

Thursday, November 23, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 47

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 23, 2017 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the November 16, 2017 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA16-0224
221154761-001 | Tentative plan of subdivision to create one (1) additional multi-family lot from Lot 1, Block 3, Plan 092 4862, located south of 129 Avenue NW and east of Fort Road NW; BELVEDERE |
| 2. | LDA17-0018
239064655-001 | Tentative plan of subdivision to create one (1) additional commercial lot from Lot 4, Block 3, Plan 152 0533 located south of Windermere Boulevard and east of Allan Drive NW; AMBLESIDE |
| 3. | LDA17-0287
252008715-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 4, Plan 2630 KS located south of 91A Avenue NW and west of 141 Street NW; PARKVIEW |
| 4. | LDA17-0541
263237982-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 32, Plan 4064 KS located south of 109 Avenue NW and east of 153 Street NW; HIGH PARK |
| 5. | LDA17-0543
263690619-001 | Tentative plan of subdivision to create two (2) commercial lots, from Lot 13, Block 20, Plan 1325271 and Lot 14, Block 20, Plan 1325272 located south of Mullen Road SW and East of Rabbit Hill Road SW; MACTAGGART |
| 6. | LDA17-0573
264787970-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 25, Plan 3875 P, located north of 107 Avenue NW and east of 128 Street NW; WESTMOUNT |

7.	LDA17-0576 264861513-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 8 and 9, Block C, Plan 893 AF, north of 92 Avenue NW and west of 90 Street NW; BONNIE DOON
8.	LDA17-0578 264896081-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 23, Plan RN46, located north of 114 Avenue NW and east of 123 Street NW; INGLEWOOD
9.	LDA17-0583 265168661-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot T, Block 19, Plan 426 HW, located north of 73 Avenue NW and east of 96 Street NW; RITCHIE
10.	LDA17-0595 265421023-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 18 - 20, Block 36, Plan 8119 AH located north of 122 Avenue NW and east of 46 Street NW; BERGMAN
5.	OTHER BUSINESS	



Subdivision Authority

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

November 23, 2017

File No. LDA16-0224

Northland Surveys
100, 18103 - 105 Avenue NW
Edmonton, AB T5S 2L5

ATTENTION: Chad Finner

RE: Tentative plan of subdivision to create one (1) additional multi-family lot from Lot 1, Block 3, Plan 092 4862, located south of 129 Avenue NW and east of Fort Road NW; **BELVEDERE**

The application has revised the boundary of proposed Lot 2. The requirement for a cross lot access easement is no longer required.

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

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

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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #221154761-001
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 (\$xxxx.x - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

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

BELVEDERE TENTATIVE PLAN

SHOWING A

PROPOSED SUBDIVISION

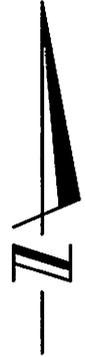
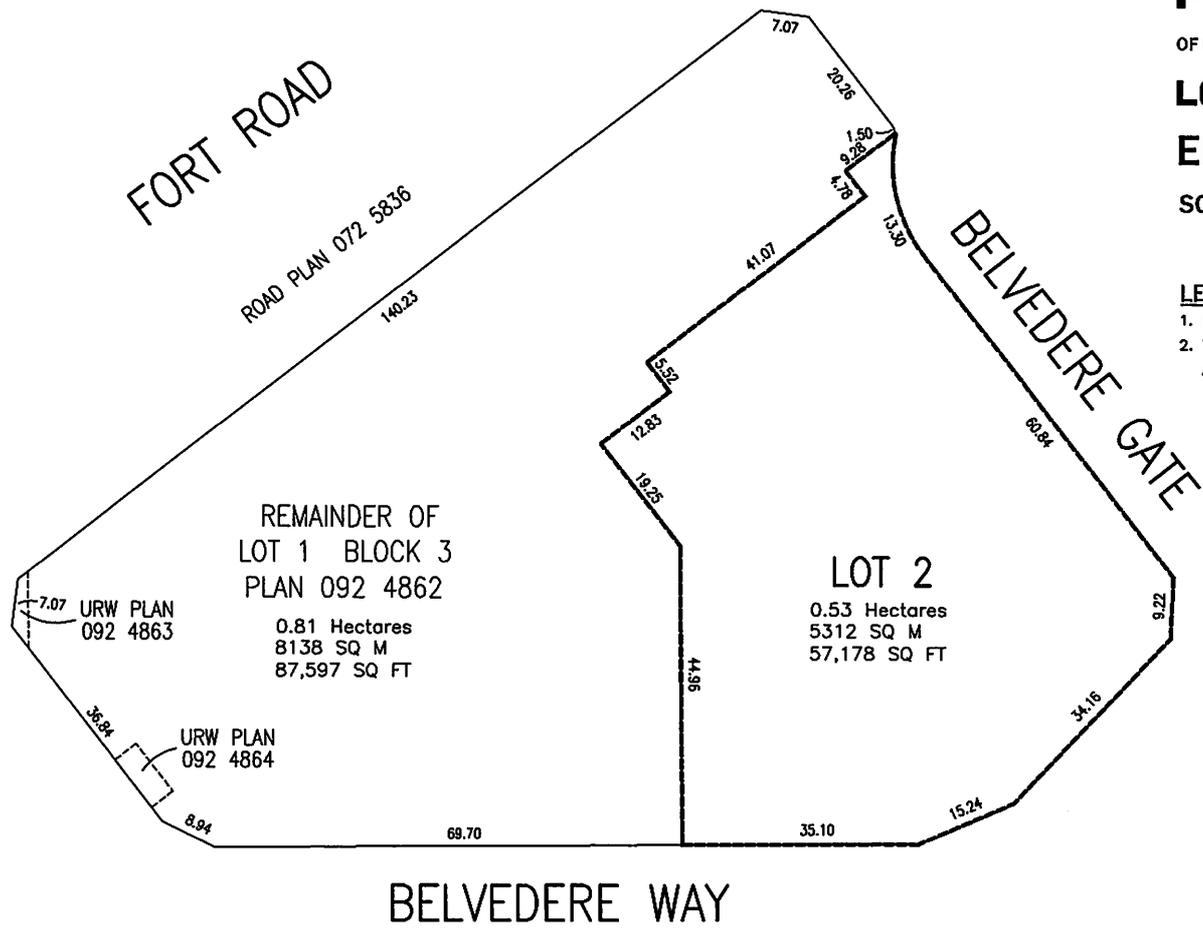
OF PART OF

