

Thursday, January 12, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 02

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the January 12, 2017 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 5, 2017 meetings be adopted.	
3.	<b>OLD BUSINESS</b>	
4.	<b>NEW BUSINESS</b>	
1.	LDA16-0382 227808999-001	Tentative plan of subdivision to create one (1) additional Industrial lot, from Lot D, Plan 5506 RS, located north of 76 Avenue NW and east of 34 Street NW; <b>SOUTHEAST INDUSTRIAL</b>
2.	LDA16-0308 225603361-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 79, Plan 3875 P located north of Stony Plain Road NW and east of 133 Street NW; <b>GLENORA</b>
3.	LDA16-0484 232195173-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 107, Plan 331 KS, located north of MacKenzie Drive NW and east of 146 Street NW; <b>CRESTWOOD</b>
4.	LDA16-0524 234104672-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 11, Plan 5456AH, located north of 112 Avenue NW and west of 122 Street NW; <b>INGLEWOOD</b>
5.	LDA16-0529 234266218-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 16, Block 24 Plan 6215AL, located north of 112 Avenue NW and east of 132 Street NW; <b>INGLEWOOD</b>
6.	LDA16-0531 234086647-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34 and the east half of Lot 35, Block 13, Plan 2262 S located north of 74 Avenue NW and east of 95 Street NW; <b>RITCHIE</b>
7.	LDA16-0542 235177001-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 3, Block 2, Plan 4504AJ, located north of 111 Avenue NW and west of 122 Street NW; <b>INGLEWOOD</b>

8.	LDA16-0544 235527745-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 2B, Plan 4278V, located south of 104 Avenue NW and west of 142 Street NW; <b>GROVENOR</b>
9.	LDA16-0549 234035074-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 2 and 3, Block 1, Plan 1247 HW, located north of 92 Avenue NW and east of 91 Street NW; <b>BONNIE DOON</b>
10.	LDA16-0559 236437079-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 52, Block 11, Plan 6054 HW, located south of 92 Avenue NW and west of 147 Street NW; <b>PARKVIEW</b>
11.	LDA16-0560 236470013-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 22, Plan RN60, located south of 111 Avenue NW and east of 132 Street NW; <b>WESTMOUNT</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



January 12, 2017

File NO. LDA16-0382

Altus Group  
17327 – 106A Avenue NW  
Edmonton, AB T5M 1M7

ATTENTION: Stephen Howard

RE: Tentative plan of subdivision to create one (1) additional Industrial lot, from Lot D, Plan 5506 RS, located north of 76 Avenue NW and east of 34 Street NW; **SOUTHEAST INDUSTRIAL**

---

**I The Subdivision by Plan is APPROVED on January 12, 2017, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$244,530.00 representing 0.18 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner provide Municipal Reserve (MR) in the amount of 1.33 ha by a Deferred Reserve Caveat registered against Lot D, Plan 5506 RS pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner 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;
5. that the owner register an easement for cross lot emergency access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the subdivision boundary be amended to include the dedication of 34 Street to conform to an approved Concept Plan, or to the satisfaction of Transportation Planning and Engineering and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) for the remnant lot. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line; 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 (3) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner submit site mechanical and lot grading plans. Any cross lot servicing or cross lot overland drainage that is identified will need to be eliminated at the owner's expense; and
8. that the owner is responsible for the landscape design and construction within 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.

MR for Lot D, Plan 5506 RS in the amount of \$244,530.00, representing 0.18 ha, is being provided by money in place with this subdivision.

MR for Lot D, Plan 5506 RS in the amount of 1.33 ha is being provided by a DRC 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 Mark Harrison at 780-944-0459 or [mark.harrison@edmonton.ca](mailto:mark.harrison@edmonton.ca)

Regards,

Blair McDowell  
Subdivision Authority  
BM/mh/Posse #227808999-001  
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

