

Thursday, January 4, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 01

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the January 4, 2018 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the December 21, 2017 meetings be adopted.	
3.	<b>OLD BUSINESS</b>	
4.	<b>NEW BUSINESS</b>	
1.	LDA17-0221 245632449-001	Tentative plan of subdivision to create one (1) commercial lot, from Lot 14, Block 16, Plan 162 2716 and Lot A, Block 16, Plan 172 1049 located south of Hiller Road SW and west of 170 Street SW; <b>KESWICK</b>
2.	LDA17-0503 261001237-001	Tentative plan of subdivision to create 120 single detached residential lots, 88 row housing and one (1) Public Utility lot from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; <b>THE UPLANDS</b>
3.	LDA14-0320 157372635-001	REVISION of conditionally approved plan of subdivision to create 281 single detached residential lots, five (5) Public Utility lots, four (4) Environmental Reserve parcels, and two (2) Municipal Reserve parcels from the SE 24-53-26-4, located west of 215 Street NW at Hawks Ridge Boulevard; <b>HAWKS RIDGE</b>
4.	LDA14-0444 154521474-001	REVISION of conditionally approved plan of subdivision to create 110 single detached residential lots, 18 row housing lots, one (1) future Municipal Reserve lot and one (1) Municipal Reserve lot, from Lot 1, Block 1, Plan 092 6167, and the NW 36-52-26 W4M located north of Secord Landing NW and east of 231 Street NW; <b>SECORD</b>
5.	LDA17-0530 262933274-001	Tentative plan of subdivision to create create one (1) additional single detached residential lot from Lot 8, Block 61, Plan 3875P located south of 106 Avenue NW and west of 133 Street NW; <b>GLENORA</b>

6.	LDA17-0561 241773017-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 24, Block 8A, Plan 1131 HW, located south of 104 Avenue NW and east of 147 Street NW; <b>GROVENOR</b>
7.	LDA17-0632 266232921-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot, Block 57, Plan 1990 AJ located north of 98 Avenue NW and east of 151 Street NW; <b>WEST JASPER PLACE</b>
8.	LDA17-0650 267094686-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 426, Block 2, Plan 7540 AH, located north of 113 Avenue and east of 103 Street; <b>SPRUCE AVENUE</b>
9.	LDA17-0651 267489952-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 113, Plan 2803 AF, located north of 102 Avenue NW and east of 135 Street NW; <b>GLENORA</b>
10.	LDA17-0665 267751446-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 6, Plan 4818 HW, located north of 98 Avenue NW and west of Summit Drive NW; <b>CRESTWOOD</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

January 4, 2018

File No. LDA17-0221

IBI Group  
300, 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create one (1) commercial lot, from Lot 14, Block 16, Plan 162 2716 and Lot A, Block 16, Plan 172 1049 located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

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**I The Subdivision by Plan is APPROVED on January 4, 2018, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to include the dedication of 170 Street SW to conform to an approved Preliminary Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. That Bylaw 18282 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 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; and
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.

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

Municipal Reserve for Lot 14, Block 16, Plan 162 2716 and Lot A, Block 16, Plan 172 1049 was addressed by Deferred Reserve Caveat (DRC) with LDA11-0056. The DRC is registered on the parent parcel (the NE 21-51-25-W4M) and will be transferred to Lot 2, Block 1, Plan 152 2487 through LDA16-0556.

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](mailto:kyle.witiw@edmonton.ca) or 780-442-4308.

Regards,

Blair McDowell  
Subdivision Authority

BM/kw/Posse #245632449-001

Enclosure(s)

- Limit of proposed subdivision
- Amend subdivision boundary

Dedicate as road right of way



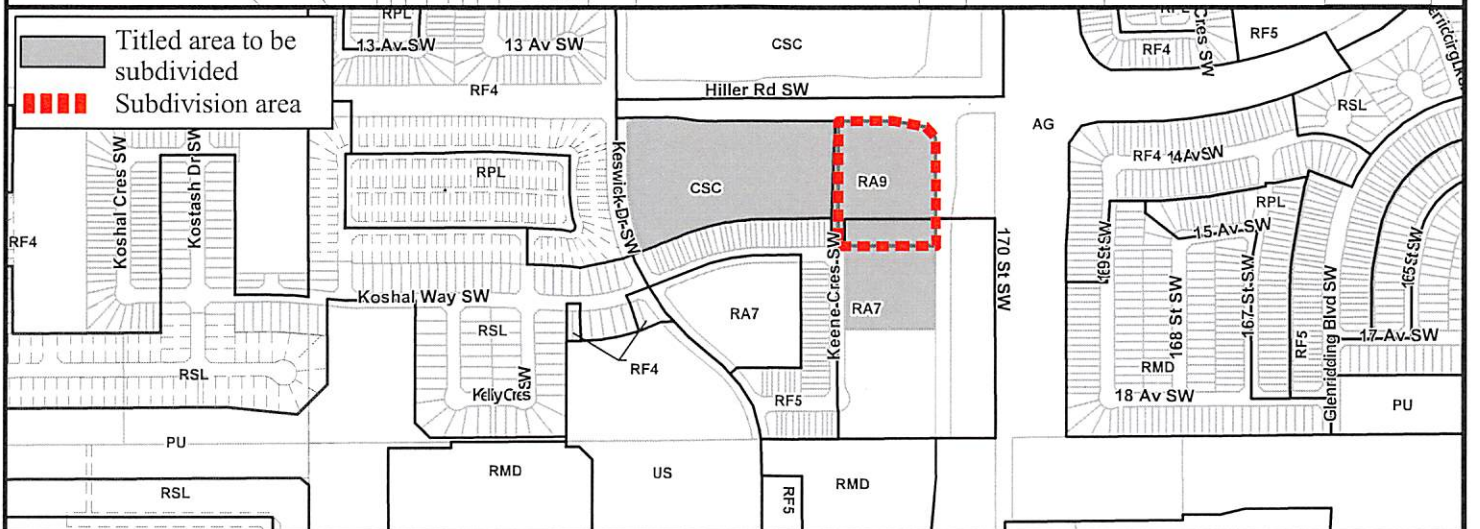
Hiller Road SW

Keene Crescent SW

170 St. SW

Keeswick Drive SW

- Titled area to be subdivided
- Subdivision area







Subdivision Authority

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

January 4, 2018

File No. LDA17-0503

Qualico Communities  
3203 - 93 Street NW  
Edmonton, AB T6N 0B2

ATTENTION: Reanna Feniak

RE: Tentative plan of subdivision to create 120 single detached residential lots, 88 row housing and one (1) Public Utility lot from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; **THE UPLANDS**

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**I The Subdivision by Plan is APPROVED on January 4, 2018, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate, clear and level 23 Avenue/Maskekosihk Trail as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate the portion of 192 Street NW road right-of-way within the subdivision boundary to conform to an approved Complete Street cross-section to the satisfaction of Subdivision and Development Coordination;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 23 Avenue/Maskekosihk Trail, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register easements for the storm sewer extension and Storm Water Management Facility 12 (SWMF), as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner register temporary public access easement for the temporary 12 m turnaround as shown on the "Conditions of Approval" map, Enclosure I;

8. that LDA17-0501 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
9. that the approved subdivisions LDA14-0567 (Phase 2) be registered prior to or concurrent with this application for the extension of underground utilities; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs the first two (2) lanes of 23 Avenue/Maskekosiik Trail to an arterial roadway standard including channelization accesses, intersections, 3 m shared use path, lighting landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans shall be approved for 23 Avenue/Maskekosiik Trail prior to the approval of the engineering drawings, to the satisfaction of Subdivision and Development Coordination;
8. that the engineering drawings include the future priority pedestrian crossing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the portion of 192 Street NW within the subdivision boundary to an approved Complete Streets cross-section including 3 m shared use path, to the satisfaction of Subdivision and Development Coordination;