LOT 1 BLOCK 3 PLAN 092 4862
EDMONTON ALBERTA

SCALE 1:750

LEGEND:

- 1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
- 2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS..... AND CONTAINS: **0.58 Hectares**



NORTHLAND SURVEYS

LAND INFORMATION



Subdivision Authority

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

November 23, 2017

File No. LDA17-0018

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional commercial lot from Lot 4, Block 3, Plan 152 0533 located south of Windermere Boulevard and east of Allan Drive NW; **AMBLESIDE**

This application revises the original approval by adjusting the proposed property line.

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

1. that the owner register an easement for cross lot access as shown on Enclosure I. The City shall be a party to the easement; 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 five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #239064655-001

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 (\$2013.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

Transportation

- Access will not be permitted to Windermere Boulevard SW as it is an arterial roadway as shown on the enclosure.

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.

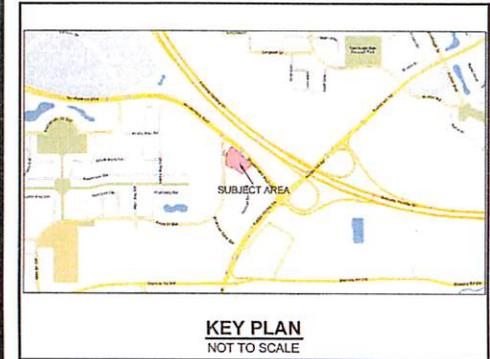
Servicing

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

1973610 ALBERTA LTD.

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 DC1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 1.21 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
2	OCT 10, 2017	ADJUSTED PROPOSED PROPERTY LINE BETWEEN LOTS	AN
1	JUNE 27, 2017	ADJUSTED PROPOSED PROPERTY LINE BETWEEN LOTS	AN
0	JAN. 10, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

AMBLESIDE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

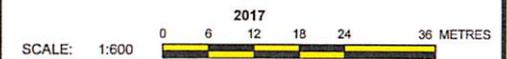
OF

LOT 4, BLOCK 3, PLAN 152 0533

WITHIN THE

S.W. 1/4 SEC. 26 - TWP. 51 - RGE. 25 - W. 4th MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 www.palsgeomatics.com

ENCLOSURE

FILE NO. 11600381T CRAFTED BY:

FILE: REVISED LOA 17-0018

DATE: NOVEMBER 2, 2017



CROSS LOT ACCESS EASEMENT TO BE REGISTERED

NO ACCESS PERMITTED TO WINDERMERE BOULEVARD SW





Subdivision Authority

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

November 23, 2017

File No. LDA17-0287

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 4, Plan 2630 KS located south of 91A Avenue NW and west of 141 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on November 23, 2017, 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 five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #252008715-001

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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

Transportation

- There are existing boulevard trees on ___ Street/Avenue. For any proposed access to ___ Street/Avenue, a minimum clearance of ___ m must be maintained from the boulevard trees.
- There is an existing access to 91A Avenue. Upon redevelopment of proposed Lot 30B, the existing residential access to 91A Avenue may require removal. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 - 104 Avenue. Further access details will be reviewed upon submission of a detailed site plan or Development Permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 26.21 m east of the east property line of the lane east of 142 Street NW. The existing storm service enters the proposed subdivision approximately 7.92 m west of the east property line of Lot 30. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

2038232 AB LTD.

NOTES:

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- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.115 ha.



REV. NO.	DATE	ITEM	BY
3	NOV. 17, 2017	ADD DEFLECTION TO COMMON PROPERTY LINE	TP
2	NOV. 14, 2017	ADJUST COMMON PROPERTY LINE	AN
1	JULY 20, 2017	ADD 0.50m DEFLECTION TO THE FRONT OF LOT	AN
0	MAY 16, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