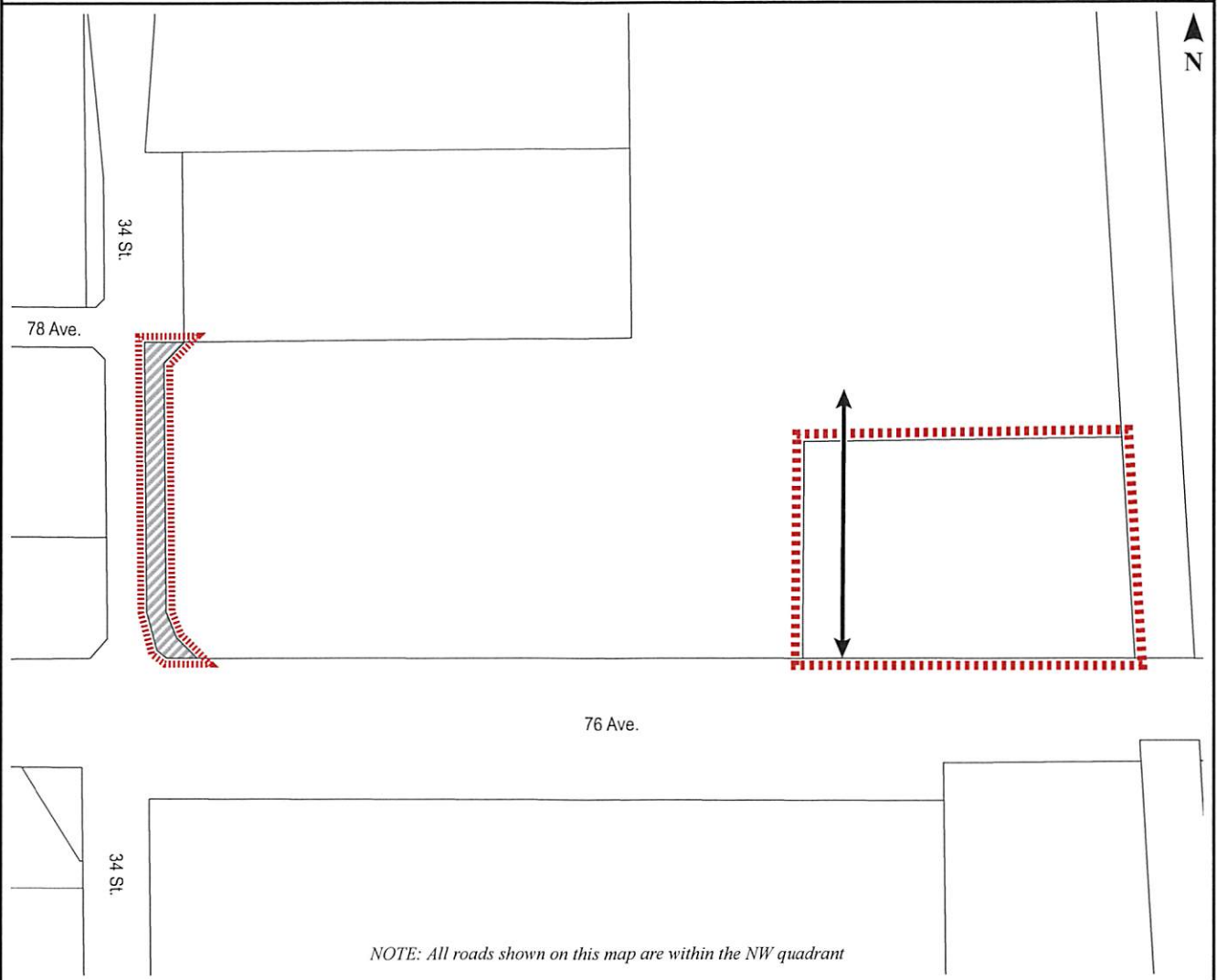
January 12, 2017

LDA16-0382

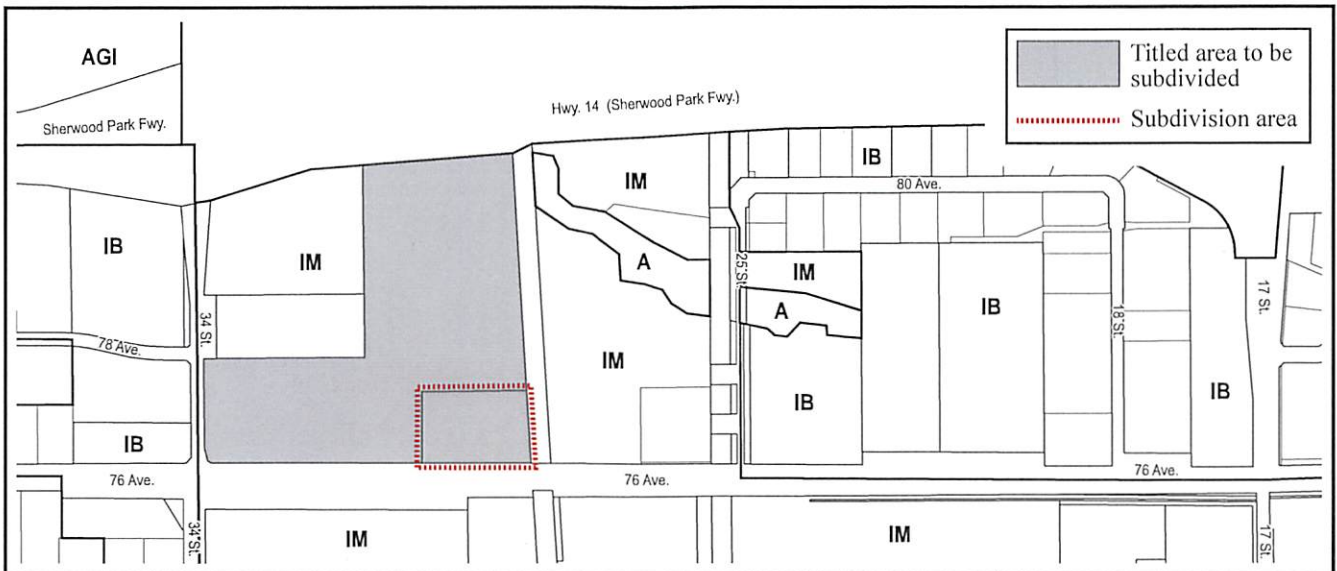
----- Limit of proposed subdivision  
----- Amend subdivision boundary

▨ Dedicate as road right of way

↔ Cross lot emergency access easement



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





January 12, 2017

File NO. LDA16-0308

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 13, Block 79, Plan 3875 P located north of Stony Plain Road NW and east of 133 Street NW; **GLENORA**

---

**The Subdivision by Plan is APPROVED on January 12, 2017. Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.2 m south of the north property line of Lot 13. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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);
4. that 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;
5. that 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) and subsequently released to the applicant for registration at the Land Titles Office;

6. 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;
7. 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; and
8. that the owner may lodge an appeal 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 Gilbert Quashie-Sam at 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Regards,

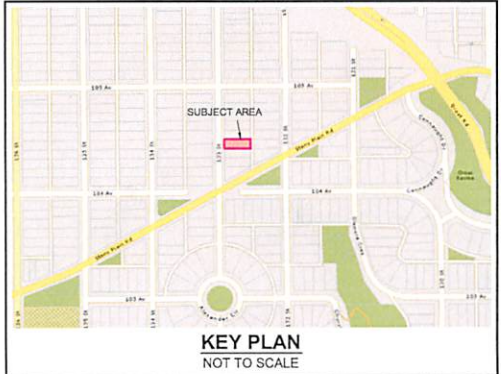
Blair McDowell  
Subdivision Authority

BM/gq/Posse #225603361-001

Enclosure(s)

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



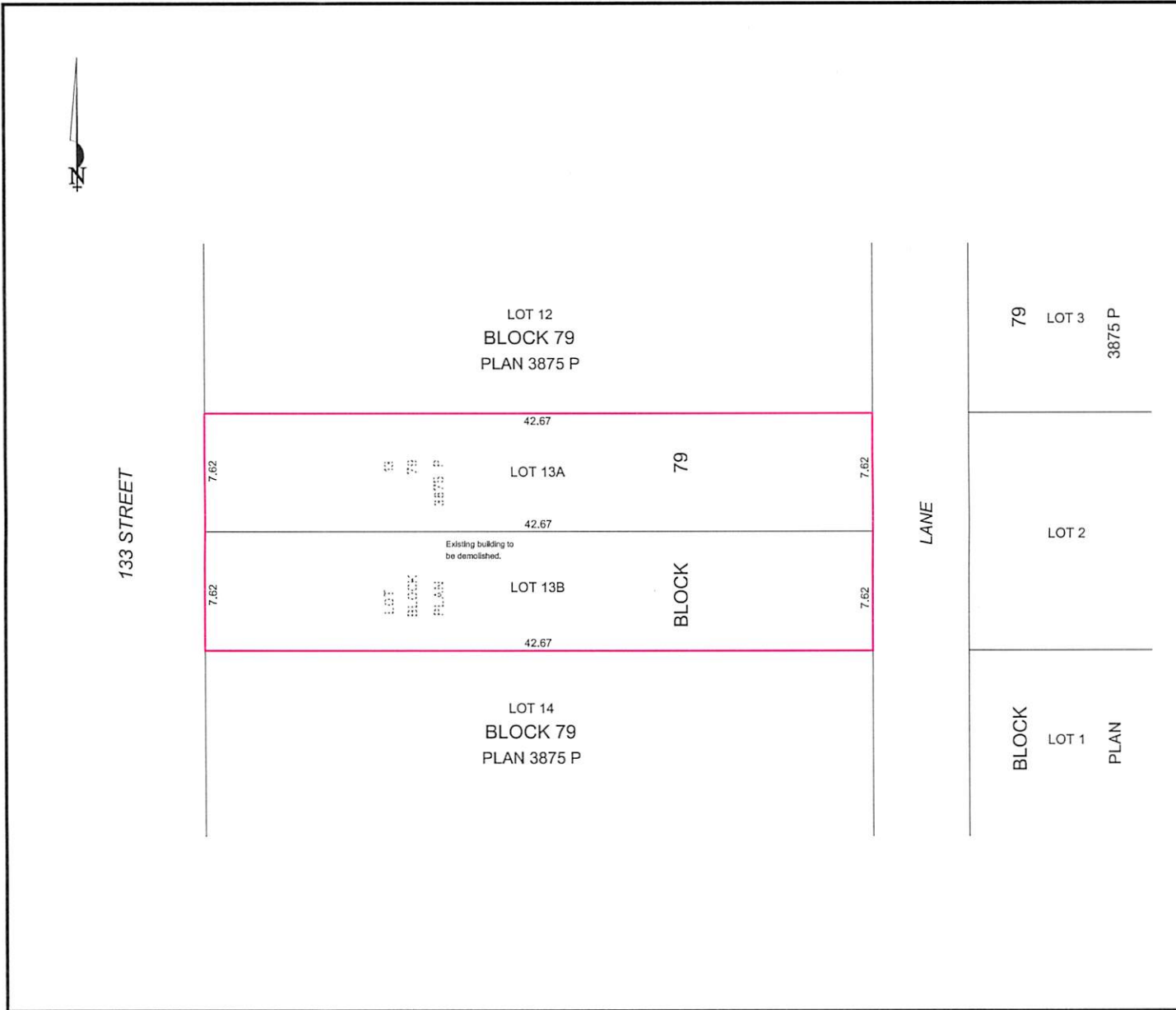
REV. NO.	DATE	ITEM	BY
0	JUL.7/16	ORIGINAL PLAN COMPLETED	JF