10. that the owner constructs a 3 m hard surface shared use path including lighting, bollards and landscaping, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
13. that the owner construct the temporary lift station, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs underground utilities including sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner designs and constructs the interim SWMF 12 and an acceptable outlet system, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner shall submit redline revisions or resubmit engineering drawings for Uplands Stage 1, Stage 2A, 199 Street NW and River's Edge offsites to reflect the proposed revisions to sanitary lift station location and forcemain alignment, to the satisfaction of Subdivision and Development Coordination;
17. that the CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational, to the satisfaction of Subdivision and Development Coordination;
18. that the owner is responsible for the operation and maintenance of the temporary private sanitary system and disposal of any sewage generated from the proposed development, at their own cost, until such time that the permanent sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
19. that Final Acceptance Certificate (FAC) will not be issued for sanitary sewers until such time that the permanent sanitary servicing for Riverview required for this subdivision, as indicated in the



Neighbourhood Design Report, is completed and operational to the satisfaction of Subdivision and Development Coordination;

20. that the owner is responsible, at their cost, for the ultimate connection to the permanent sanitary system and abandonment of the temporary lift station and temporary forcemain, to the satisfaction of Subdivision and Development Coordination;
21. that the owner is responsible for the construction of a temporary storage component for servicing of Riverview on a temporary basis to carry sewage from Riverview to Edgemont until the permanent ultimate sanitary servicing conveyance for the Riverview neighbourhoods through the SESS SW7 is constructed;
22. that the owner design and construct the temporary sanitary storage component to the satisfaction of Subdivision and Development Coordination, prior to reaching 85% of the peak flow design capacity of the Edgemont lift station as determined by monitoring the cumulative flows from the Edgemont neighbourhood and the Riverview neighbourhoods;
23. that the owner shall, through consultation and collaboration with the City evaluate the design and construction requirements of the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont lift station in combination with the storage component in Riverview as determined by monitoring the cumulative flows from the Edgemont and Riverview neighbourhoods. The owners shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont lift station;
24. that the owner is responsible, at their cost, for the operation and maintenance of the temporary storm servicing system, until such time the permanent storm servicing is completed and operational, to the satisfaction of Subdivision and Development Coordination;
25. that the CCC will not be issued for the subdivision storm drainage facilities until such time that an acceptable Temporary Storm Servicing System is established and operational to the satisfaction of Subdivision and Development Coordination;
26. That CCC will not be issued for the storm drainage facilities downstream of the control manholes of SWMF 10 and 12 until such time that the interconnecting storm infrastructure from SWMF 10 and 12 to the River's Edge Outfall and the construction of the River's Edge Outfall are completed and operational to the satisfaction of Subdivision and Development Coordination;
27. That FAC will not be issued for the subdivision or offsite storm drainage facilities until such time that the interconnecting storm infrastructure from SWMF 10 and 12 to the River's Edge Outfall and the construction of the River's Edge Outfall are completed and operational to the satisfaction of Subdivision and Development Coordination;
28. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 23 Avenue/Maskekosihk Trail, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

29. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
30. that the owner is responsible for the landscape design and construction within the Public Utility lot and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the SW 5-52-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA14-0567. The DRC will carry forward on the remainder of the title.

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

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
















If you have further questions, please contact Stuart Carlyle at [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca) or 780-496-6068.

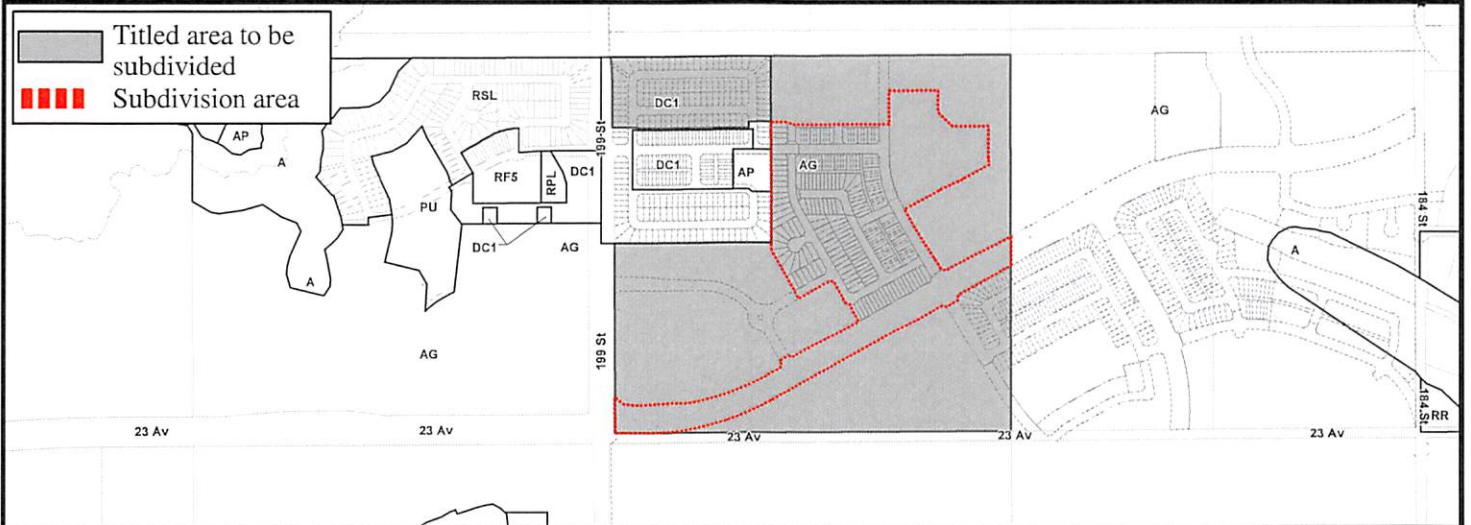
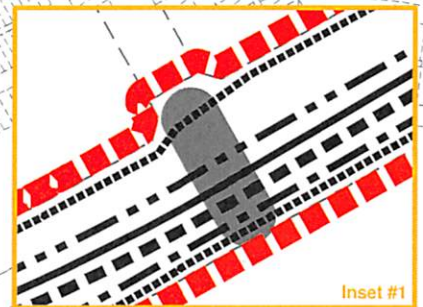
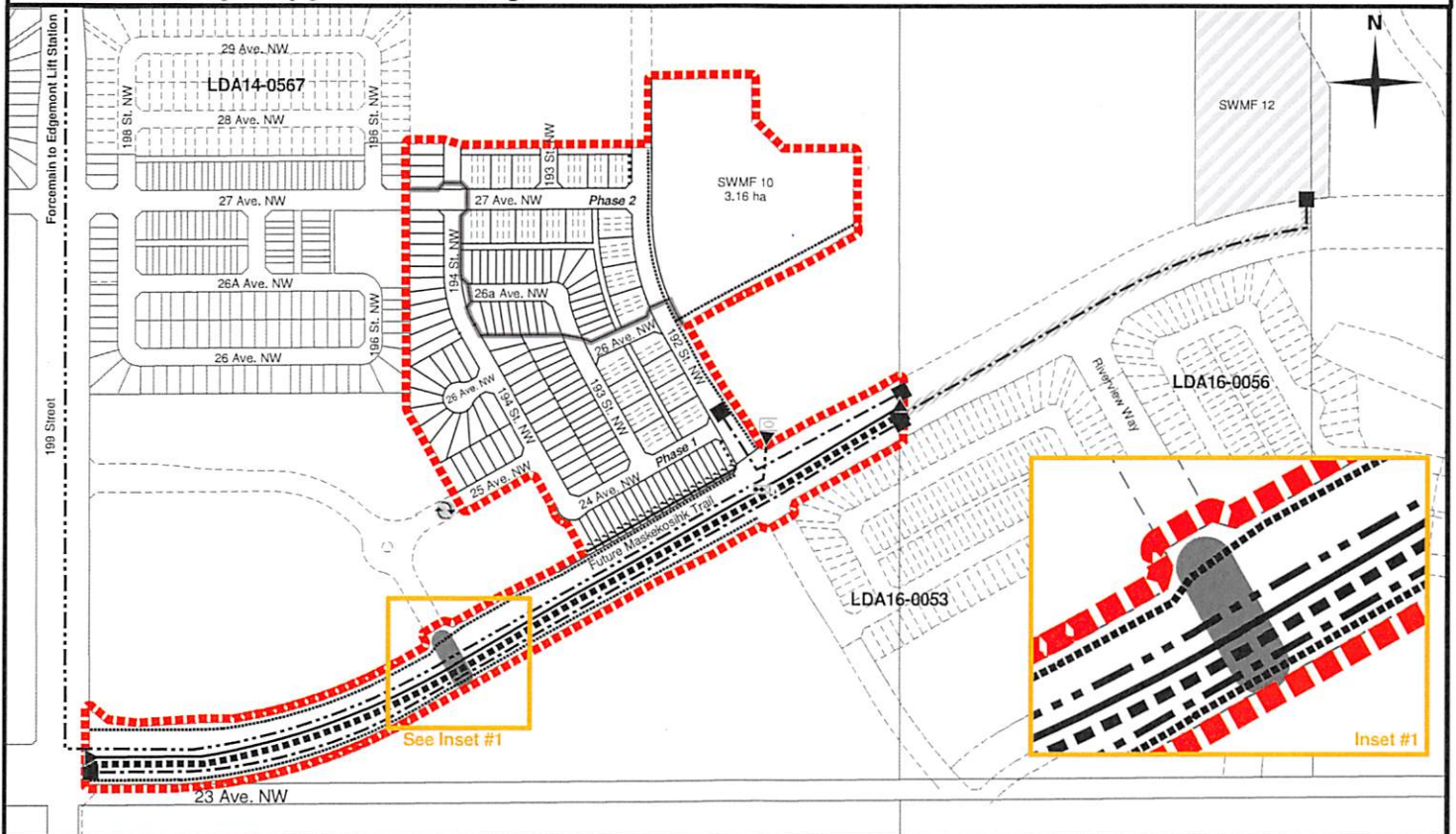
Regards,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #261001237-001