PARKVIEW

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

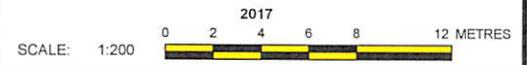
OF

LOT 30, BLOCK 4, PLAN 2630 KS

WITHIN THE

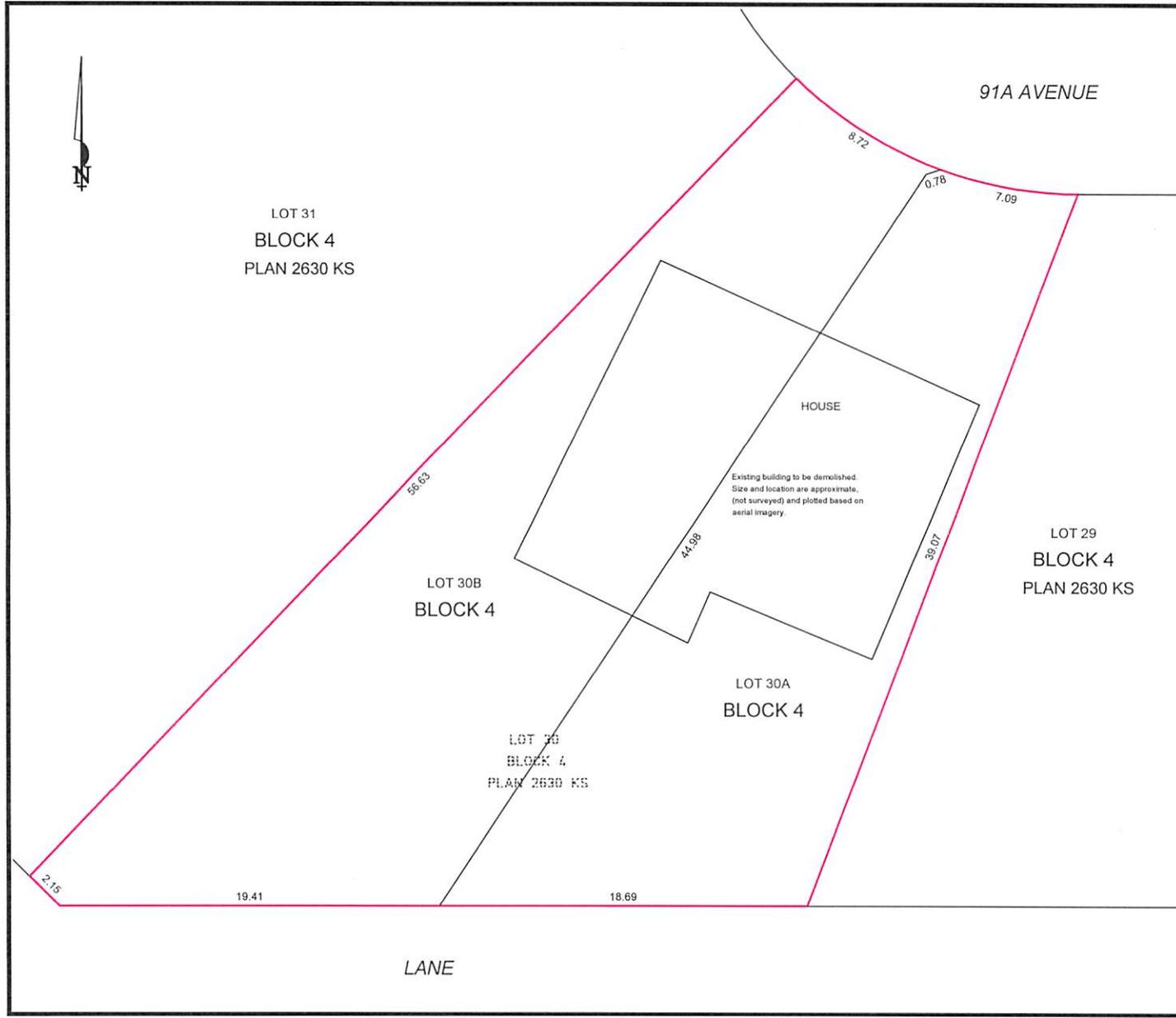
N.W. 1/4 SEC. 25 - TWP. 52 - RGE. 25 - W. 4th MER.

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.	617000357	DRAFTED BY:	AN	CHECKED BY:	BM
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Subdivision Authority

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

November 23, 2017

File No. LDA17-0541

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 32, Plan 4064 KS located south of 109 Avenue NW and east of 153 Street NW; **HIGH PARK**

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

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/at/Posse #263237982-001
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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

Transportation

- Subdivision of the subject lot will result in the creation of two parcels less than 15.5 m in width and as such, access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800. There are no boulevard trees adjacent to the site on 153 Street and 109 Avenue.
- There is an existing access to 109 Avenue. Upon redevelopment of proposed Lot 13A, the existing residential access to 109 Avenue may require removal. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 - 104 Avenue. Further access details will be reviewed upon submission of a detailed site plan or Development Permit application.