**GLENORA**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 13, BLOCK 79, PLAN 3875 P  
WITHIN THE  
RIVER LOT 2 - EDMONTON SETTLEMENT  
(THEORETICAL TWP. 53 - RGE. 25 - W. 4TH MER.)  
**EDMONTON - ALBERTA**

2016  
SCALE: 1:250

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

FILE NO.	61600025T	DRAFTED BY:	JF	CHECKED BY:	SM
----------	-----------	-------------	----	-------------	----







Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

January 12, 2017

File NO. LDA16-0484

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 107, Plan 331 KS, located north of MacKenzie Drive NW and east of 146 Street NW; **CRESTWOOD**

---

**The Subdivision by Plan is APPROVED on January 12, 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; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 9.92 m north of the south property line of Lot 5. The existing storm service enters the proposed subdivision approximately 11.43 m north of the south property line of Lot 5. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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);

4. that 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;
5. that 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) and subsequently released to the applicant for registration at the Land Titles Office;
6. 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;
7. 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; and
8. that the owner may lodge an appeal 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.

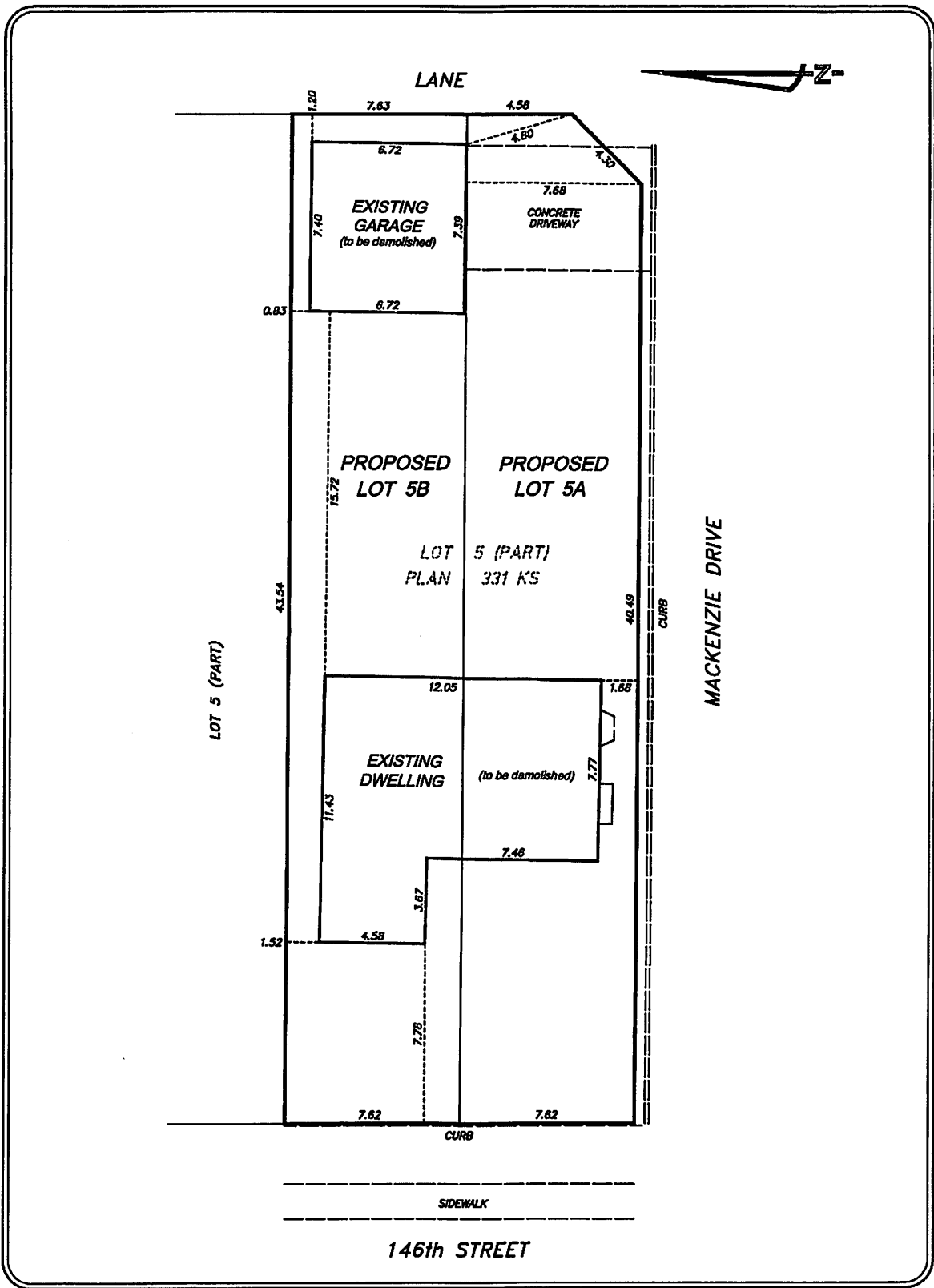
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #232195173-001

Enclosure(s)



# TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024				<b>NOTE:</b> ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2  ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY	
<b>LOT: 5 (PART)    BLOCK: 107    PLAN: 331 KS</b>					
SUBMISSION: CRESTWOOD		ADDRESS: 9405-146 STREET			
BUILDER/OWNER: MATHEW HUNTER			EDMONTON		
ZONING: RF1					
FILE: E13235	LOT AREA: 0.066 ha.	SCALE: 1:200	DRAWN BY: D.S.	CHECKED BY: P.S.	2016-10-05



January 12, 2017

File NO. LDA16-0524

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 4, Block 11, Plan 5456AH, located north of 112 Avenue NW and west of 122 Street NW; **INGLEWOOD**

---

**The Subdivision by Plan is APPROVED on January 12, 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; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.9 m south of the north property line of Lot 4. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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);

4. that 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;
5. that 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) and subsequently released to the applicant for registration at the Land Titles Office;
6. 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;
7. 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; and
8. that the owner may lodge an appeal 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 Darbi Kinnee at 780-496-1758 or [darbi.kinnee@edmonton.ca](mailto:darbi.kinnee@edmonton.ca).