Enclosure(s)

- |   |   |   |   |
|---|---|---|---|
|  | Limit of proposed subdivision           |  | Sanitary sewer extension                                  |
|  | 3 m hard surface shared use path        |  | Traffic signal  |
|  | Register easement                       |  | Berm and noise attenuation fence                          |
|  | Restrictive covenant re: Berm and Fence |  | 1.8 m uniform screen fence as per Zoning Bylaw            |
|  | Temporary forcemain                     |  | Temporary Lift station                                    |
|  | Storm sewer extension                   |  | Temporary 12 m radius turnaround                          |
|  | Phasing Line                            |  | Construct first two lanes to an arterial roadway standard |
|  | Future priority pedestrian crossing     |   |   |





Subdivision Authority

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

January 4, 2018

File No. LDA14-0320

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

ATTENTION: Matthew Gratton

RE: REVISION of conditionally approved plan of subdivision to create 281 single detached residential lots, five (5) Public Utility lots, four (4) Environmental Reserve parcels, and two (2) Municipal Reserve parcels from the SE 24-53-26-4, located west of 215 Street NW at Hawks Ridge Boulevard; **HAWKS RIDGE**

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This revision creates 17 additional residential lots within Phase 2B (from 110 single detached residential lots to 89 single detached residential lots and 38 semi-detached residential lots). Stage 2A has been registered. The original subdivision was approved through LDA12-0312 and the respasing was approved through LDA14-0519. LDA14-0320 realigned Northern Harrier Lane NW and the southeastern portion of the PUL and shared-use path.

**I The Subdivision by Plan is APPROVED on January 4, 2018, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 0.33 ha lot pursuant to Section 664 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 LDA17-0506 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register the walkway as road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner enter into a 3 year maintenance period agreement for the proposed Low Impact Development (LID) measures, such as the bioswale system, to the satisfaction of Financial Services and Utilities;
9. that the owner develop and implement a water quality monitoring program for Hawks Ridge. The monitoring program must be developed and approved prior to the approval of the engineering drawings to the satisfaction of Financial Services and Utilities;
10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage and lighting, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.8 m noise attenuation fence within residential property lines for all lots backing onto 215 Street as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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
14. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way and the walkway to the satisfaction of City Departments and affected utility agencies.

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

MR was previously addressed by dedication through LDA12-0312.

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](mailto:stuart.carlyle@edmonton.ca) or 780-496-6068.









Regards,

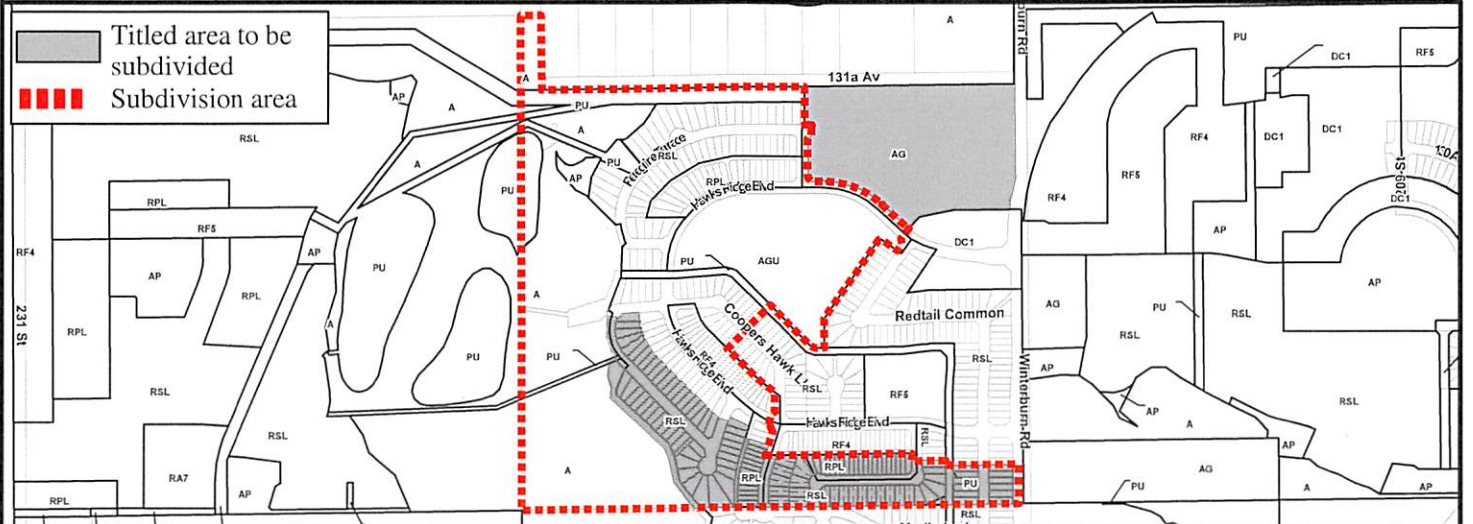
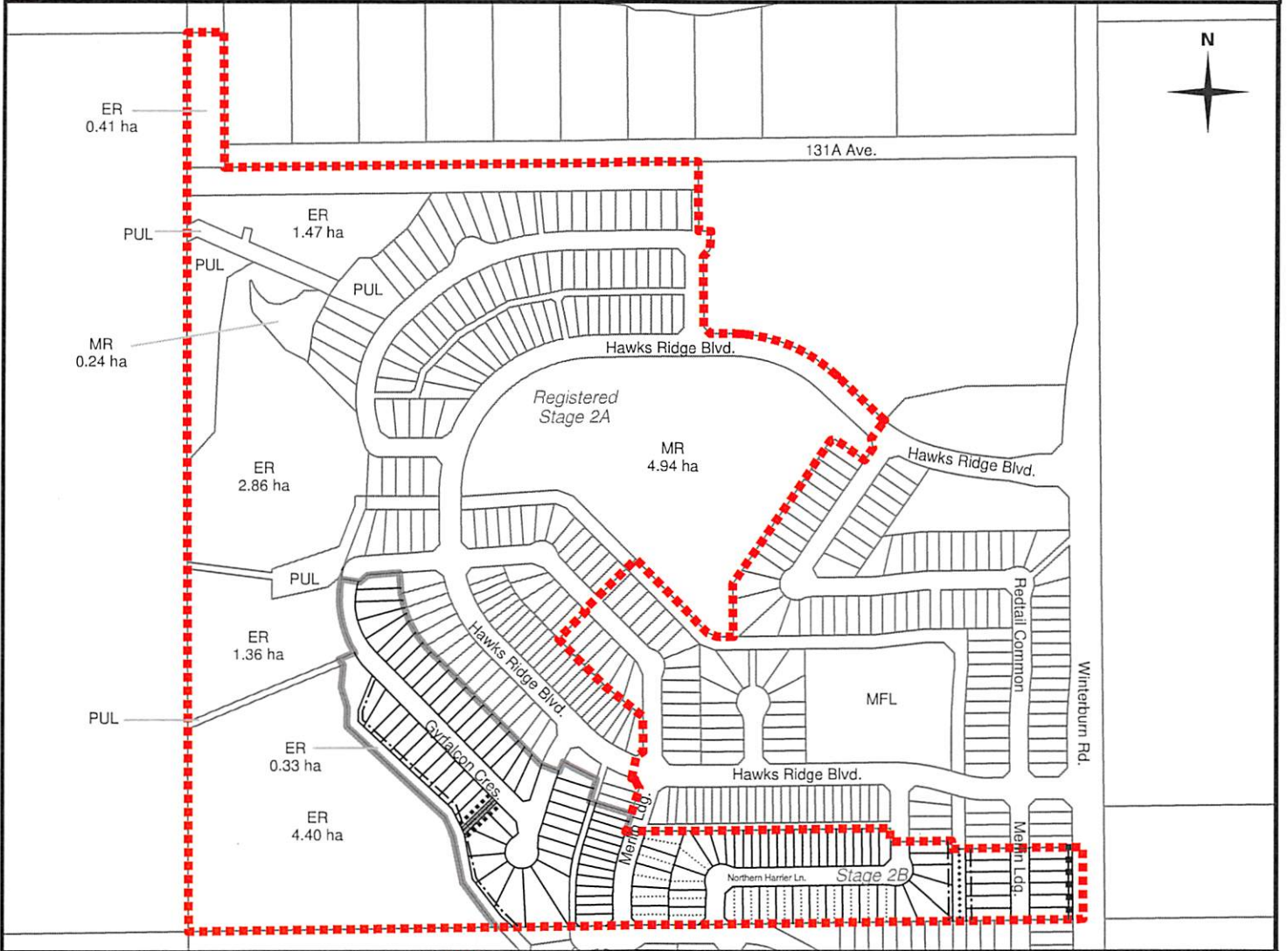
Blair McDowell  
Subdivision Authority