Building / Site

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

Servicing

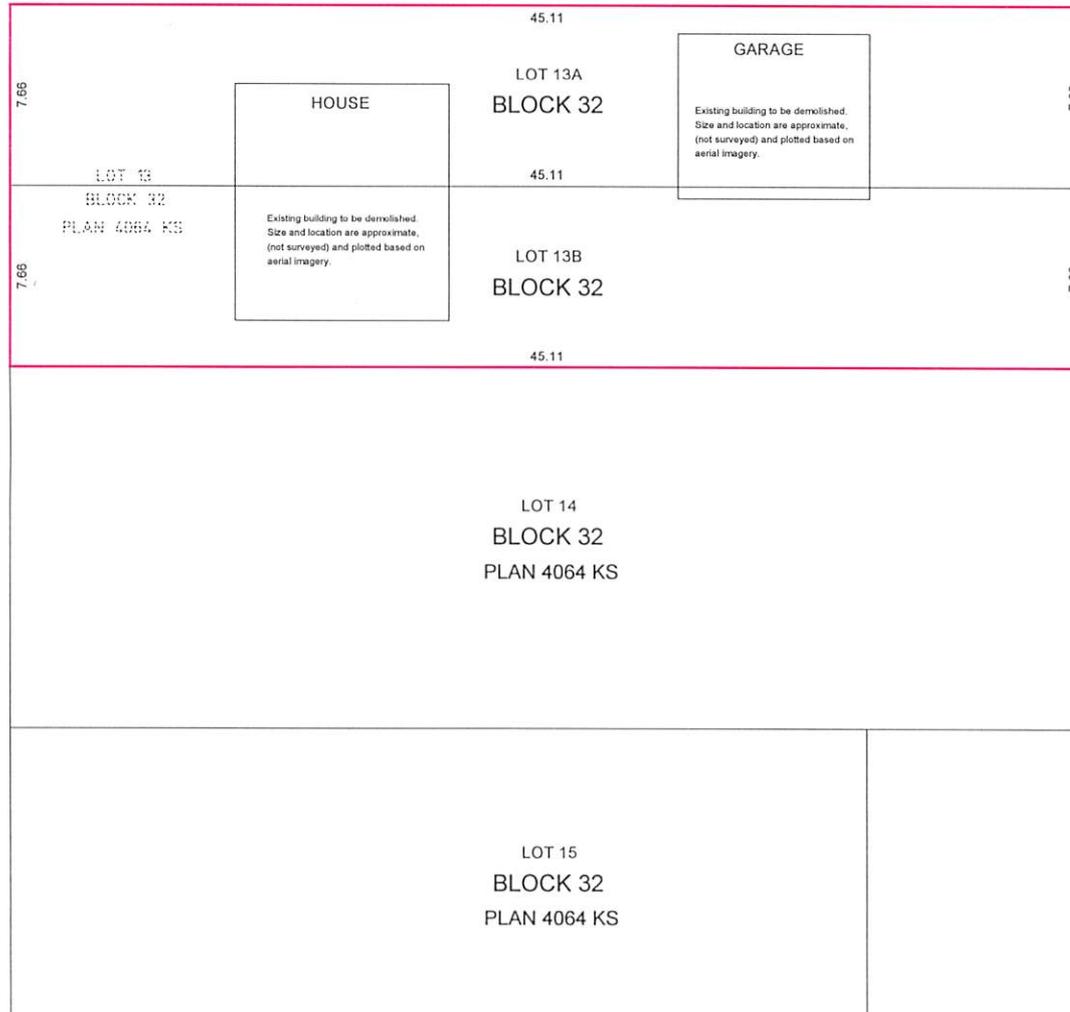
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.5 m north of the south property line of Lot 13. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).



153 STREET

109 AVENUE

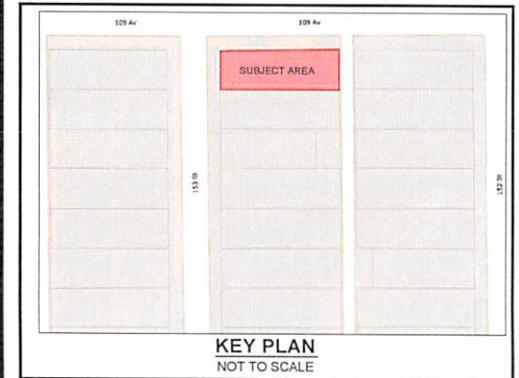
LANE



OMNI HOMES

NOTES:

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- 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	SEP. 25, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

HIGH PARK

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF

LOT 13, BLOCK 32, PLAN 4064 KS

WITHIN THE

N.W. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4th MER.

EDMONTON - ALBERTA



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

FILE NO.	61700071T	DRAFTED BY:	AN	CHECKED BY:	RS
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Subdivision Authority

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

November 23, 2017

File No. LDA17-0543

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

ATTENTION: Nick Dyjack

RE: Tentative plan of subdivision to create two (2) commercial lots, from Lot 13, Block 20, Plan 1325271 and Lot 14, Block 20, Plan 1325272 located south of Mullen Road SW and East of Rabbit Hill Road SW; **MACTAGGART**

I. The Subdivision by Plan is APPROVED on November 23, 2017, subject to the following conditions:

1. 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;
2. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lot 13, Block 20, Plan 1325271 was addressed by Deferred Reserve Caveat (DRC) with LDA06-0063. The DRC on the parent parcel (the NE 26-51-25-W4M) was subsequently discharged.

MR for Lot 14, Block 20, Plan 1325272 was addressed by money in place with LDA11-0376.

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 Kyle Witiw at kyle.witiw@edmonton.ca or 780-442-4308.