Regards,


Blair McDowell  
Subdivision Authority

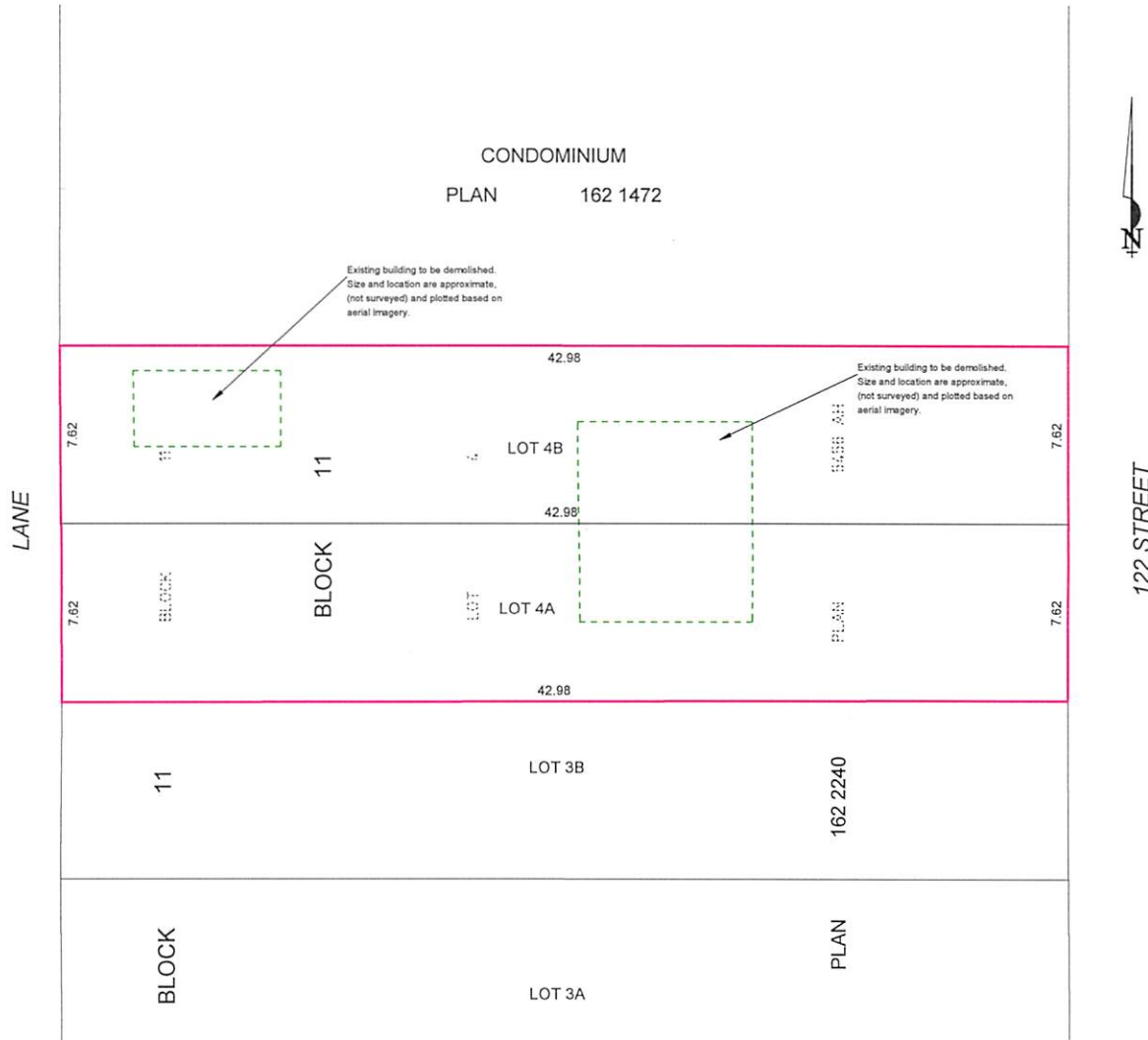
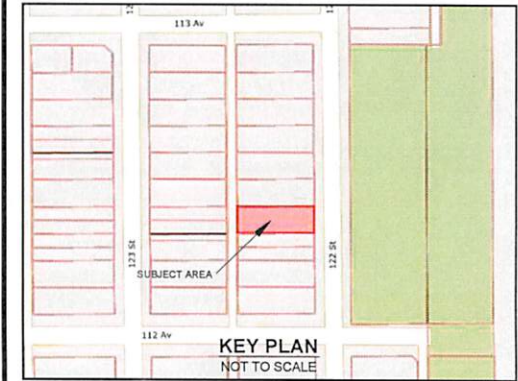
BM/dk/Posse #234104672-001

Enclosure(s)

URBAN AGE HOMES INC.

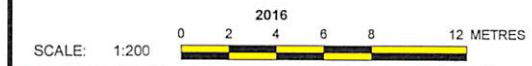
NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	OCT. 20/16	ORIGINAL PLAN COMPLETED	TP
REVISIONS			

**INGLEWOOD**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 4, BLOCK 11, PLAN 5456 AH  
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.	61600040T	DRAFTED BY:	TP	CHECKED BY:	JM
----------	-----------	-------------	----	-------------	----



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

January 12, 2017

File NO. LDA16-0529

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 16, Block 24 Plan 6215AL, located north of 112 Avenue NW and east of 132 Street NW; **INGLEWOOD**

---

**The Subdivision by Plan is APPROVED on January 12, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that 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);
3. that 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) and subsequently released to the applicant for registration at the Land Titles Office;
4. 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;

5. 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; and
6. that the owner may lodge an appeal 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 Darbi Kinnee at 780-496-1758 or [darbi.kinnee@edmonton.ca](mailto:darbi.kinnee@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

