

Thursday, November 30, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 48

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the November 30, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the November 23, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0467
180394283-001
Tentative plan of subdivision to create three (3) commercial lots and one (1) Public Utility lot, from Lot B, Plan 762 0483, and Block B, Plan 022 1630 located south of 137 Avenue NW and west of Anthony Henday Drive NW;
ANTHONY HENDAY BIG LAKE

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

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA15-0090
168232095-001
REVISION of conditionally approved plan of subdivision to create 40 single detached residential lots, 22 semi-detached residential lots, 30 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, 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.	LDA17-0470 260264129-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 24 and 25, Block 13, Plan 5036S, located south of 80 Avenue NW and west of 83 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0476 260451930-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 12-13, Block 12, Plan 3620 AH, located south of 101 Avenue NW and east of 78 Street NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0513 262389052-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5 Block 23 Plan RN46, located east of 122 Street NW and north of 114 Avenue NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0533 263243908-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 137, Plan 5109 HW located north of 98 Avenue NW and east of 143 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0566 264298157-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 11, Plan 6054 HW, located north of 91 Avenue NW and east of 149 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0586 264729637-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 84, Plan 5109 HW, located north of 97 Avenue NW and east of 148 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA17-0599 265469478-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 22, Plan 2655 HW, located south of 71 Avenue NW and east of 96 Street NW; HAZELDEAN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA17-0613 265677564-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 11, Plan 4892 HW, located south of 83 Avenue NW and west of 77 Street NW; IDYLWYLDE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
11.	LDA17-0617 266153570-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 29, Plan 3963 HW located north of 93 Avenue NW and west of 153 Street NW; SHERWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.		



Subdivision Authority

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

November 30, 2017

File No. LDA15-0467

Pario Plan
605 10080 - Jasper Avenue NW
Edmonton, AB T5J 1V9

ATTENTION: Armin Preiksaitis

RE: Tentative plan of subdivision to create three (3) commercial lots and one (1) Public Utility lot, from Lot B, Plan 762 0483, and Block B, Plan 022 1630 located south of 137 Avenue NW and west of Anthony Henday Drive NW; **ANTHONY HENDAY BIG LAKE**

I The Subdivision by Plan is APPROVED on November 30, 2017, 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 the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 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 construct fire hydrants along 137 Avenue NW to the satisfaction of EPCOR Water Services Inc.;
6. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner is responsible for the landscape design and construction within the Public Utility lot, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot B, Plan 762 0483, and Block B, Plan 022 1630 in the amount of \$748,386.91, representing 1.248 ha, is being provided by money in place with this subdivision.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #180394283-001