Regards,

Blair McDowell
Subdivision Authority

BM/kw/Posse #263690619-001

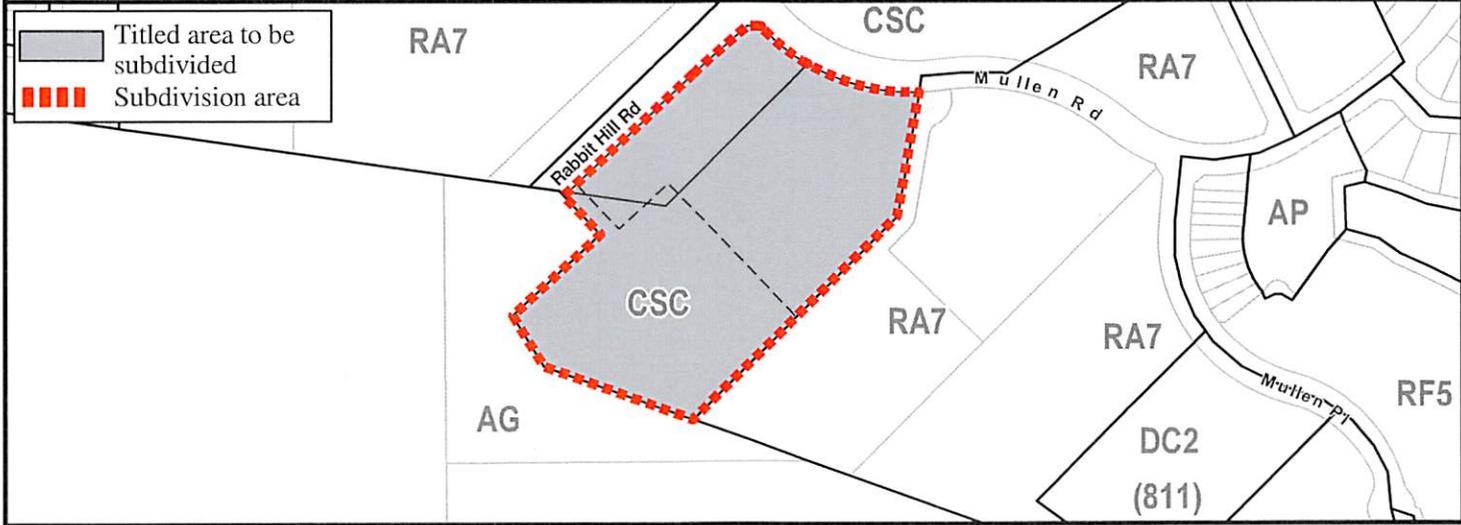
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 23, 2017

LDA17-0543

- Limit of proposed subdivision
- Register mutual access easement





Subdivision Authority

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

November 23, 2017

File No. LDA17-0573

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 25, Plan 3875 P, located north of 107 Avenue NW and east of 128 Street NW;
WESTMOUNT

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

1. that the final plan of survey shall conform to the attached revised tentative plan; and
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If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/at/Posse #264787970-001

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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

Transportation

- Subdivision of the subject lot will result in the creation of two parcels less than 15.5 m in width and as such, access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800. There are boulevard trees adjacent to the site on 128 Street.
- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

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 Drainage Planning and Engineering (water and sewer 780-496-5444).
- the existing services (water and sanitary) enter the proposed subdivision approximately 7.4 m south of the north property line of Lot 17. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

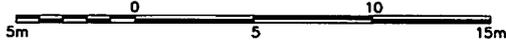
LOT 17, BLOCK 25, PLAN 3875 P.
RIVER LOT 2, EDMONTON SETTLEMENT

IN THE

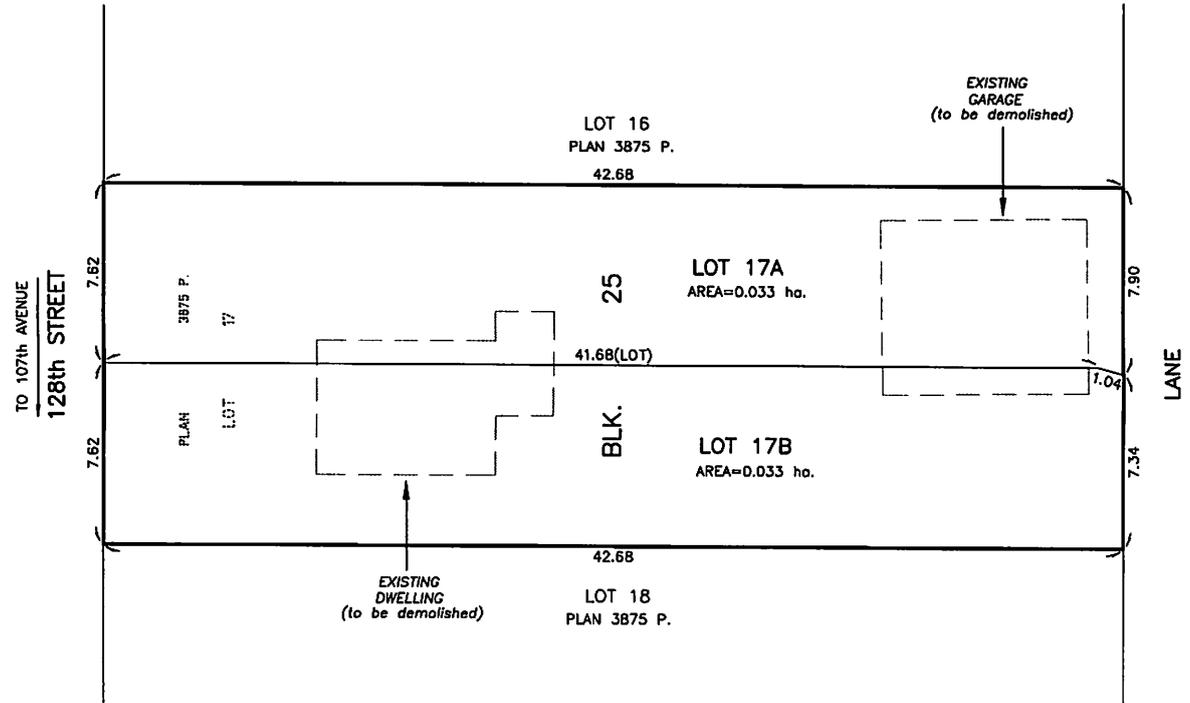
THEO. 53-25-4

EDMONTON ALBERTA

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



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: OCTOBER 16, 2017
REVISED: NOV. 21, 2017