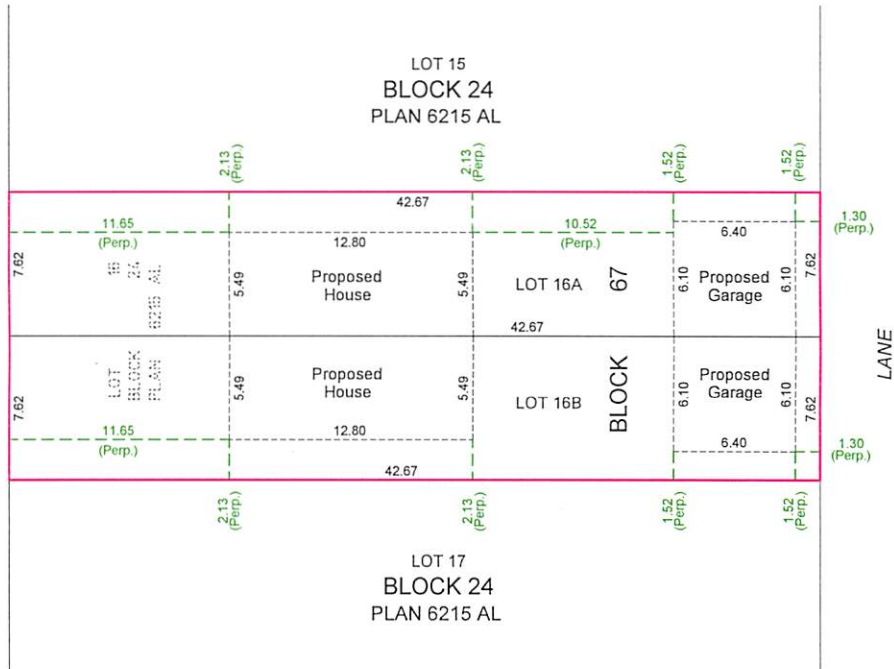
BM/dk/Posse #234266218-001

Enclosure(s)





132 STREET



24 LOT 6  
6215 AL

LOT 5

BLOCK LOT 4  
PLAN

ACCENT INFILLS

- 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.F.3.
  - PROPOSED BUILDING SHOWN THUS 1:176
  - PERPENDICULAR TIES SHOWN THUS 1:176
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS 1:176
  - AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	NOV.2/16	ORIGINAL PLAN COMPLETED	JF

REVISIONS

**INGLEWOOD**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 16, BLOCK 24, PLAN 6215 AL  
WITHIN THE  
S.E. 1/4 SEC. 12 - TWP. 53 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**

2016

SCALE: 1:250

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

FILE NO. 61600036T	DRAFTED BY: JF	CHECKED BY: MK
--------------------	----------------	----------------



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

January 12, 2017

File NO. LDA16-0531

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 34 and the east half of Lot 35, Block 13, Plan 2262 S located north of 74 Avenue NW and east of 95 Street NW; **RITCHIE**

---

**The Subdivision by Plan is REFUSED on January 12, 2017 for the following reason(s):**

1. The proposed subdivision does not comply with the minimum Development Regulations identified in Section 140 of the City of Edmonton Zoning Bylaw. The minimum site width identified in the RF3 (Small Scale Infill Development) Zone for permitted and discretionary uses is 7.6 meters. The site width of the proposed lots are 7.54 meters each and therefore deficient.

Please be advised that an appeal may be lodged 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 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

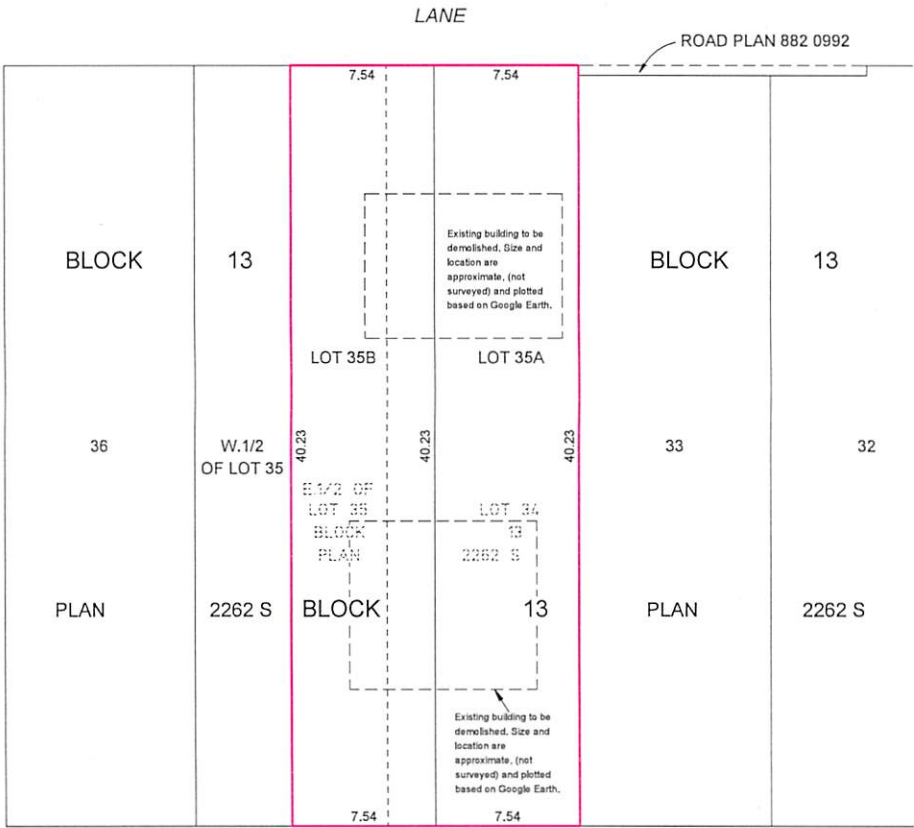
BM/GQ/Posse #234086647-001

Enclosure(s)



BLOCK					13
PLAN	1	2	3	4	5
					2262 S

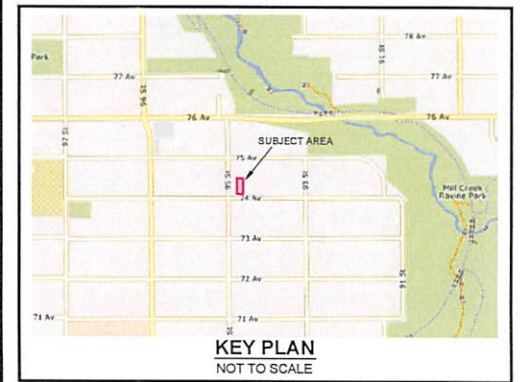
95 STREET



74 AVENUE

ACCENT INFILLS LTD.

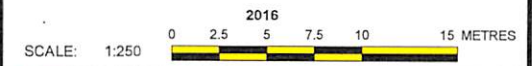
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE ZONING OF THIS SUBJECT AREA IS Rf3.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.061 ha.



0	OCT.31/16	ORIGINAL PLAN COMPLETED	JF
REV. NO.	DATE	ITEM	BY

REVISIONS

**RITCHIE**  
 TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
 OF  
 LOT 34 AND E.1/2 OF LOT 35, BLOCK 13, PLAN 2262 S  
 WITHIN THE  
 N.E. 1/4 SEC. 21 - TWP. 52 - RGE. 24 - W. 4TH MER.  
**EDMONTON - ALBERTA**



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

FILE NO.	61600038T	DRAFTED BY:	JF	CHECKED BY:	MK
----------	-----------	-------------	----	-------------	----



January 12, 2017

File NO. LDA16-0542

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 3, Block 2, Plan 4504AJ, located north of 111 Avenue NW and west of 122 Street NW; **INGLEWOOD**

---

**The Subdivision by Plan is APPROVED on January 12, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that 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);
3. that 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) and subsequently released to the applicant for registration at the Land Titles Office;
4. 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;

5. 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; and
6. that the owner may lodge an appeal 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.