BM/sc/Posse #157372635-001

Enclosure(s)



- |   |  |   |                               |
|---|--|---|-------------------------------|
|  | Limit of proposed subdivision                  |  | Dedicate as road right of way |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | 1.2 m uniform fence           |
|  | 3 m hard surface shared use path               |  | 1.8 Noise attenuation fence   |
|  | 3 m concrete emergency access                  |  | Phasing line                  |





Subdivision Authority

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

January 4, 2018

File No. LDA14-0444

Stantec Consulting Ltd.  
10160 - 112 Street NW  
Edmonton, AB T5K 1P2

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved plan of subdivision to create 110 single detached residential lots, 18 row housing lots, one (1) future Municipal Reserve lot and one (1) Municipal Reserve lot, from Lot 1, Block 1, Plan 092 6167, and the NW 36-52-26 W4M located north of Secord Landing NW and east of 231 Street NW; **SECORD**

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All semi-detached and rowhousing lots have been removed and replaced with single detached residential lots, resulting in the removal of a total of 3 residential lots. A lane has also been added.

**I The Subdivision by Plan is APPROVED on January 4, 2018, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 1.61 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 owner register a temporary public access easement for a 6 m temporary roadway as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA13-0572 and LDA14-0456 (Stages 2 through 9) be registered prior to or concurrent with this application for the logical extension of roadway and watermain connections;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 231 Street NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register Disturbed Soil restrictive covenants in favour of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and

8. 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 engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
8. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct 1.5 m concrete sidewalks with lighting, and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner is responsible for the disposal of stormwater flows until the permanent downstream system is operational, to the satisfaction of Financial Services and Utilities;
13. that CCC for sewers will not be issued for the proposed development until such time as the Lewis Farms Storm Outfall is completed and operational, to the satisfaction of Financial Services and Utilities;

14. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 231 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within the Reserve lot, future Reserve Lot, road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

The Deferred Reserve Caveat for Municipal Reserve for the NW 36-52-26-W4M will be discharged in full with the dedication of the 1.61 ha portion of the school/park site. The City of Edmonton will purchase the remaining 0.72 ha of land to complete the assembly of the south half of the school/park site.

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](mailto:stuart.carlyle@edmonton.ca) or 780-496-6068.

Regards,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #154521474-001














Enclosure(s)

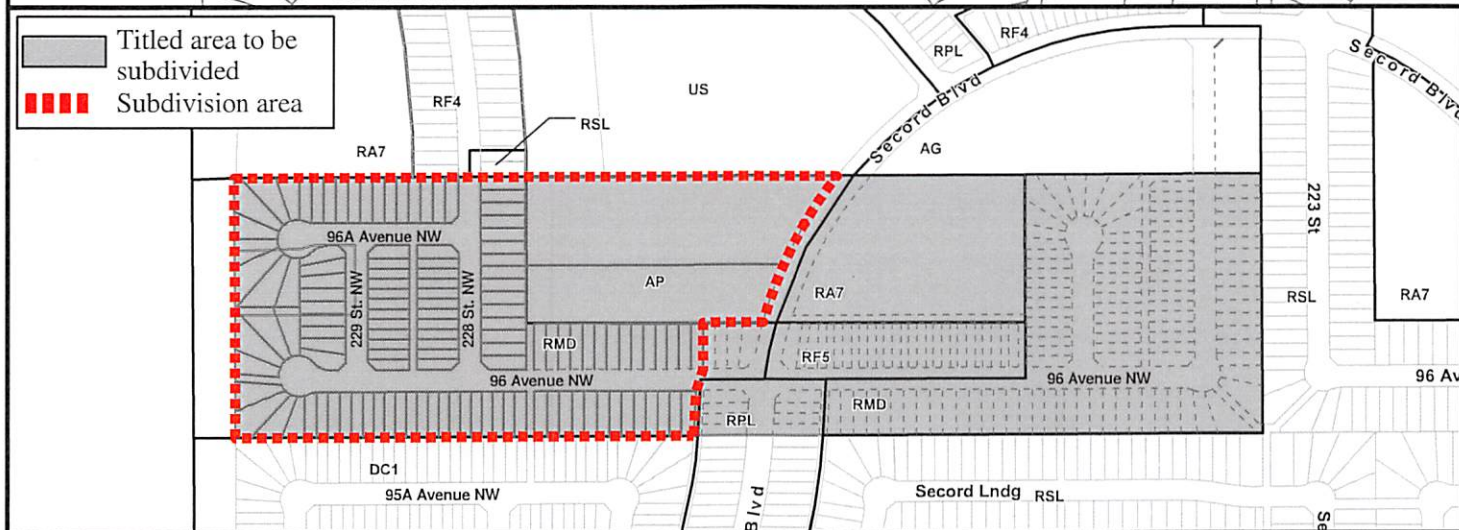
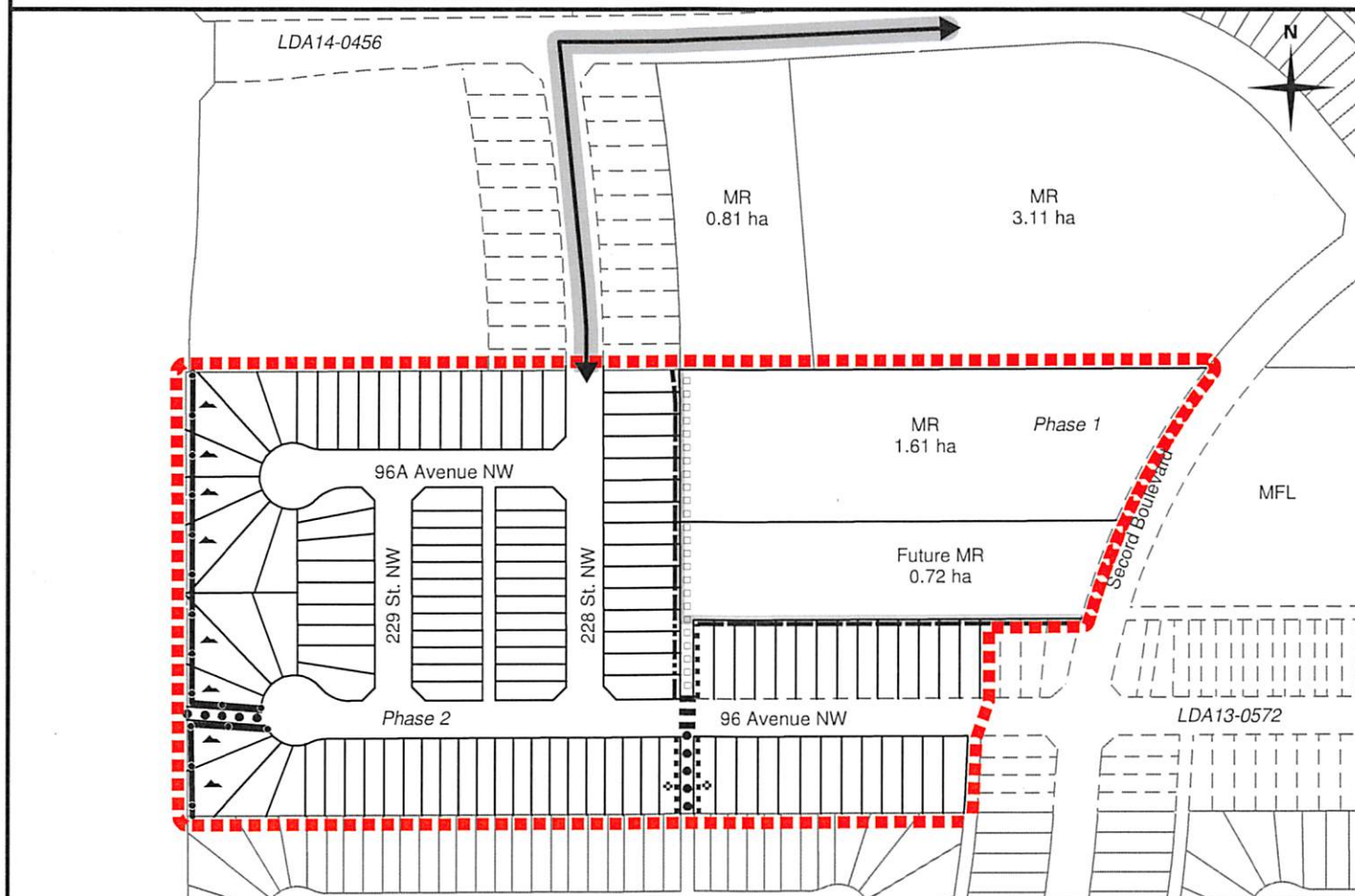