FILE NO. 17S0961

DWG.NO. 17S0961T



Subdivision Authority

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

November 23, 2017

File No. LDA17-0576

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 8 and 9, Block C, Plan 893 AF, north of 92 Avenue NW and west of 90 Street NW; **BONNIE DOON**

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

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

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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/tl/Posse #264861513-001

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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

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 Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.99 m south of the north property line of Lot 8. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

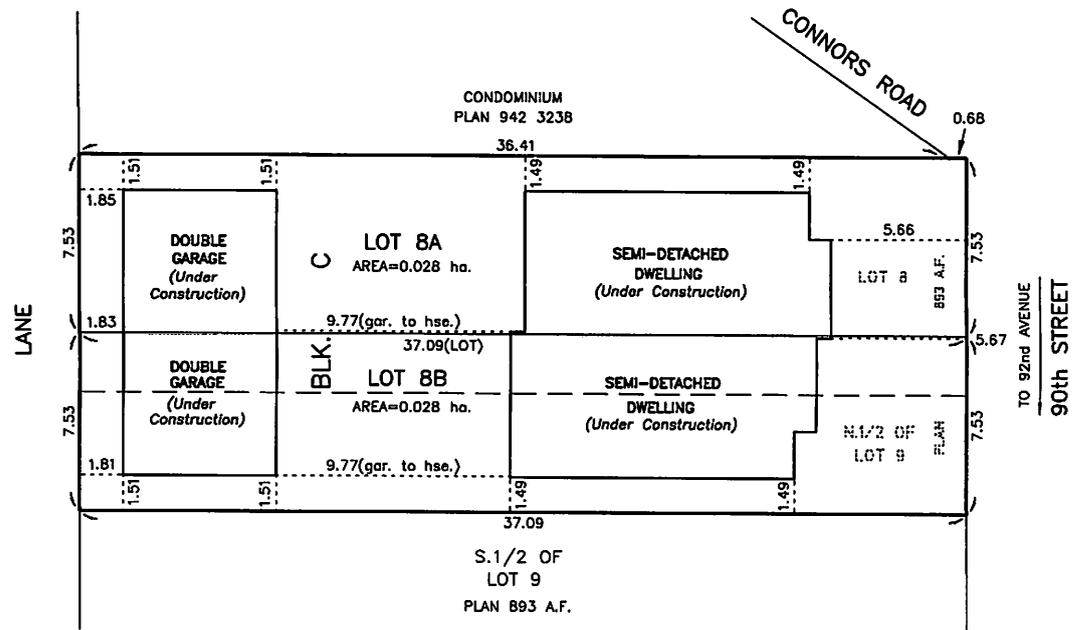
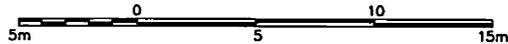
LOT 8 & THE NORTH HALF OF LOT 9
BLOCK C, PLAN 893 A.F.

IN THE

S.W.1/4 SEC.34-52-24-4

EDMONTON ALBERTA

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



NOTE:
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- AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5508

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: OCTOBER 17, 2017
REVISED: -

FILE NO. 17S0980

DWG.NO. 17S0980T



Subdivision Authority

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

November 23, 2017

File No. LDA17-0578

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 23, Plan RN46, located north of 114 Avenue NW and east of 123 Street NW;
INGLEWOOD

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

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/tl/Posse #264896081-001

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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

Transportation

- Subdivision of the subject lot will result in the creation of two parcels less than 15.5 m in width and as such, access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800. There are boulevard trees adjacent to the site on 123 Street.
- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

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 Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.4 m south of the north property line of Lot 14. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 14, BLOCK 23, PLAN RN46