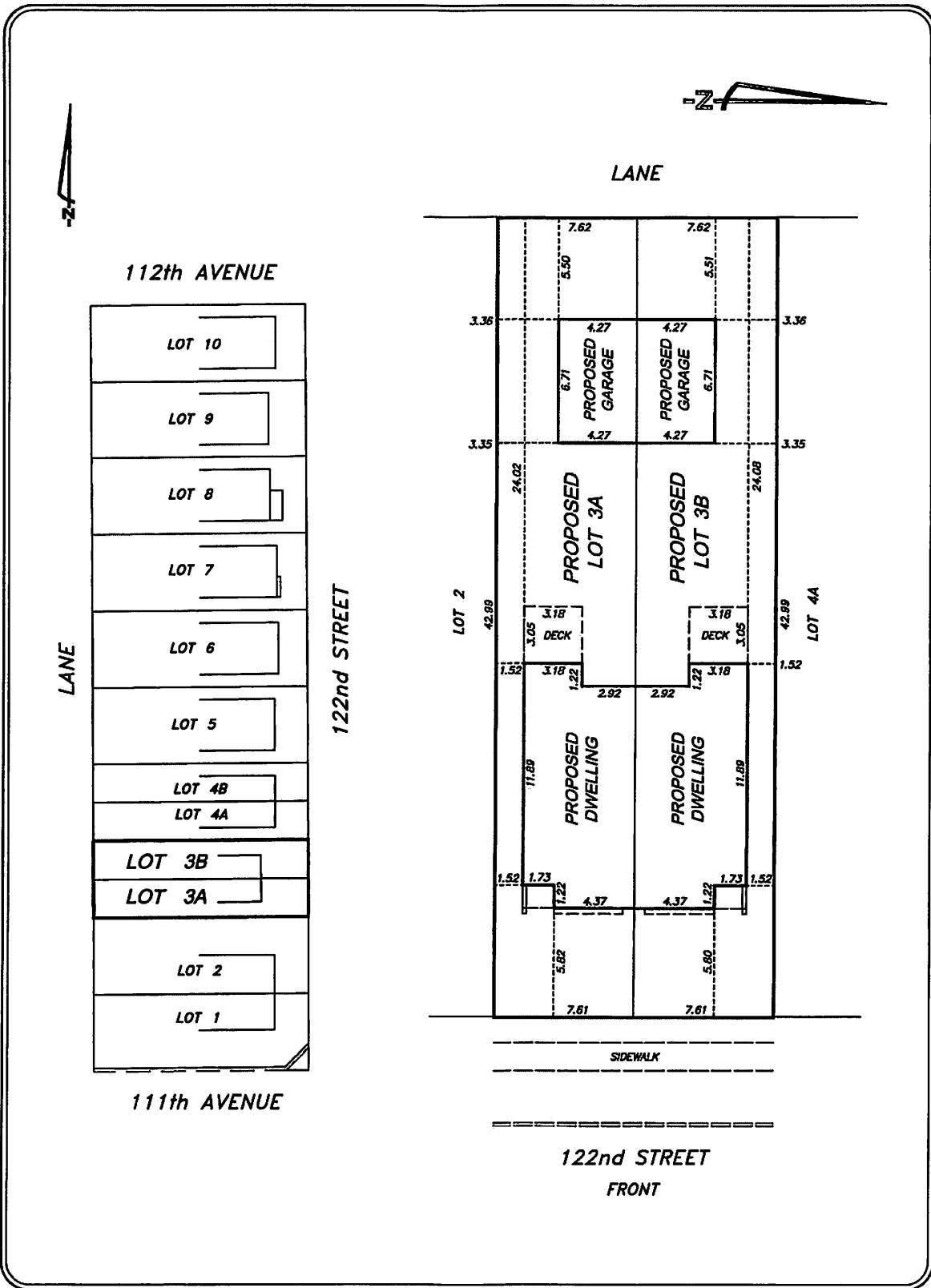
If you have further questions, please contact Darbi Kinnee at 780-496-1758 or [darbi.kinnee@edmonton.ca](mailto:darbi.kinnee@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/dk/Posse #235177001-001

Enclosure(s)



# TENTATIVE PLAN

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



**NOTE:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 NUMBER OF PARCEL CREATED 2  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED  
 BY LEGAL SURVEY

LOT: 3      BLOCK: 2      PLAN: 4504 AJ

SUBDIVISION: INGLEWOOD      ADDRESS: 11112-122 STREET

BUILDER/OWNER: TECH VIEW HOMES LTD.      EDMONTON

ZONING: RF3

FILE: E12776

LOT AREA: 0.06 ha.

SCALE: 1:250

DRAWN BY: D.S.

CHECKED BY: P.S.

2016-11-15



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

January 12, 2017

File NO. LDA16-0544

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 2B, Plan 4278V, located south of 104 Avenue NW and west of 142 Street NW; **GROVENOR**

---

**The Subdivision by Plan is APPROVED on January 12, 2017, subject to the following conditions:**

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

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.3 m south of the north property line of Lot 10. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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);
4. that 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) and subsequently released to the applicant for registration at the Land Titles Office;

5. 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;
6. 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; and
7. that the owner may lodge an appeal 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 Darbi Kinnee at 780-496-1758 or [darbi.kinnee@edmonton.ca](mailto:darbi.kinnee@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

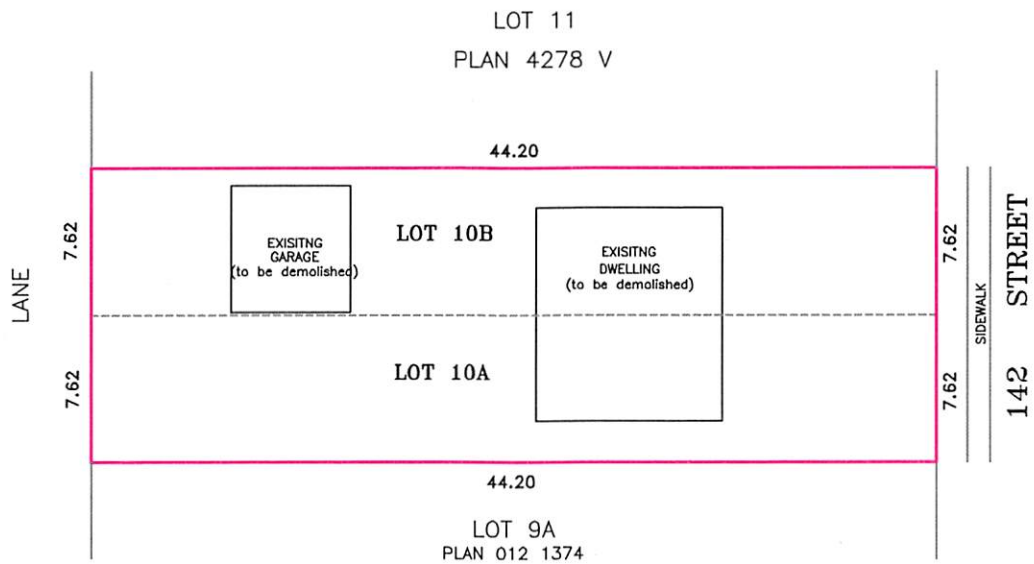
BM/dk/Posse #235527745-001

Enclosure(s)



TENTATIVE PLAN  
SHOWING  
**PROPOSED SUBDIVISION**  
OF  
LOT 10, BLOCK 2B, PLAN 4278 V  
S.E. 1/4, SEC. 2 TWP. 53, RGE. 25, W.4M.  
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ..... ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————  
AND CONTAINS 0.067 ha.