SUBDIVISION CONDITIONS OF APPROVAL MAP

January 4, 2018

LDA14-0444

- |   |  |   |   |
|---|--|---|---|
|  | Limit of proposed subdivision                  |  | 1.5 m concrete sidewalk                 |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | 3 m hard surface shared use path        |
|  | 1.8 m uniform fence                            |  | Zebra marked crosswalk                  |
|  | 1.8 m uniform screen fence                     |  | Restrictive covenant re: Berm and Fence |
|  | Berm and noise attenuation fence               |  | Temporary 6m roadway                    |
|  | Phasing Line                                   |  | Register easement                       |
|  | Restrictive covenant re: disturbed soil        |   |   |





Subdivision Authority

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

January 4, 2018

File No. LDA17-0530

Pals Geomatics  
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 8, Block 61, Plan 3875P located south of 106 Avenue NW and west of 133 Street NW;  
**GLENORA**

---

**The Subdivision by Plan is APPROVED on January 4, 2018, 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](mailto:stuart.carlyle@edmonton.ca) or 780-496-6068.

Regards,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #262933274-001

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 (\$277.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on the lane that must be protected during construction.
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

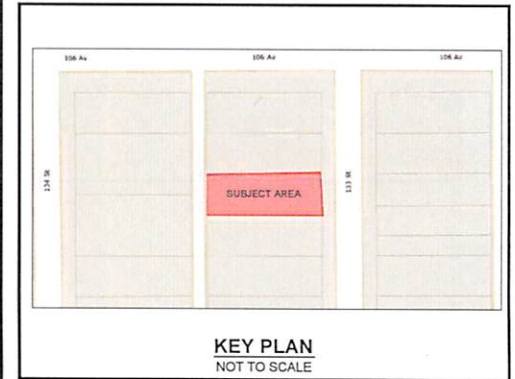
Servicing

- 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 2.2 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.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

URBANAGE

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 RP1
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS \_\_\_\_\_ AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	
0	SEP. 22, 2017	ORIGINAL PLAN COMPLETED	AM
			BM
REVISIONS			

**GLENORA**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

OF

LOT 8, BLOCK 61, PLAN 3875 P

WITHIN THE

RIVER LOT 2 AND SEC.1-TWP.53-RGE.25-W.4th MER.

**EDMONTON - ALBERTA**

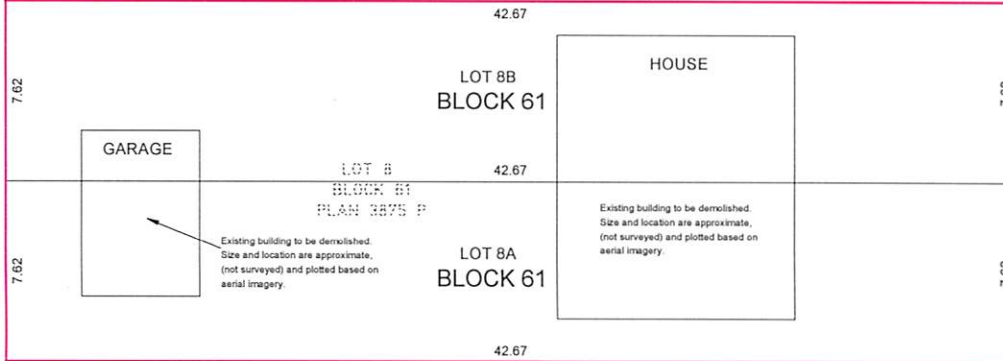


**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 61700070T DRAFTED BY: AN CHECKED BY: RS

LOT 9  
BLOCK 61  
PLAN 3875 P

LANE



LOT 7  
BLOCK 61  
PLAN 3875 P

LOT 6  
BLOCK 61  
PLAN 3875 P

133 STREET





Subdivision Authority

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

January 4, 2018

File No. LDA17-0561

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 24,  
Block 8A, Plan 1131 HW, located south of 104 Avenue NW and east of 147 Street NW;  
**GROVENOR**

---

**The Subdivision by Plan is APPROVED on January 4, 2018, subject to the following conditions:**

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

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

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

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

If you have further questions, please contact Stuart Carlyle at [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca) or 780-496-6068.