IN THE

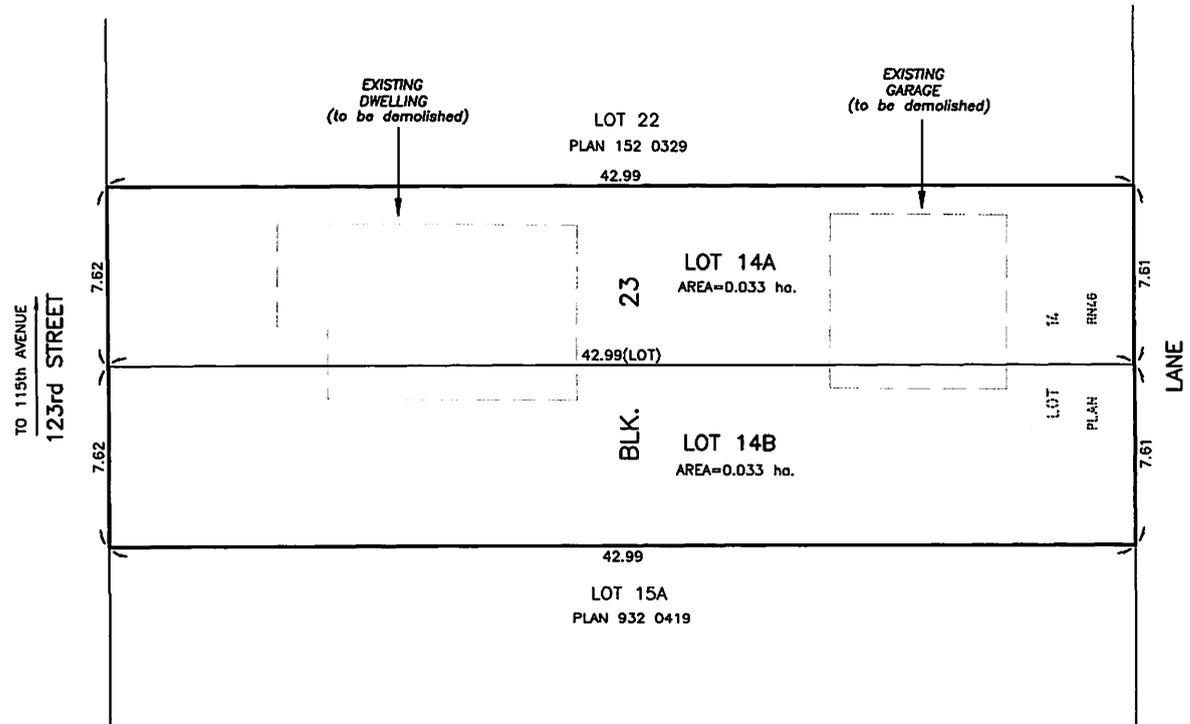
S.W.1/4 SEC.7-53-24-4

EDMONTON ALBERTA

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



NOTE:
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 - AREA DEALT WITH BOUNDED THUS.



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: OCTOBER 17, 2017
 REVISED: -

FILE NO. 17S0985

DWG.NO. 17S0985T



Subdivision Authority

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

November 23, 2017

File No. LDA17-0583

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot T, Block 19, Plan 426 HW, located north of 73 Avenue NW and east of 96 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on November 23, 2017, 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 (Susana Maki (780) 423-6889);
2. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed western lot;
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 five (5) 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 #265168661-001

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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

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 Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.0 m east of the west property line of Lot T. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT T, BLOCK 19, PLAN 426 H.W.

IN THE

N.E.1/4 SEC.21-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 D.G.CHEN, A.L.S.



NOTE:
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 - AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



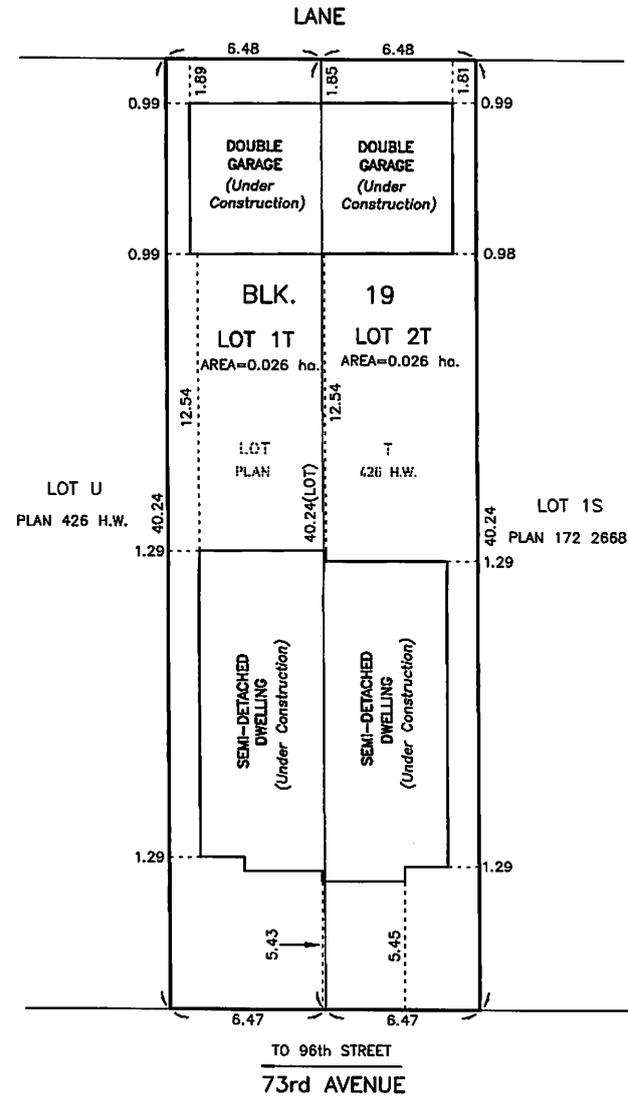
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: OCTOBER 20, 2017
 REVISED: -

FILE NO. 16C0784

DWG.NO. 16C0784T





Subdivision Authority

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

November 23, 2017

File No. LDA17-0595

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 18 - 20, Block 36, Plan 8119 AH located north of 122 Avenue NW and east of 46 Street NW;
BERGMAN

The Subdivision by Plan is APPROVED on November 23, 2017, 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 Alannah Webb at 780-442-2503); 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/at/Posse #265421023-001

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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

Transportation

- Subdivision of the subject lot will result in the creation of two parcels less than 15.5 m in width and as such, access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800. There are boulevard trees adjacent to the site on 46 Street.
- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

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 Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.6 m south of the north property line of Lot 19. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

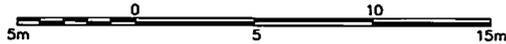
LOT 18, LOT 19 & LOT 20
BLOCK 36, PLAN 8119 A.H.