**GEODETIC SURVEYS & ENGINEERING LTD.**

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.  
DATE : NOV. 21st, 2016.

SCALE 1 : 300

JOB No. 1161686



January 12, 2017

File NO. LDA16-0549

Josh Kjenner  
10055 - 118 Street NW  
Edmonton, AB T5K 0C1

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 2 and 3, Block 1, Plan 1247 HW, located north of 92 Avenue NW and east of 91 Street NW; **BONNIE DOON**

---

**The Subdivision by Plan is APPROVED on January 12, 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;
2. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the southern lot; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.1 m south of the north property line of Lot 3. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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);

4. that 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;
5. that 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) and subsequently released to the applicant for registration at the Land Titles Office;
6. 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;
7. 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; and
8. that the owner may lodge an appeal 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 Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

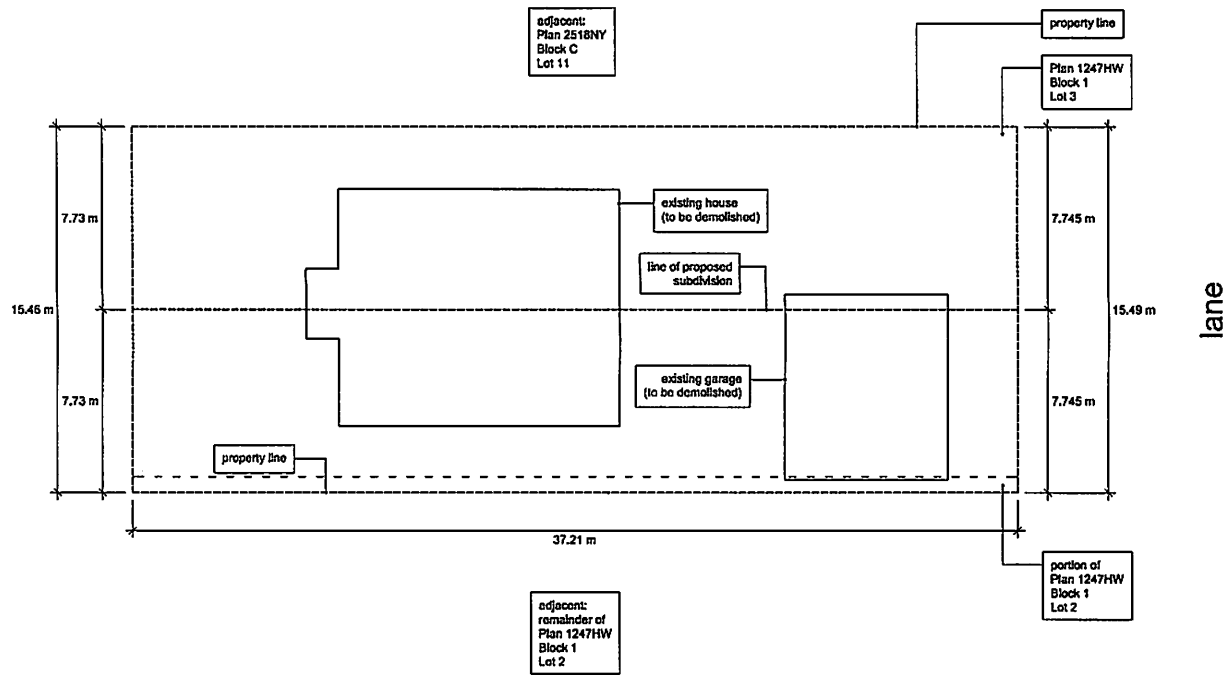
Regards,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #234035074-001

Enclosure(s)

91 Street



Notes

If this drawing has not been printed on an ARCH D (24" X 36") sheet it is not at the correct scale

no	date	issued for
1	2016.11.21	subdivision application
2	2016.12.14	subdivision application rev. 1

Josh Kjenner  
P.Eng., Intern Architect AAA  
joshkjenner@gmail.com

Bonnie Doon Duplex  
9219 91 Street NW, Edmonton, AB

Subdivision Application  
Tentative Plan

drawn: JK scale: 1:200  
checked: JK date: 2016/11/02



A000



January 12, 2017

File NO. LDA16-0559

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

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 52, Block 11, Plan 6054 HW, located south of 92 Avenue NW and west of 147 Street NW; **PARKVIEW**

---

**The Subdivision by Plan is APPROVED on January 12, 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; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 23.7 m west of the west property of 147 Street NW. The existing storm service enters the proposed subdivision approximately 10.3 m east of manhole #241569. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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);

4. that 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;
5. that 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) and subsequently released to the applicant for registration at the Land Titles Office;
6. 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;
7. 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; and
8. that the owner may lodge an appeal 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.