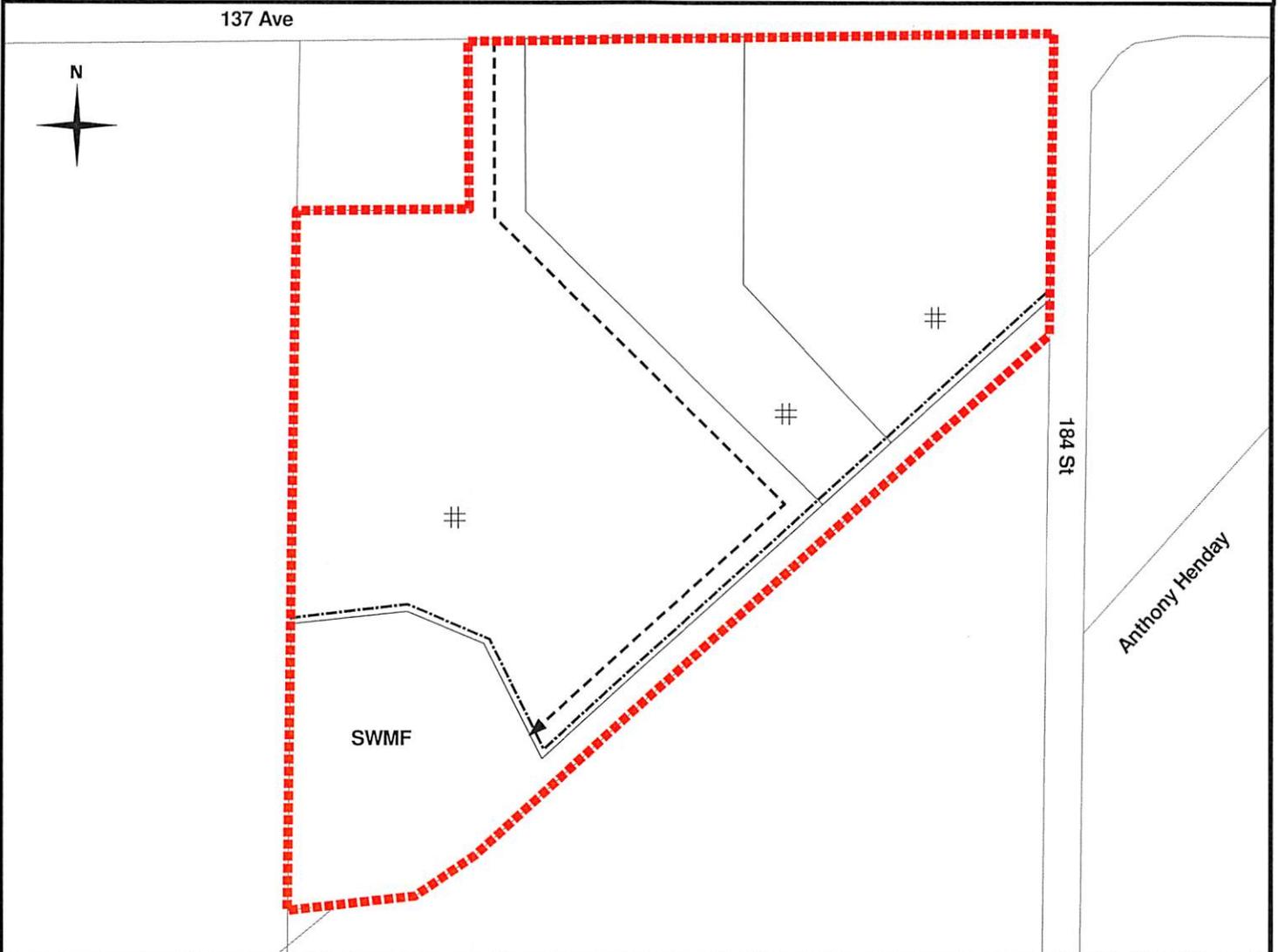
Enclosure

■■■■ Limit of proposed subdivision

----- 1.2 m uniform fence

Restrictive covenant re:
Freeboard

←--- Cross lot access easement





Subdivision Authority

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

November 30, 2017

File No. LDA15-0090

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

ATTENTION: applicant

RE: REVISION of conditionally approved plan of subdivision to create 40 single detached residential lots, 22 semi-detached residential lots, 30 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

The application has revised the rear property line of one lot to accommodate an entrance feature within private property and improve the intersection sightlines at 170 Street SW and Keswick Gate SW.

I The Subdivision by Plan is APPROVED on November 30, 2017, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.69 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner 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., and EPCOR Water Services Inc., 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 Public Utility lot (PUL) greenway as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA13-0305 be registered prior to or concurrent with this application for underground utilities and the logical extension of roadway connections;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Keswick Gate SW and 170 Street SW, to protect the integrity of the berm, 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 (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 construct a 3 m hard surface shared use path with, "Shared Use" signage, lighting and bollards, within the MR lot, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 2 m mono-walk with straight faced curb and gutter, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property ,for all lots backing onto 170 Street SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a noise attenuation fence contained wholly within private property, as per the City of Edmonton, for all lots backing onto the collector road, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way, and greenway to the satisfaction of City Departments and affected utility agencies.

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

MR for the SE 21-51-25-W4M was addressed by requiring a (DRC) with LDA13-0305. Dedication of a 3.69 ha MR lot is a requirement of this subdivision. The DRC will be reduced accordingly and the remainder will carry forward on 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #168232095-001

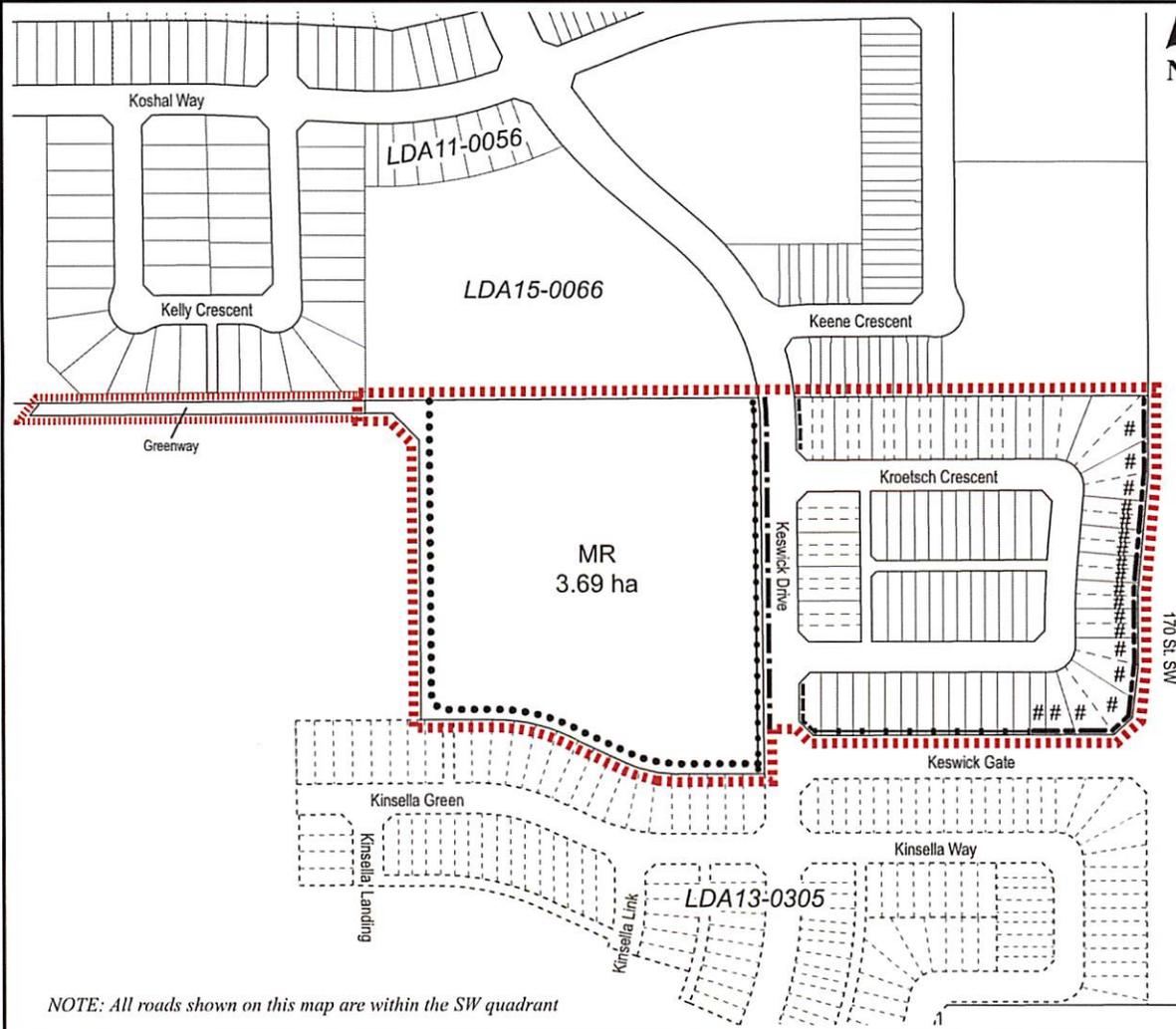
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL

