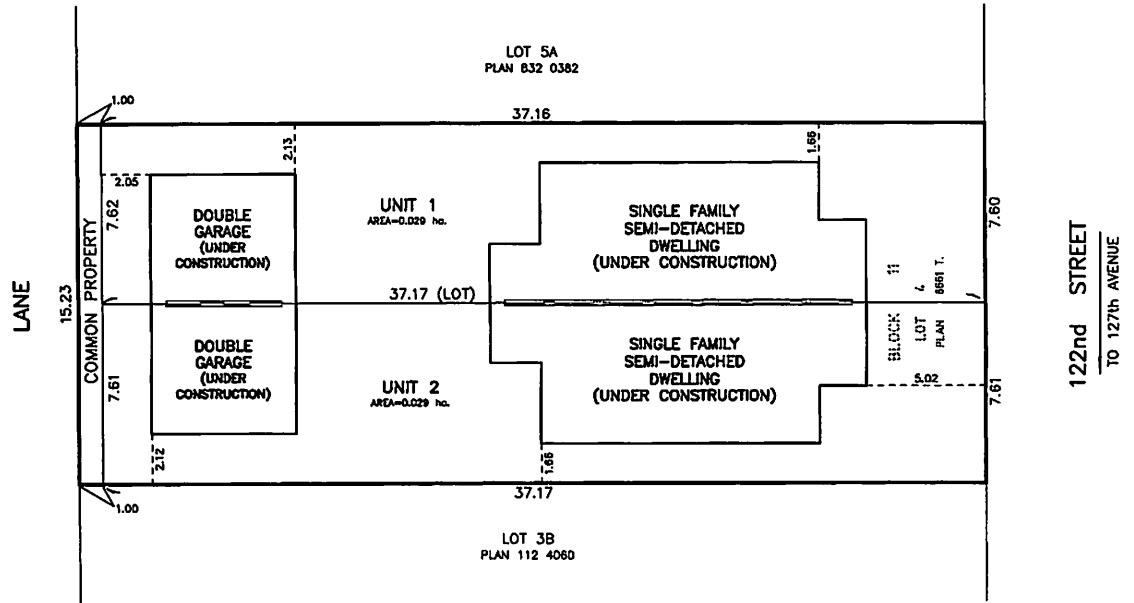
IN THE  
 S.W.1/4 SEC.19-53-24-4

EDMONTON ALBERTA

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




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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 21, 2018  
 REVISED: -

FILE NO. 18S0183

DWG.NO. 18S0183T



Subdivision Authority

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

June 7, 2018

File No. LDA18-0198

Alberta Geomatics Inc.  
201-8762 50 Avenue NW  
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create two (2) condominium bare land units from Lot 14, Block 17, Plan RN76, located south of 121 Avenue NW and west of 85 Street NW; **EASTWOOD**

---

**The Subdivision by Bare Land Condominium is APPROVED on June 7, 2018, subject to the following condition(s):**

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 Steven Ketz at 780-944-0250 or [steven.ketza@edmonton.ca](mailto:steven.ketza@edmonton.ca).