Regards,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #241773017-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

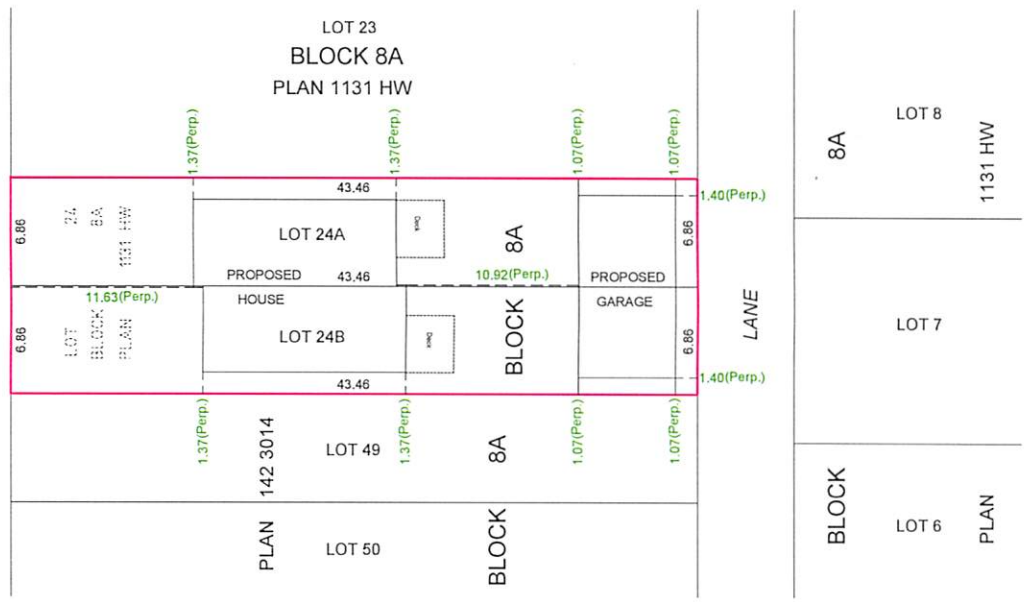
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$277.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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 3.7 m south of the north property line of Lot 24. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).



147 STREET



ACCENT INFILLS GROVNER

- 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 RFS.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_
  - AND CONTAINS: 0.060 ha.

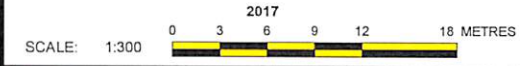


REV. NO.	DATE	ITEM	BY
1	OCT. 6, 2017	ADD PROPOSED BUILDING	AN
0	FEB.22/17	ORIGINAL PLAN COMPLETED	JF

REVISIONS

**GROVENOR**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 24, BLOCK 8A, PLAN 1131 HW  
WITHIN THE  
S.E. 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.	61700008T	DRAFTED BY:	JF	CHECKED BY:	RS
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Subdivision Authority

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

January 4, 2018

File No. LDA17-0632

Niraj Nath  
231 - Galland Close NW  
Edmonton, AB T5T 6P7

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot, Block 57, Plan 1990 AJ located north of 98 Avenue NW and east of 151 Street NW; **WEST JASPER PLACE**

---

**The Subdivision by Plan is APPROVED on January 4, 2018, subject to the following conditions:**

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

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

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

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

If you have further questions, please contact Stuart Carlyle at [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca) or 780-496-6068.

Regards,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #266232921-001

Enclosure(s)



Please be advised of the following:

Next Steps for Subdivision Approval

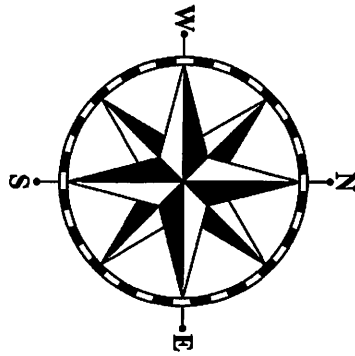
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$277.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing access to 98 Avenue NW. Upon redevelopment of proposed Lot 11A, the existing residential access to 98 Avenue NW 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.
- 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 details of access will be reviewed upon submission of a detailed site plan or development permit application.

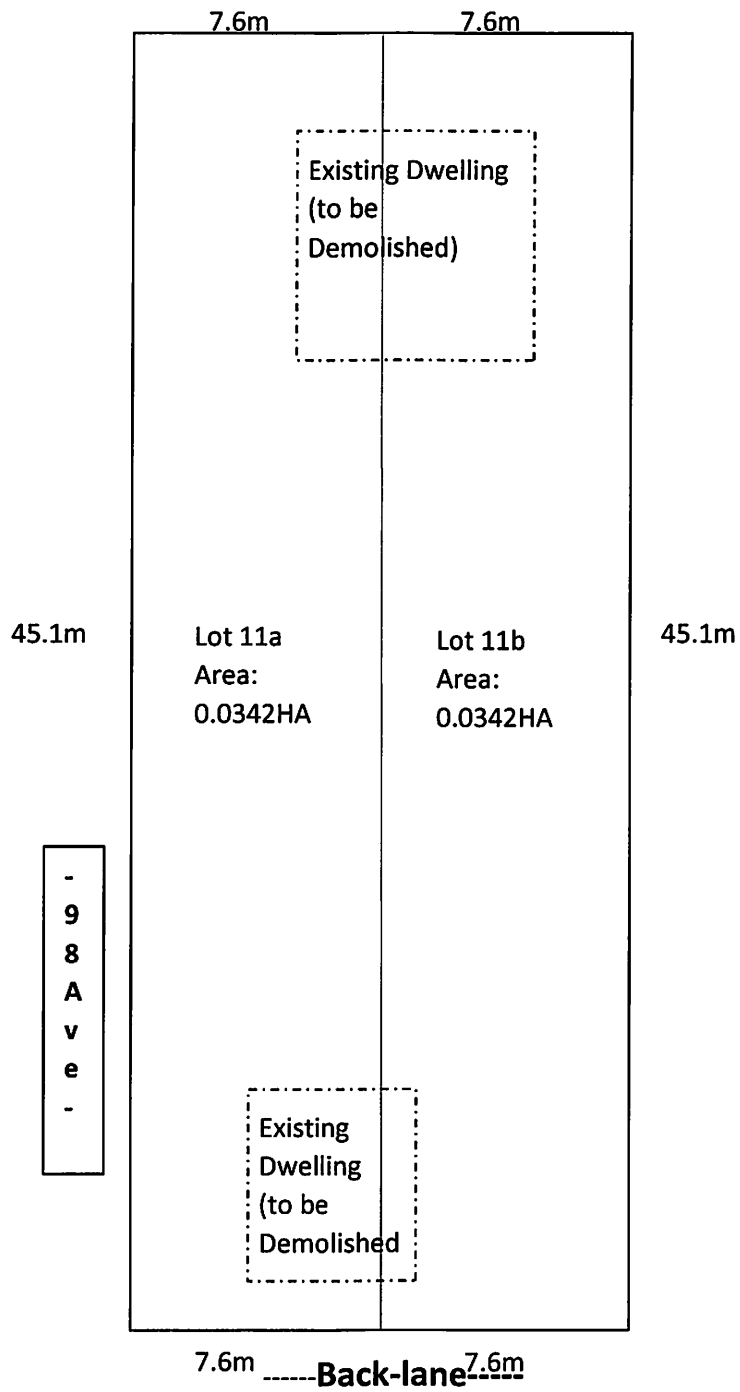
Servicing

- 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 4.0 m south of the north property line of Lot 11. 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).



----151 Street----

TENTATIVE PLAN  
SHOWING SUBDIVISION  
OF Lot 11, Block 57, Plan  
1990AJ  
  
9801 151 Street  
Edmonton, Alberta





Subdivision Authority

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

January 4, 2018

File No. LDA17-0650

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 426, Block 2, Plan 7540 AH, located north of 113 Avenue and east of 103 Street; **SPRUCE AVENUE**

---

**The Subdivision by Plan is APPROVED on January 4, 2018, 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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #267094686-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There are existing boulevard trees adjacent to the site that must be protected during construction.