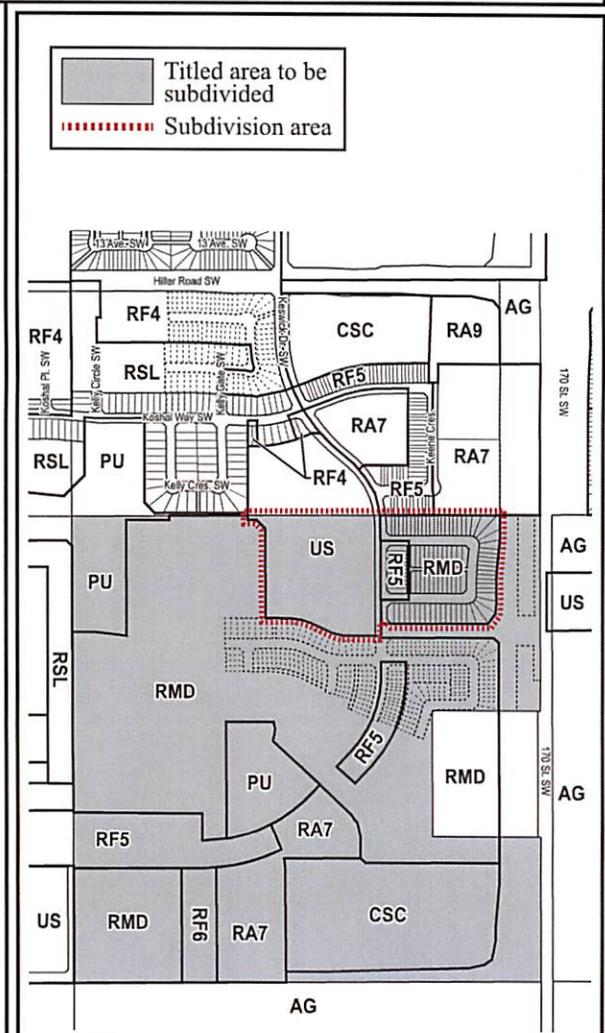
November 30, 2017

LDA15-0090

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- ▬▬▬▬▬▬▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬▬▬▬ Post and rail fence
- ▬▬▬▬▬▬▬ Noise attenuation fence
- ▬▬▬▬▬▬▬ Berm and noise attenuation fence
- ▬▬▬▬▬▬▬ 2 m mono-walk
- 3 m hard surface shared use path
- # Restrictive covenant re: berm



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

November 30, 2017

File No. LDA17-0470

Guiqiang Ma
10624 - 67 Avenue NW
Edmonton, AB T6H 1Z8

ATTENTION: Guiqiang Ma

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 24 and 25, Block 13, Plan 5036S, located south of 80 Avenue NW and west of 83 Street NW;
KING EDWARD PARK

The Subdivision by Plan is APPROVED on November 30, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. 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 Susana Maki at 780-423-6889);
3. 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
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell
Subdivision Authority

BM/mb/Posse #260265129-001

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.

Transportation

- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.
- 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 is a boulevard tree adjacent to the site on 80 Avenue.

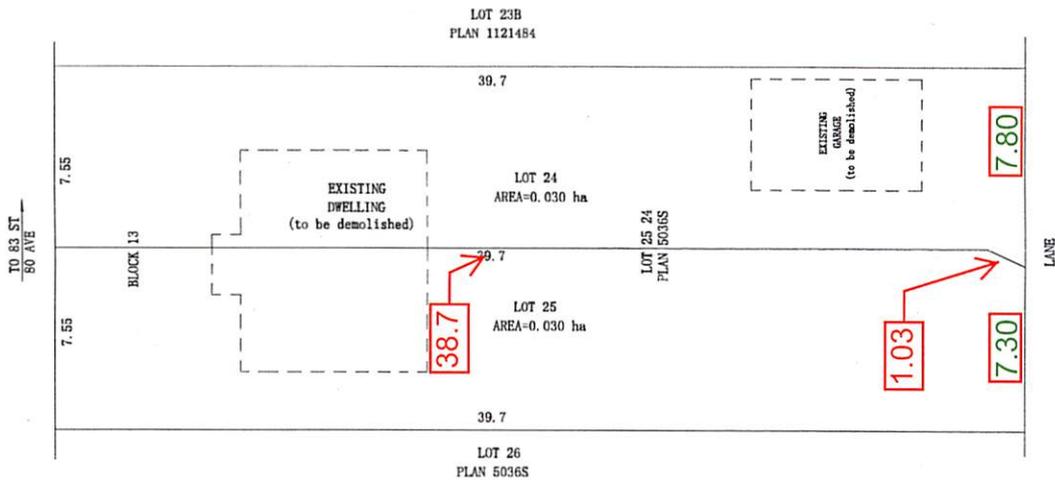
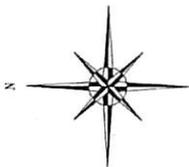
Building / Site

- 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 Drainage Planning and Engineering (water and sewer 780-496-5444).
- That the existing water service enters the proposed subdivision approximately 7.3 m west of the east property line of Lot 24. The existing sanitary service enters the proposed subdivision approximately 64.5 m west of sanitary manhole 251818. 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 24, BLOCK 13, PLAN 5036S
LOT 25, BLOCK 13, PLAN 5036S
IN THE
5036S; 13; 24; 25
EDMONTON ALBERTA





Subdivision Authority

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

November 30, 2017

File No. LDA17-0476

Hagen Surveys (1982) 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 on Lot 12-13, Block 12, Plan 3620 AH, located south of 101 Avenue NW and east of 78 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on November 30, 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

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

Blair McDowell
Subdivision Authority

BM/sm/Posse #260451930-001

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 105A Street.
- The existing concrete steps that encroach onto the 78 Street road right-of-way, must be removed and relocated to private property with redevelopment of the site. Alternatively, the owner may enter into an Encroachment Agreement with the City of Edmonton and can email encroachmentagreements@edmonton.ca for information on the agreement.