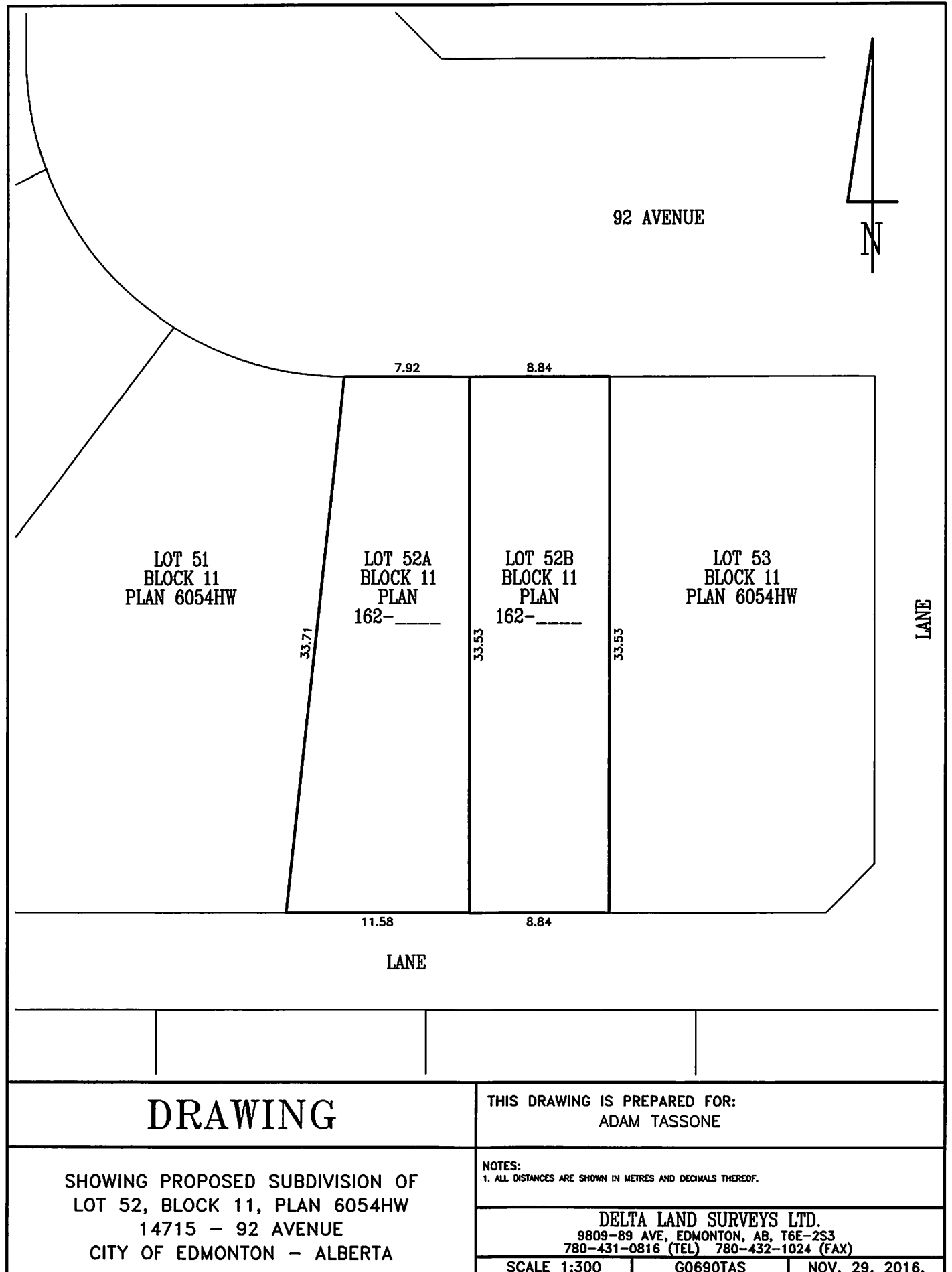
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #236437079-001

Enclosure(s)



LOT 51  
BLOCK 11  
PLAN 6054HW

LOT 52A  
BLOCK 11  
PLAN  
162-\_\_\_\_\_

LOT 52B  
BLOCK 11  
PLAN  
162-\_\_\_\_\_

LOT 53  
BLOCK 11  
PLAN 6054HW

33.71

33.53

33.53

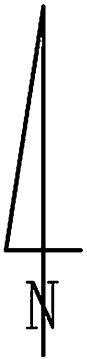
7.92

8.84

11.58

8.84

92 AVENUE



LANE

LANE

# DRAWING

THIS DRAWING IS PREPARED FOR:  
ADAM TASSONE

SHOWING PROPOSED SUBDIVISION OF  
LOT 52, BLOCK 11, PLAN 6054HW  
14715 - 92 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

G0690TAS

NOV. 29, 2016.



January 12, 2017

File NO. LDA16-0560

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 22, Plan RN60, located south of 111 Avenue NW and east of 132 Street NW; **WESTMOUNT**

---

**The Subdivision by Plan is APPROVED on January 12, 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; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 12 m north of the south property line of Lot 14. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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);



4. that 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;
5. that 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) and subsequently released to the applicant for registration at the Land Titles Office;
6. 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;
7. 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; and
8. that the owner may lodge an appeal 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 Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Regards,

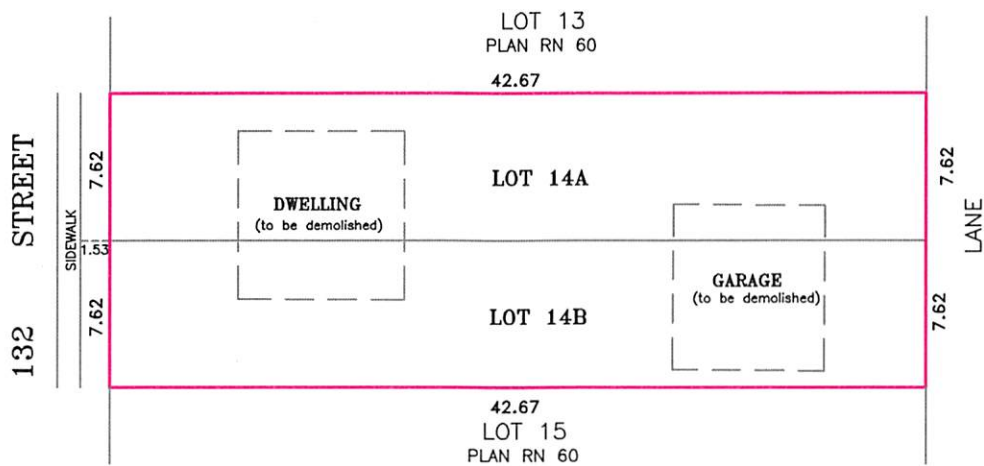
Blair McDowell  
Subdivision Authority

BM/sc/Posse #236470013-001

Enclosure(s)

TENTATIVE PLAN  
SHOWING  
**PROPOSED SUBDIVISION**  
OF  
LOT 14, BLOCK 22, PLAN RN 60  
S.E. 1/4, SEC. 12 TWP. 53, RGE. 25, W.4M.  
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ..... ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————  
AND CONTAINS 0.065 ha.



**GEODETTIC SURVEYS & ENGINEERING LTD.**

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : NOV. 29th, 2016.

SCALE 1 : 300

JOB No. 1161768

Thursday, January 5, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 01

**PRESENT** April Gallays, Acting Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED April Gallays  
That the Subdivision Authority Agenda for the January 05, 2017 meeting be adopted.

FOR THE MOTION April Gallays **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED April Gallays  
That the Subdivision Authority Minutes for the December 22, 2016 and December 29, 2016 meetings be adopted.

FOR THE MOTION April Gallays **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA16-0405  
228045015-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 118, Plan 5109 HW, located north of 98 Avenue NW and west of 143 Street NW; **CRESTWOOD**

MOVED April Gallays  
That the application for subdivision be Approved.

FOR THE MOTION April Gallays **CARRIED**

2. LDA16-0526  
225219215-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 6, Plan 5710 HW, located north of 98 Avenue NW and east of 142 Street NW; **CRESTWOOD**

MOVED April Gallays  
That the application for subdivision be Approved.

FOR THE MOTION April Gallays **CARRIED**

**5. ADJOURNMENT**

The meeting adjourned at 10:10 a.m.