IN THE

S.W.1/4 SEC.13-53-24-4

EDMONTON ALBERTA

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



NOTE:
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- AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



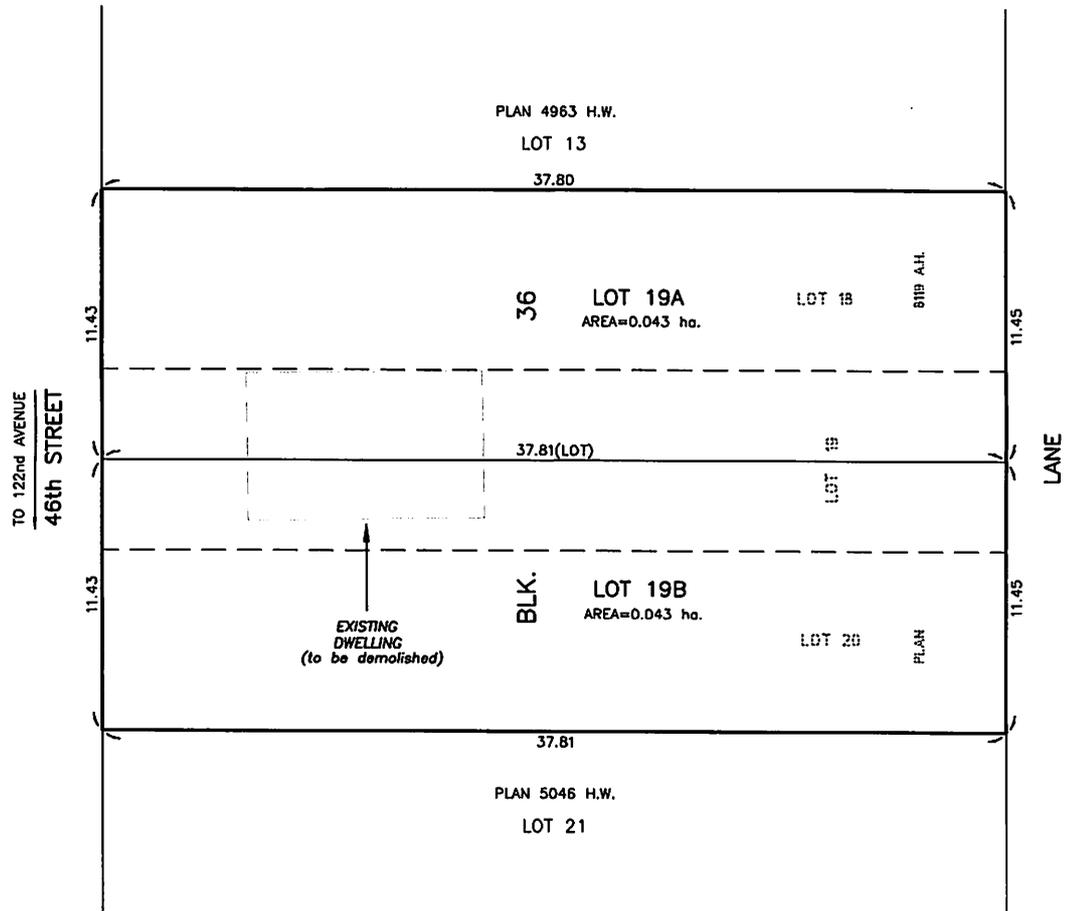
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: OCTOBER 24, 2017
REVISED: -

FILE NO. 17S0998

DWG.NO. 17S0998T



Thursday, November 16, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 46

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the November 16, 2017 meeting be adopted as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the November 9, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

1. LDA17-0542
263505881-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 12, Plan 1367 HW, located north of 77 Avenue NW and west of 115 Street NW; **MCKERNAN**

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

FOR THE MOTION Blair McDowell **CARRIED**

4. NEW BUSINESS

1. LDA17-0358
25440387-001 REVISION of conditionally approved plan of subdivision to create 131 single detached residential lots from the West Half of the North Half of 15-51-24 W4M, located south of Orchards Boulevard SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2.	LDA17-0491 261086722-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 2, Block 3, Plan N727 HW, located west of 113 Street NW and north of 75 Avenue NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA17-0532 263117756-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 26, Plan 3458 HW, located south of 70 Avenue NW and west of 96 Street NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0550 263818438-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 28 and 29, Block 106, Plan RN 50, located north of 115 Avenue NW and west of 83 Street NW; PARKDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0555 263393283-001	Tentative plan of subdivision to create revise boundary lines between Lots 1-3, Block 13, Plan 152 5272 and Lots 50-51, Block 4, Plan 152 5272 located south of Hays Ridge Boulevard NW and west of 141 Street SW; HAYS RIDGE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0557 263933544-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 22, Plan RN 64, located north of 121 Avenue NW and west of 123 Street NW; PRINCE CHARLES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0558 263947843-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot I, Block 36, Plan 8435 ET, located ET east of 99 Street, south of 79 Avenue; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA17-0570 264345434-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 20, Plan RN 60, located north of 109A Avenue NW and west of 130 Street NW; WESTMOUNT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA17-0571 264414979-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 10 and 11, Block 4, Plan 5765Q, located south of 75 Avenue NW and west of 108 Street NW; QUEEN ALEXANDRA	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		