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 6.4 m north of the south property line of Lot 12. 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 12 & S.1/2 of LOT 13
BLOCK 12, PLAN 3620 A.H.

IN THE

N.E.1/4 SEC.34-52-24-4

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: 464-5505

SURVEYOR'S STAMP



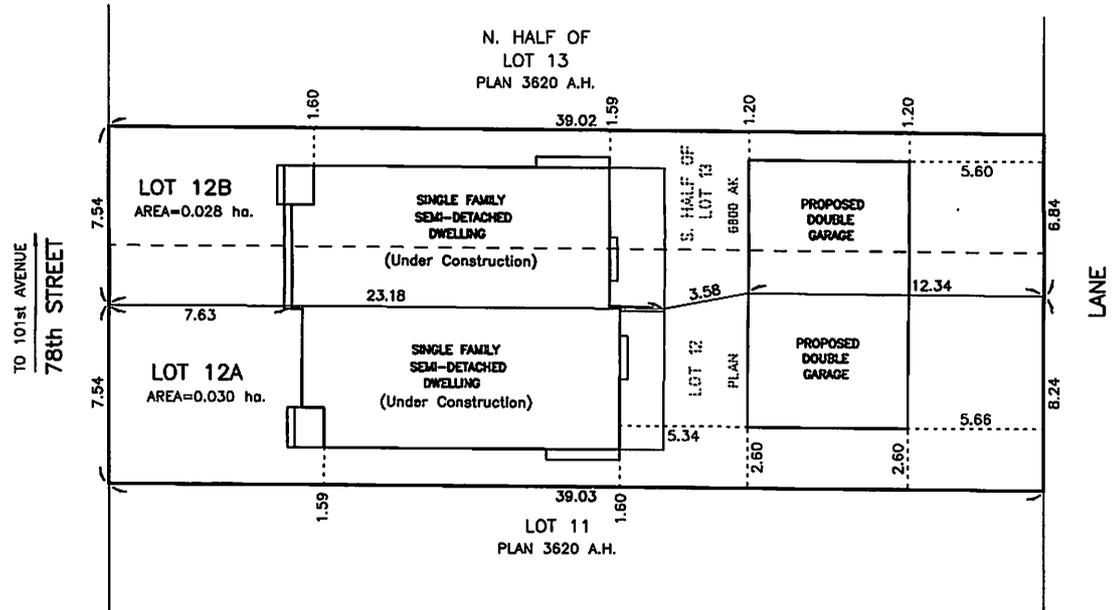
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: AUGUST 24, 2017
REVISED: -

FILE NO. 17S0812

DWG.NO. 17S0812T





Subdivision Authority

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

November 30, 2017

File No. LDA17-0513

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5 Block 23 Plan RN46, located east of 122 Street NW and north of 114 Avenue NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on November 30, 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 Steven Ketzka at steven.ketzka@edmonton.ca or 780-944-0250.

Regards,

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

Blair McDowell
Subdivision Authority

BM/sk/Posse #262389052-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

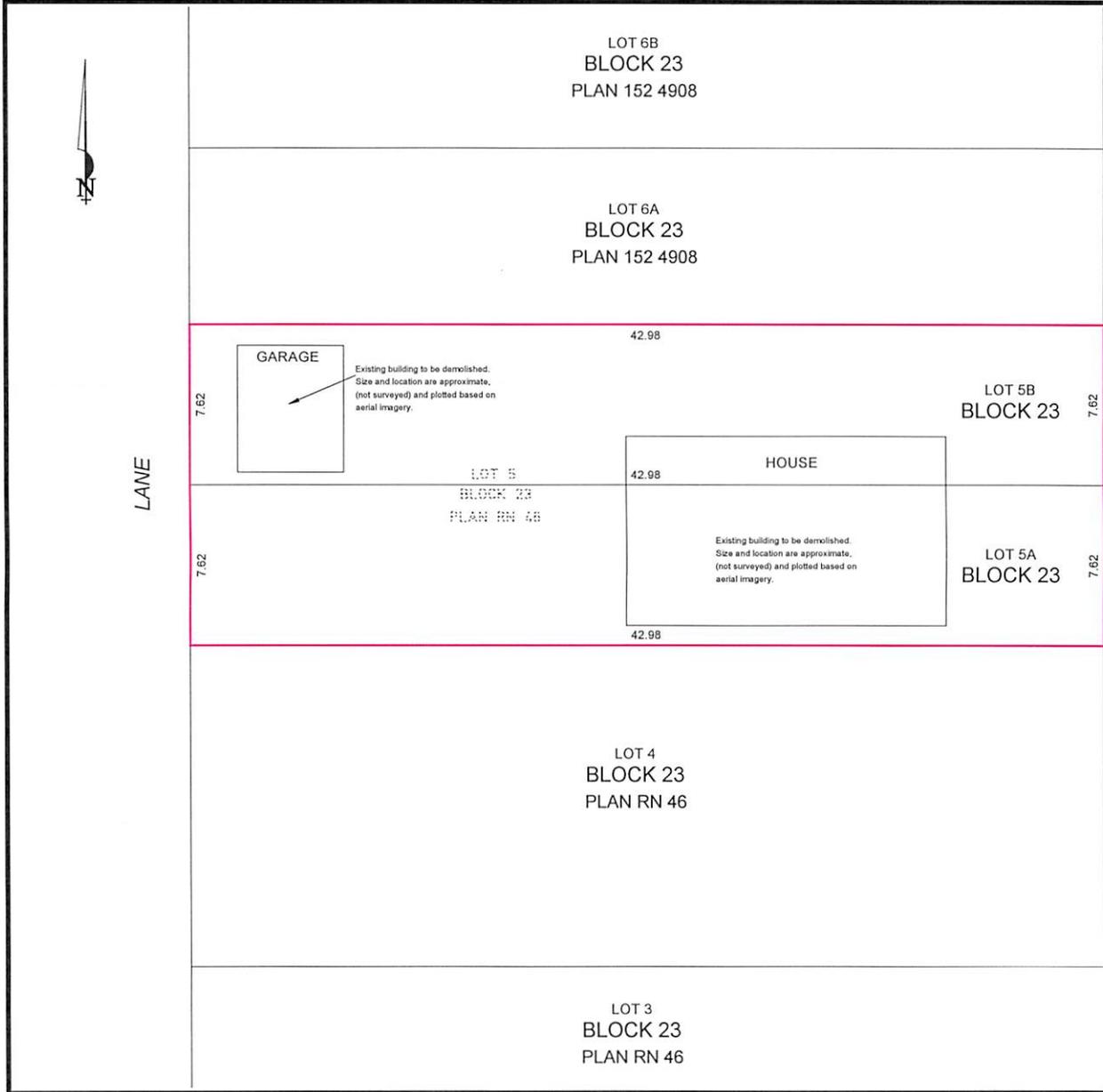
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released 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 is a boulevard tree adjacent to the site on 122 Street.
- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Servicing