Building / Site

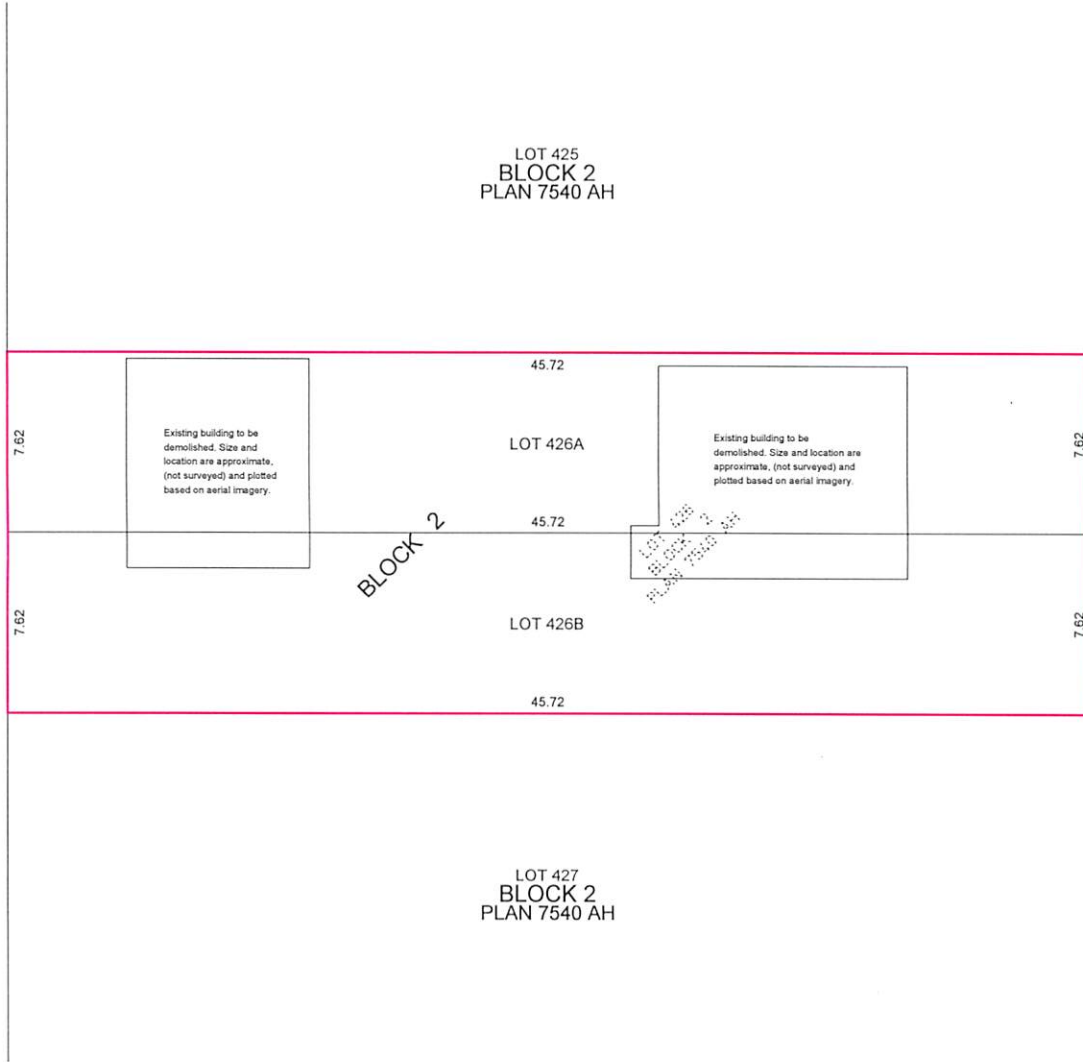
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 11.6 m north of the south property line of Lot 426. Separate services are required to be constructed to service the proposed south lot (426B). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).



LANE



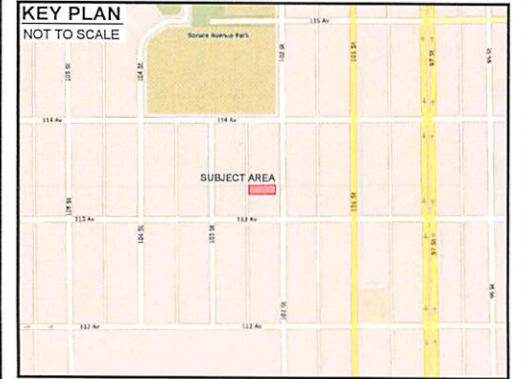
102 STREET

CLUNES VENTURES

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 RFS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.070 ha.

KEY PLAN  
NOT TO SCALE



REV. NO.	DATE	DESCRIPTION	BY
0	NOV. 9/17	ORIGINAL PLAN COMPLETED	ME
		ITEM	
REVISIONS			

SPRUCE AVENUE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

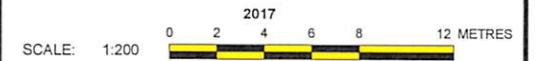
OF

LOT 426, BLOCK 2, PLAN 7540 AH

WITHIN THE

HUDSON'S BAY COMPANY'S RESERVE  
(THEO. N.E. 1/4 SEC.8-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. 61700085T	DRAFTED BY: ME	CHECKED BY: RG
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Subdivision Authority

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

January 4, 2018

File No. LDA17-0651

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 12, Block 113, Plan 2803 AF, located north of 102 Avenue NW and east of 135 Street NW;  
**GLENORA**

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**The Subdivision by Plan is APPROVED on January 4, 2018, subject to the following conditions:**

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

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

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

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

If you have further questions, please contact Steven Ketz at [steven.ketza@edmonton.ca](mailto:steven.ketza@edmonton.ca) or 780-944-0250.

Regards,

Blair McDowell  
Subdivision Authority

BM/sk/Posse #267489952-001

Enclosure(s)



Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There are existing boulevard trees adjacent to the site that must be protected during construction

Building / Site

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

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 service enters the proposed subdivision approximately 15.9 m east of the west property line of Lot 12. The existing sanitary service enters the proposed subdivision approximately 18.6 m east of the west 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).



LOT 10  
BLOCK 113  
PLAN 2803 AF

LOT 11  
BLOCK 113  
PLAN 2803 AF

LOT 12  
BLOCK 113  
PLAN 2803 AF

LOT 12A  
BLOCK 113

LOT 12B  
BLOCK 113

HOUSE

GARAGE

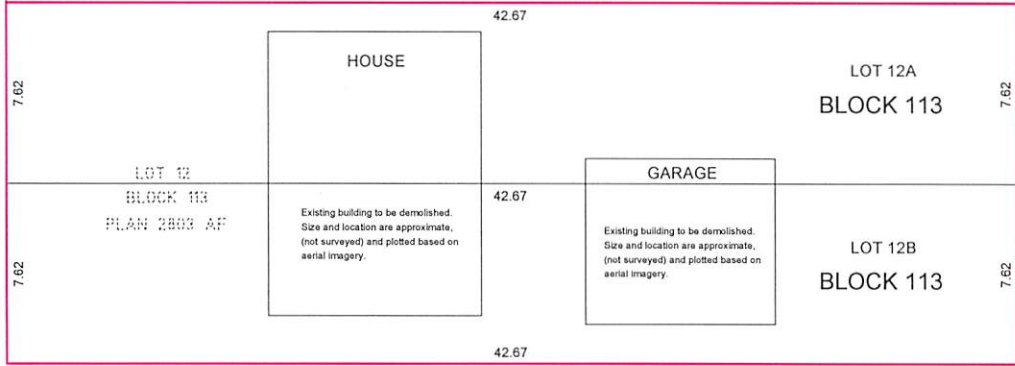
Existing building to be demolished.  
Size and location are approximate,  
(not surveyed) and plotted based on  
aerial imagery.

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

135 STREET

LANE

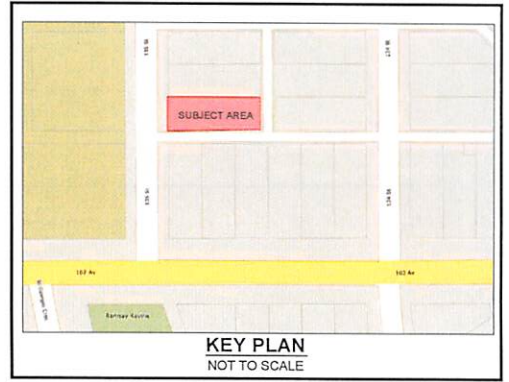
LANE



PERRY HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R/F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.065 ha.

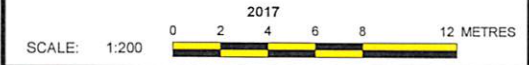


REV. NO.	DATE	ITEM	BY
0	NOV. 17, 2017	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

**GLENORA**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 12, BLOCK 113, PLAN 2803 AF  
WITHIN THE  
S.W. 1/4 SEC. 1 - 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. 61700086T	DRAFTED BY: AN	CHECKED BY: BM
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Subdivision Authority

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

January 4, 2018

File No. LDA17-0665

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 23, Block 6, Plan 4818 HW, located north of 98 Avenue NW and west of Summit Drive NW;  
**CRESTWOOD**

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**The Subdivision by Plan is APPROVED on January 4, 2018, 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 Kyle Witiw at [kyle.witiw@edmonton.ca](mailto:kyle.witiw@edmonton.ca) or 780-442-4308.