Regards,

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

Blair McDowell  
Subdivision Authority

BM/sk/Posse # 279117794-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

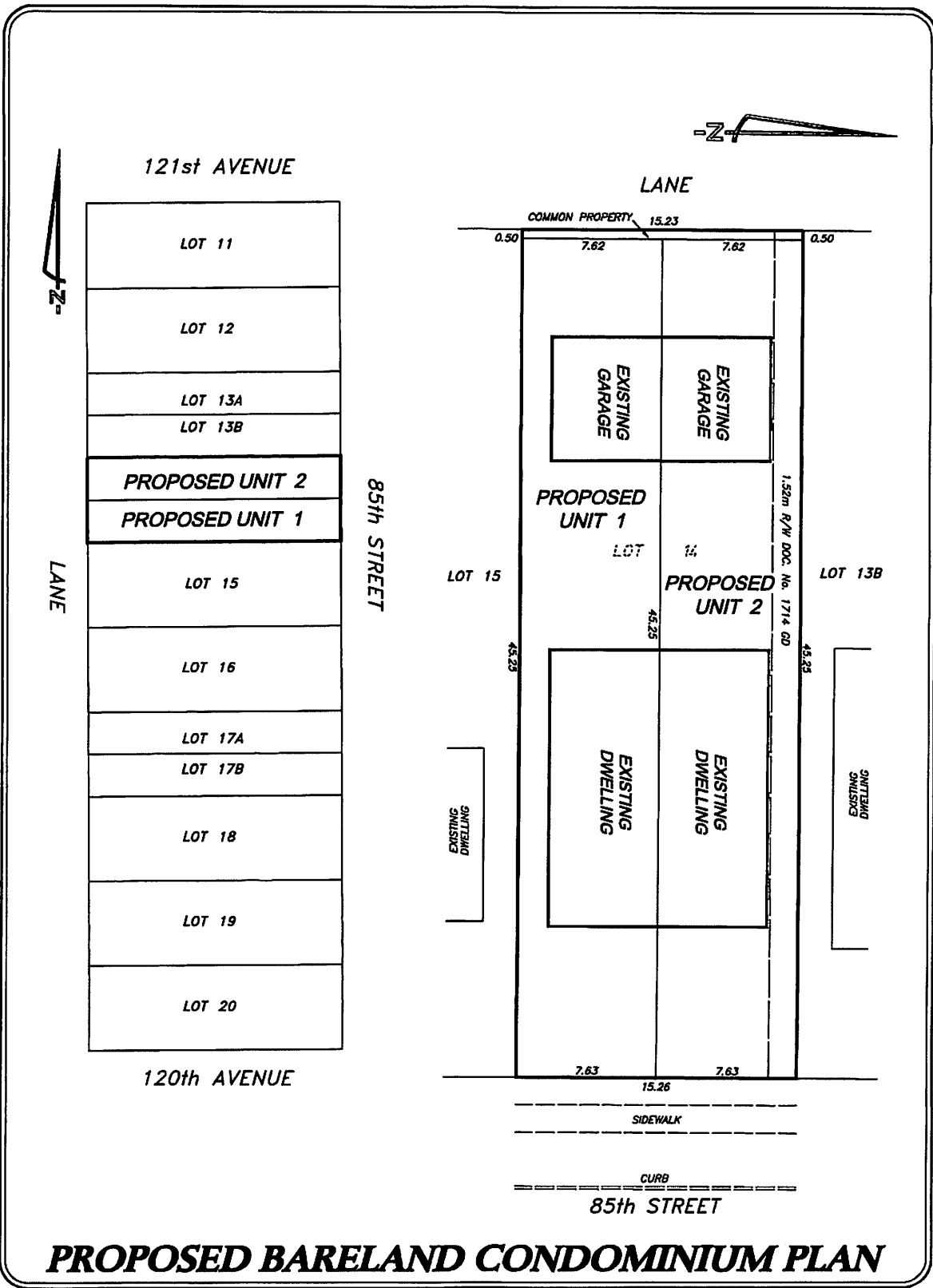
- There are existing boulevard trees adjacent to the site on 85 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

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.
- Any changes to the proposed bare land condominium unit(s) require the application be revised and approved by the Subdivision Authority.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection.
- All municipal services must enter the site through Common Property.
- The existing 20mm water service which enters Proposed Unit 2 is not of sufficient capacity to provide adequate flow and pressure to the two units. EPCOR recommends a second 20mm service be added or abandon the existing 20mm service back to the water main and a minimum 40mm water service be constructed to service both units.



**PROPOSED BARELAND CONDOMINIUM PLAN**  
**TENTATIVE PLAN**

Suite 201, 8762-50 AVENUE  
 EDMONTON ALBERTA T6E 5K8  
 email: abgeo@telus.net  
 PH: (780) 437-8033  
 FAX: (780) 437-8024



**NOTE:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 NUMBER OF PARCEL CREATED 2

ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED  
 BY LEGAL SURVEY

LOT: 14      BLOCK: 17      PLAN: RN 76

SUBDIVISION: EASTWOOD      ADDRESS: 12034 - 85 STREET

BUILDER/OWNER: TECH VIEW HOMES LTD.      EDMONTON

FILE: E13947      LOT AREA: 0.07 ha.      SCALE: 1:250

THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY  
 THE LOCAL AUTHORITY.  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS  
 OR OMISSIONS REPRESENTED BY THIS PLAN.

ZONING: RF3

DRAWN BY: J.K.      CHECKED BY: P.S./I.H.      2018-04-09