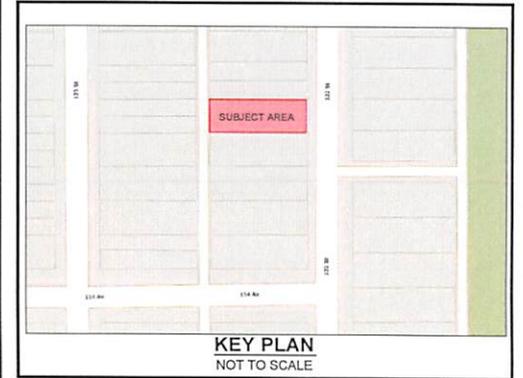
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 5.1m north of the south property line of Lot 5. 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).



1684324 AB LTD.

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

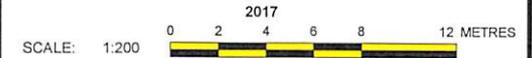


REV. NO	DATE	ITEM	BY
0	SEP. 13, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

INGLEWOOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 5, BLOCK 23, PLAN RN 46
WITHIN THE
S.W. 1/4 SEC. 7 - TWP. 53 - RGE. 24 - W. 4th MER.
EDMONTON - ALBERTA



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

FILE NO	61700069T	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 30, 2017

File No. LDA17-0533

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 12, Block 137, Plan 5109 HW located north of 98 Avenue NW and east of 143 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on November 30, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. 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
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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #263243908-001
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.

Transportation

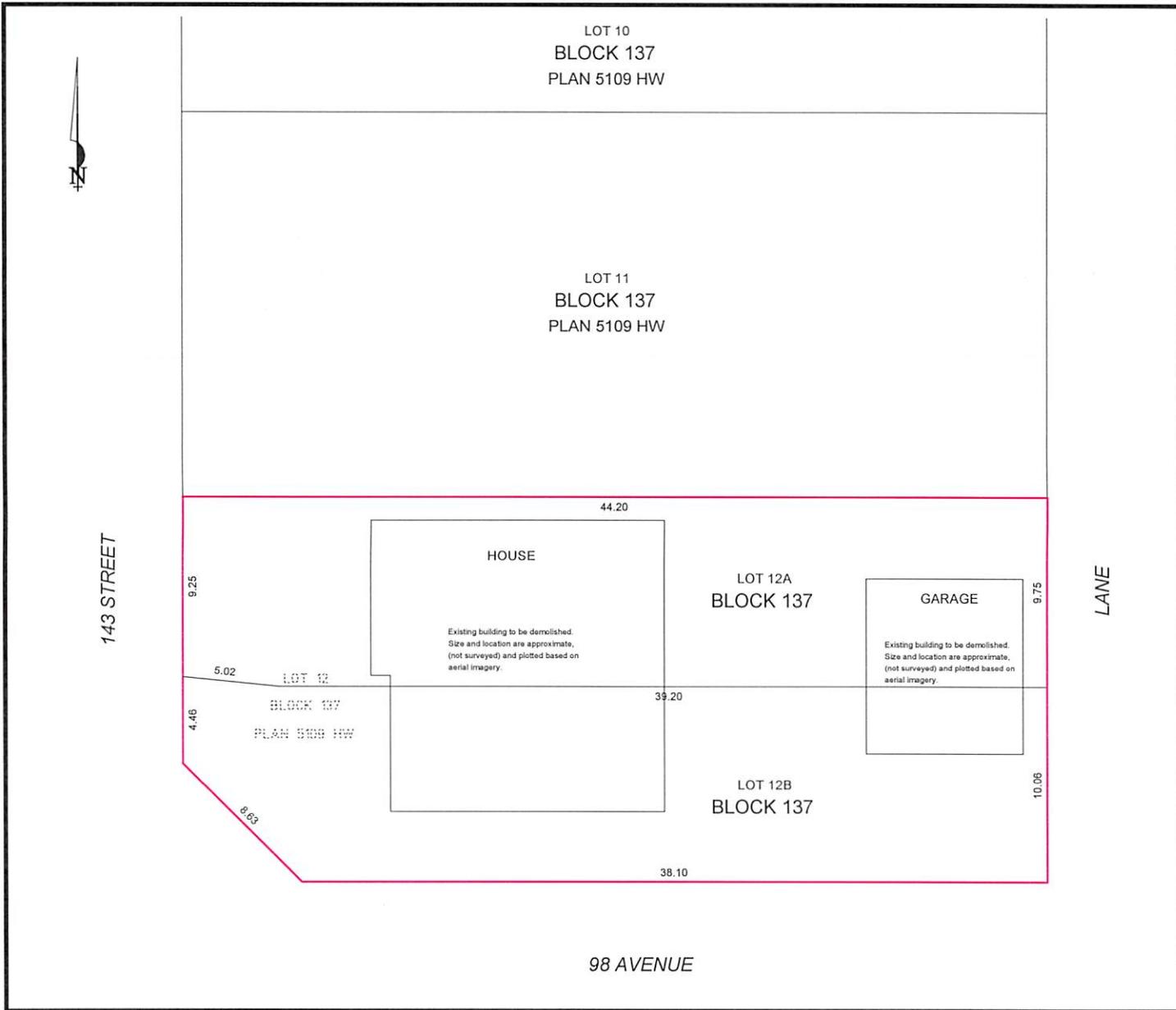
- Subdivision of the subject lot will result in the creation of two parcels less than 15.5 m in width and as such, access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800. There are boulevard trees adjacent to the site on 143 Street and 98 Avenue.
- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 12A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit.
- There is an existing access to 98 Avenue. Upon redevelopment of proposed Lot 12B, the existing residential access to 98 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 5.6 m south of the north property line of Lot 12. The existing storm service enters the proposed subdivision approximately 10.2 m south of the north property line of Lot 12. 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).