Regards,

Blair McDowell  
Subdivision Authority

BM/kw/Posse #267751446-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There is an existing access to 98 Avenue NW. Upon redevelopment of proposed Lot 23B, the existing residential access to 98 Avenue NW 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.
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.1 m west of the east property line of Lot 23. The existing storm service enters the proposed subdivision approximately 13.2 m east of the west property line of Lot 23. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

# TENTATIVE PLAN

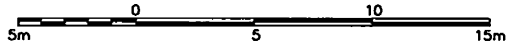
SHOWING SUBDIVISION OF

LOT 23, BLOCK 6, PLAN 4818 H.W.

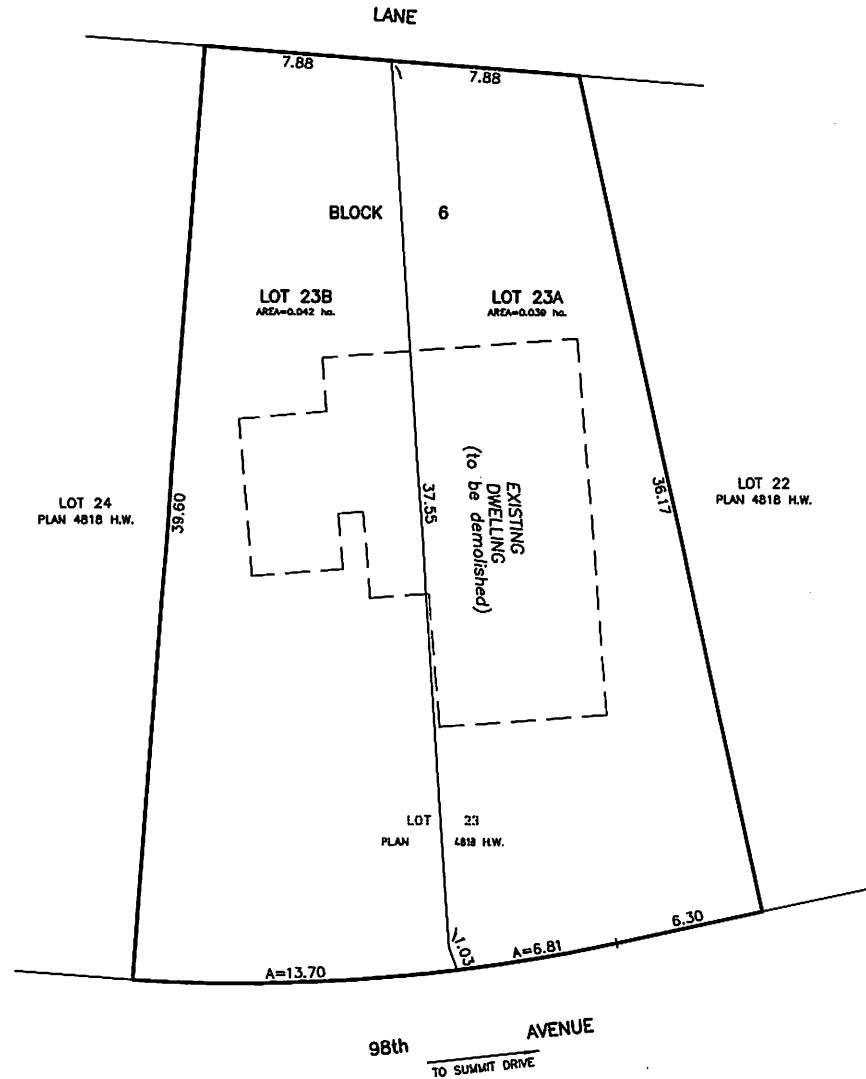
IN THE  
N.W.1/4 SEC.36-52-25-4

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: November 21, 2017  
REVISED: December 18, 2017

FILE NO. 17C0199

DWG.NO. 17C0199T



Thursday, December 21, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 51

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the December 21, 2017 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the December 14, 2017 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA17-0486 260753782-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot from Lot 2, Block 1, Plan 152 2487, located south of Hiller Road SW and west of Koshal Crescent SW; <b>KESWICK</b>
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA17-0529 262967094-001	Tentative plan of subdivision to create 22 semi-detached residential lots from the SE 25-52-26-W4M, located north of Whitemud Drive NW and west of Winterburn Road NW; <b>ROSENTHAL</b>
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA17-0581 264880154-001	Tentative plan of subdivision to create one (1) commercial lot (in two (2) parts) and one (1) Public Utility lot, from the SW 13-51-25-W4M located north of 41 Avenue SW and east of 141 Street SW; <b>DESROCHERS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA12-0439 132387579-001	REVISION of conditionally approved plan of subdivision to create 201 single detached residential lots, 38 semi-detached residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, one (1) Public Utility lot, and three (3) future Municipal Reserve lots, from Lot 22, Block 12, Plan 142 4643, and Lot 66ER, Block 17, Plan 132 0806 located south of 35 Avenue NW and west of 199 Street NW; <b>EDGEMONT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA17-0339 254183900-001	Tentative plan of subdivision to subdivide a 0.585 ha portion from Lot 3, Block 2, Plan 142 1137 to consolidate with adjacent Lot 6, Block 3, Plan 142 11348 located east of 101 Street SW and north of Ewing Trail SW; <b>ELLERSLIE INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA17-0559 264001970-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 4, Plan 3307 MC, located north of 54 Avenue NW and east of 109A Street NW; <b>PLEASANTVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA17-0567 264457709-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 11, Plan 2519 NY, located north of 57 Avenue NW and east of 109a Street NW; <b>PLEASANTVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA17-0580 264878733-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 9, Plan 3624 HW located south of 110A Avenue NW and east of 138 Street NW; <b>NORTH GLENORA</b>

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
9.	LDA17-0597 265400610-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 4, Plan 715 HW located north of 91 Avenue NW and west of 117 Street NW; <b>WINDSOR PARK</b>
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
10.	LDA17-0598 265121189-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 64, Plan 8627 AH located south of 106 Avenue NW and west of 136 Street NW; <b>GLENORA</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
11.	LDA17-0616 266380013-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot B, Block 11, Plan 8435 ET, located north of 80 Avenue NW and east of 97 Street NW; <b>RITCHIE</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
12.	LDA17-0622 266486114-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 8, Block 5, Plan 3624 HW, located north of 108 Avenue NW and west of 135 Street NW; <b>NORTH GLENORA</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
13.	LDA17-0625 266380619-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 11, Plan 4892 HW located north of 83 Avenue NW and east of 76 Street NW; <b>IDYLWYLDE</b>
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

14.	LDA17-0635 264831877-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 13, Block 16, Plan 8266 ET located south of 105 Avenue NW and west of 154 Street NW; <b>CANORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
15.	LDA17-0637 266665017-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 13, Plan 6045 HW located south of 66 Avenue NW and west of 93 Street NW; <b>HAZELDEAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
16.	LDA17-0641 266980080-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 2, Plan RN 37, located south of Rowland Road NW and east of 90 street NW; <b>RIVERDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
17.	LDA17-0644 266979532-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot S, Plan 703 HW, located north of 90 Avenue NW and west of 90 Street NW; <b>BONNIE DOON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
18.	LDA17-0646 267092834-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 47, Plan 1815 AW, located south of 96 Avenue NW and east of 152 Street NW; <b>WEST JASPER PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
19.	LDA17-0659 267456936-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16-17, Block 18, Plan 1497 AE, located north of 127 Avenue NW and east of 72 Street NW; <b>BALWIN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

20.	LDA17-0662 267696888-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 26, Plan 4964 HW, located north of 107 Avenue and east of 129 Street NW; <b>WESTMOUNT</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
21.	LDA17-0663 267660433-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 27, Plan 4311 HW, located north of 107 Avenue NW and east of 130 Street NW; <b>WESTMOUNT</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b> The meeting adjourned at 10:40 a.m.		