EMCALA DEVELOPMENTS

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 Rf1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.086 ha.



REV. NO.	DATE	ITEM	BY
1	NOV. 21, 2017	ADJUST COMMON PROPERTY LINE AND ADD DEFLECTION TO THE FROM OF LOT	AN
0	SEP. 25, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

CRESTWOOD

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF

LOT 12, BLOCK 137, PLAN 5109 HW

WITHIN THE

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

EDMONTON - ALBERTA



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

FILE NO. 61700072T	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 30, 2017

File No. LDA17-0566

Hagen Surveys (1982) 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 4, Block 11, Plan 6054 HW, located north of 91 Avenue NW and east of 149 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on November 30, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. 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
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 Zahra Joseph-Wilson at zahra.joseph-wilson@edmonton.ca or 780-496-2603.

Regards,

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

Blair McDowell
Subdivision Authority

BM/zj/Posse #264298157-001
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 15.5m 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 is an existing access to 91 Avenue. Upon redevelopment of proposed Lot 4B, the existing residential access to 91 Avenue must be removed. 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).
- Water and sanitary services exist 9.7m west of the east property line of existing Lot 4. Water and sanitary services are required to be constructed to service the proposed eastern lot (4A). Storm services exist 8.54m west of the east property line of existing Lot 4. Storm services are required to be constructed to service the proposed western lot (4B). 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

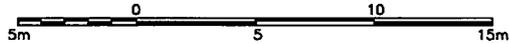
SHOWING SUBDIVISION OF

LOT 4, BLOCK 11, PLAN 6054 H.W.

IN THE
N.E.1/4 SEC.26-52-25-4

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



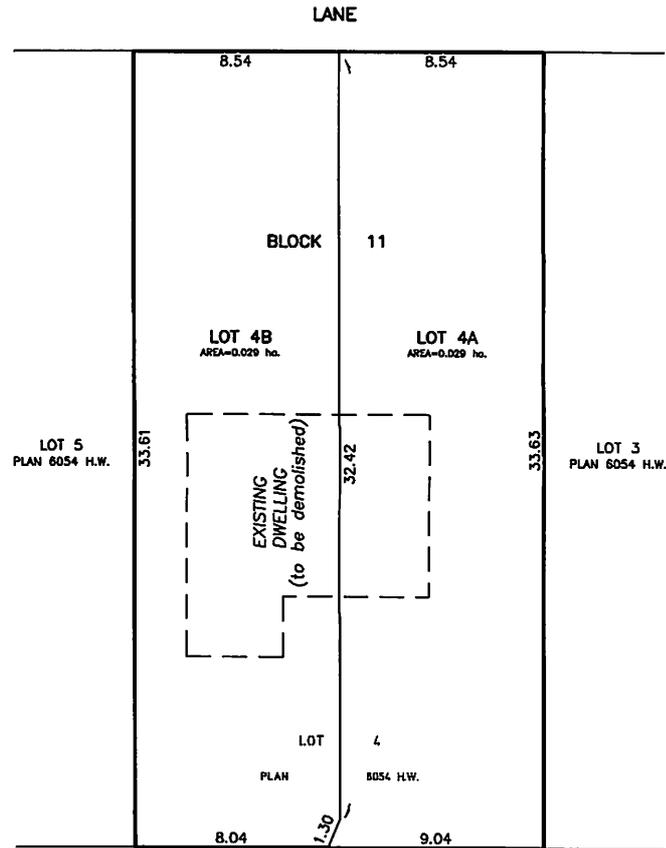
DRAWN BY: J.V./SC

CALC'D. BY: J.V./SC

DATE: October 10, 2017
REVISED: November 24, 2017

FILE NO. 17S0942

DWG.NO. 17S0942T



91st AVENUE
TO 147th STREET



Subdivision Authority

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

November 30, 2017

File No. LDA17-0586

Innova Custom Homes Ltd.
14717 - 40 Avenue NW
Edmonton, AB T6R 1N1

ATTENTION: Adam Dirksen

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 84, Plan 5109 HW, located north of 97 Avenue NW and east of 148 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on November 30, 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #264729637-001

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 the Zoning Bylaw #12800.
- 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 water and sanitary services enter the proposed subdivision approximately 3.2m north of the south property line of Lot 4 and the existing storm service enter the proposed subdivision approximately 7.8m north of the south property line of Lot 4. 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).



Subdivision Authority

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

November 30, 2017

File No. LDA17-0599

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 5, Block 22, Plan 2655 HW, located south of 71 Avenue NW and east of 96 Street NW;
HAZELDEAN

The Subdivision by Plan is APPROVED on November 30, 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 Susana Maki at 780-423-6889);
2. 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
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 Kyle Witiw at kyle.witiw@edmonton.ca or 780-442-4308.

Regards,



Blair McDowell
Subdivision Authority

BM/kw/Posse #265469478-001

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 is a boulevard tree adjacent to the site on 71 Avenue.
- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.8 m west of the east property line of Lot 5. 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

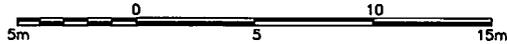
LOT 5, BLOCK 22, PLAN 2655 H.W.

IN THE

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

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.

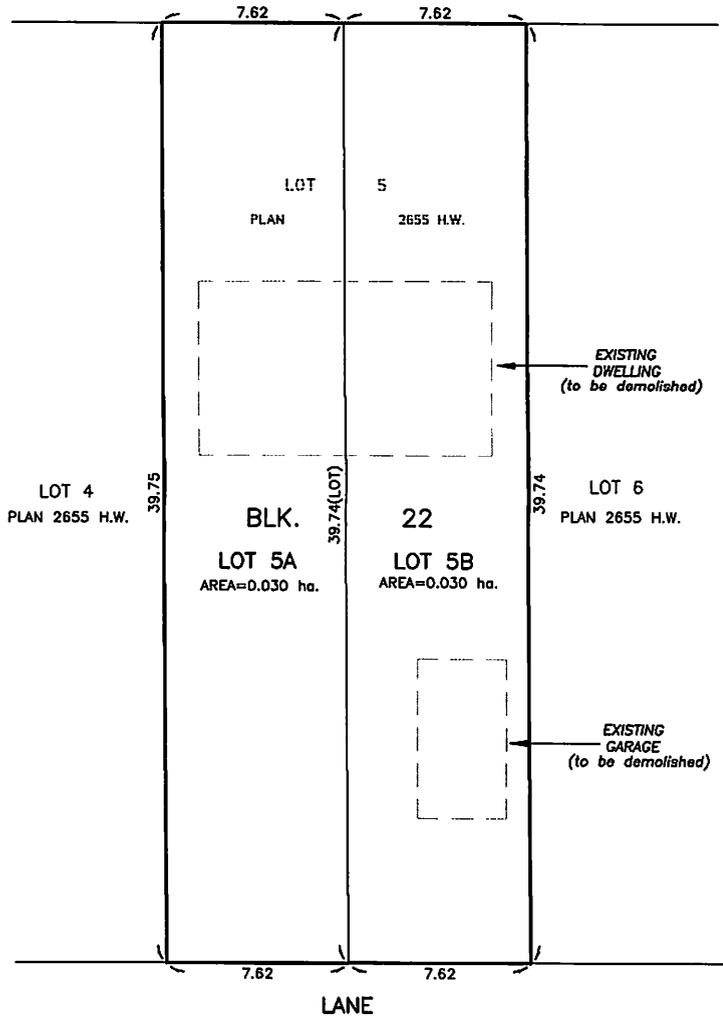
CALC'D. BY: S.C.

DATE: OCTOBER 24, 2017
 REVISED: -

FILE NO. 17S0984

DWG.NO. 17S0984T

TO 96th STREET
71st AVENUE





Subdivision Authority

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

November 30, 2017

File No. LDA17-0613

Delta Land Surveys Ltd.
8909 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 11, Plan 4892 HW, located south of 83 Avenue NW and west of 77 Street NW;
IDYLWYLDE

The Subdivision by Plan is APPROVED on November 30, 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,

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

Blair McDowell
Subdivision Authority

BM/tl/Posse #265677564-001

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 is a boulevard tree adjacent to the site on 83 Avenue NW.
- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

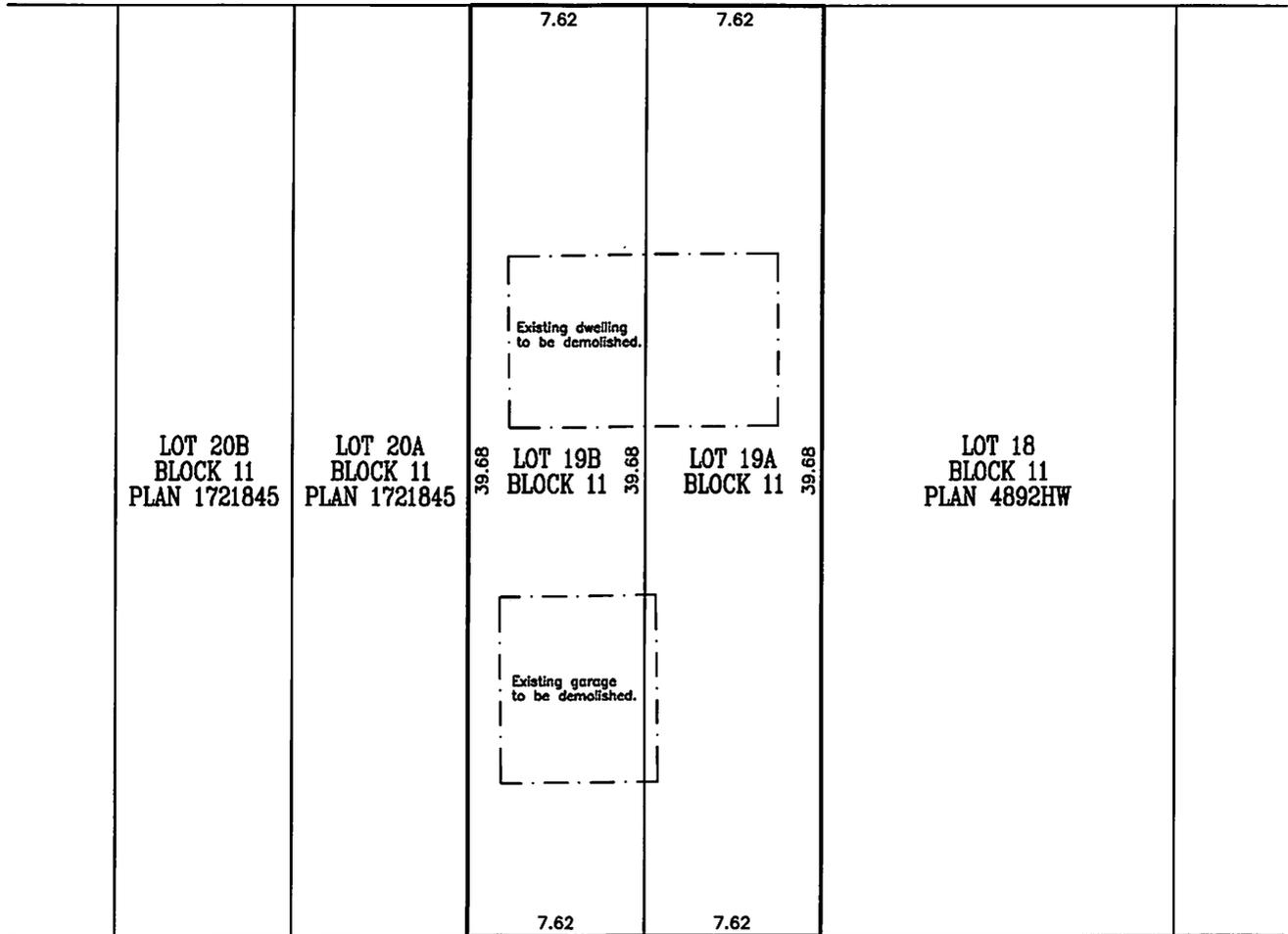
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.2 m west of the east 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).



83 AVENUE



LANE

TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:
JEREMY KEHDY

SHOWING PROPOSED SUBDIVISION OF
LOT 19, BLOCK 11, PLAN 4892HW
7725 - 83 AVENUE
CITY OF EDMONTON - ALBERTA

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

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

SCALE 1:300 | JOB NO. H0505LTO | OCT. 16, 2017.



Subdivision Authority

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

November 30, 2017

File No. LDA17-0617

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 29, Plan 3963 HW located north of 93 Avenue NW and west of 153 Street NW;
SHERWOOD

The Subdivision by Plan is APPROVED on November 30, 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.

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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,

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

Blair McDowell
Subdivision Authority

BM/at/Posse #266153570-001
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.
- There is an existing access to 153 Street. Upon redevelopment of proposed Lot 6A, the existing private driveway to 153 Street must be removed. 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 details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.0 m south of the north property line of Lot 6. 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

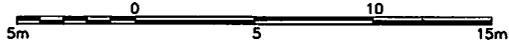
SHOWING SUBDIVISION OF

LOT 6, BLOCK 29, PLAN 3963 H.W.

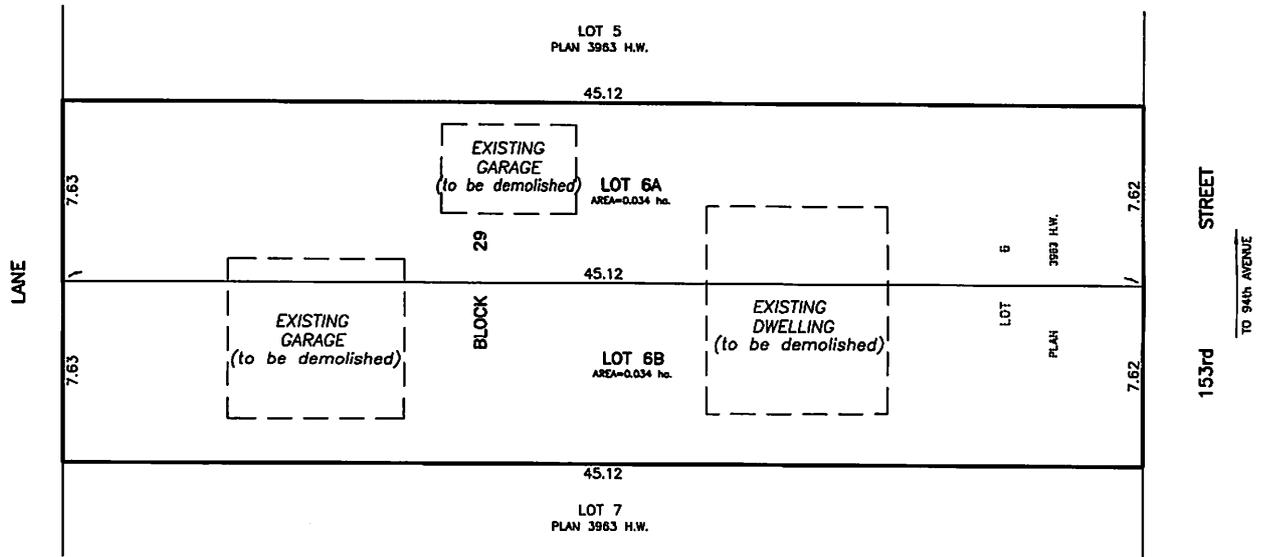
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S.W.1/4 SEC.35-52-25-4

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: J.V.

CALC'D. BY: J.V.

DATE: October 6, 2017
REVISED: -

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