

Thursday, February 9, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 06

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 9, 2017 meeting be adopted as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 2, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA16-0545  
235051756-001

Tentative plan of subdivision to create one (1) industrial unit and one (1) commercial unit by bare land condominium from Lot 7R, Block B, Plan 3341 RS, located south of 128 Avenue NW and west of 149 Street NW; **MISTATIM INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA16-0580  
236469174-001

Tentative plan of subdivision to create two (2) additional single detached residential lots from Lots 20, 21 and 22, Block 1, Plan 2057 Q located north of 101A Avenue NW and west of 92 Street NW; **RIVERDALE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA16-0581 237133435-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 7, Plan 6054 HW located south of 92A Avenue NW and east of 146 Street NW; <b>PARKVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0584 237346255-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 30, Block 59, Plan 4134 HW, located south of 79 Avenue NW and east of 77 Street NW; <b>KING EDWARD PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0595 237772624-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 25, Plan 4057HW, located south of 104 Avenue NW and west of 79 Street NW; <b>FOREST HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA16-0603 237076590-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot C, Block 32, Plan 569 AF located north of 103 Avenue NW and east of 125 Street NW; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA16-0604 237407527-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 3, Plan 6252 KS located north of 76 Avenue NW and west of 149 Street NW; <b>RIO TERRACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA17-0043 239577064-001	Tentative plan of subdivision to revise conditionally approved LDA14-0201 by adding six (6) single detached residential lots within the SE 13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; <b>DESROCHERS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:20 a.m.	



February 9, 2017

File NO. LDA16-0545

Hamilton & Olsen Surveys Ltd.  
11805 - 149 Street NW  
Edmonton, AB T5L 2J1

ATTENTION: Geoff Hobbs

RE: Tentative plan of subdivision to create one (1) industrial unit and one (1) commercial unit by bare land condominium from Lot 7R, Block B, Plan 3341 RS, located south of 128 Avenue NW and west of 149 Street NW; **MISTATIM INDUSTRIAL**

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**I The Subdivision by Bare Land Condominium is APPROVED on February 9, 2017, subject to the following condition(s):**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act; and
2. 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 Arterial Roadway Assessments applicable to this subdivision;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner construct a 11.5 m culvert crossing to 128 Avenue NW. This culvert crossing must include hard surfacing with asphalt 10 m from the edge of the driving surface of 128 Avenue into the site, located a minimum 2.5 m east of the west property line, as shown on Enclosure I; and

6. that the owner construct two additional hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on Enclosure II.

**Please be advised of the following:**

1. that all municipal services enter the site through Common Property;
2. that the owner be aware of an existing power pole and/or guy-wire, as shown on Enclosure I. The access must maintain a minimum clearance of 1.5 m from the power pole and/or guy-wire. The owner should contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering for more information. Should relocation of the pole be required, all costs associated with the relocation will be borne by the owner;
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 (\$2,409.00) 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 Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Regards,

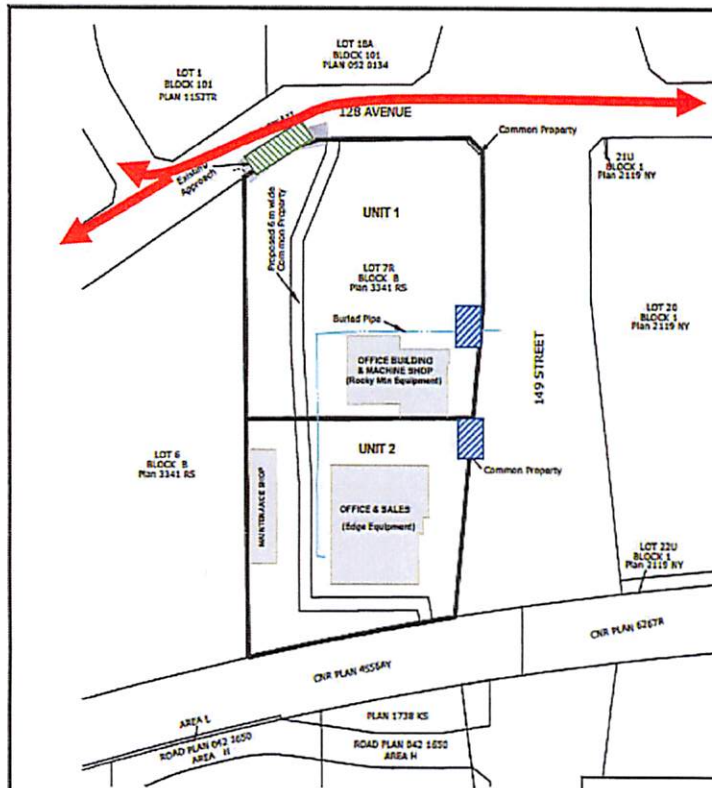


Blair McDowell  
Subdivision Authority

BM/sc/Posse #235051756-001

Enclosure(s)





LOCATION PLAN  
SCALE = 1:2000



Arterial Roadway Assessment (ARA) Calculations:

2016 ARA Rate for Mistatim Industrial = \$26,536/ha

Total Site Area = 2.39 ha  
 ARA Fees Paid for Remaining Area = 1.58 ha

Amount Owing = 1.58 ha X \$26,536 = \$41,926

LEGEND:



Construct 11.5 culvert crossing



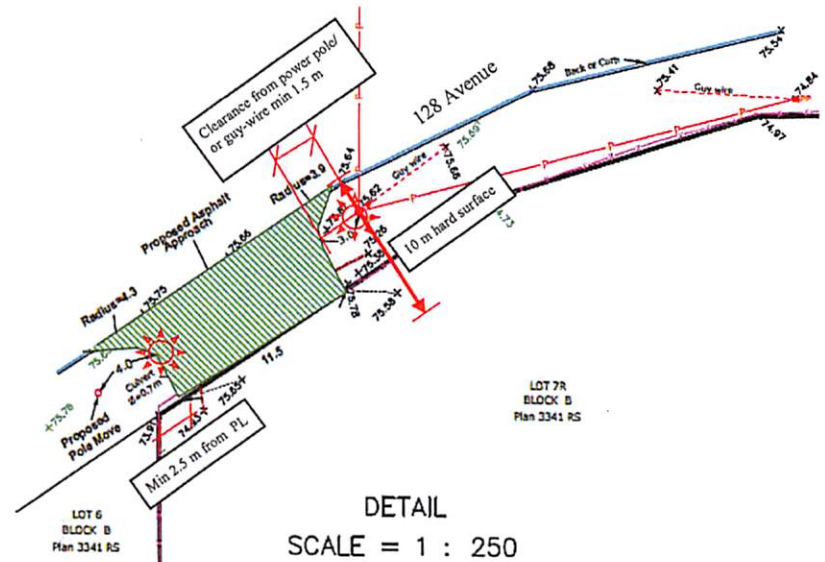
Existing access



Transit Route

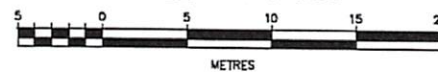


Existing power pole/guy-wire



DETAIL

SCALE = 1 : 250



WINNINGTON PROPERTIES (1984) LTD.

PLAN SHOWING  
 TOPOGRAPHIC SURVEY  
 FOR  
 APPROACH DESIGN  
 LOT 7R, BLOCK B, PLAN 3341 RS  
 IN N.W. 1/4 SEC.14 & S.W. 1/4 SEC.23  
 TWP.53-RGE.25-W.4MER.  
 CITY OF EDMONTON, ALBERTA

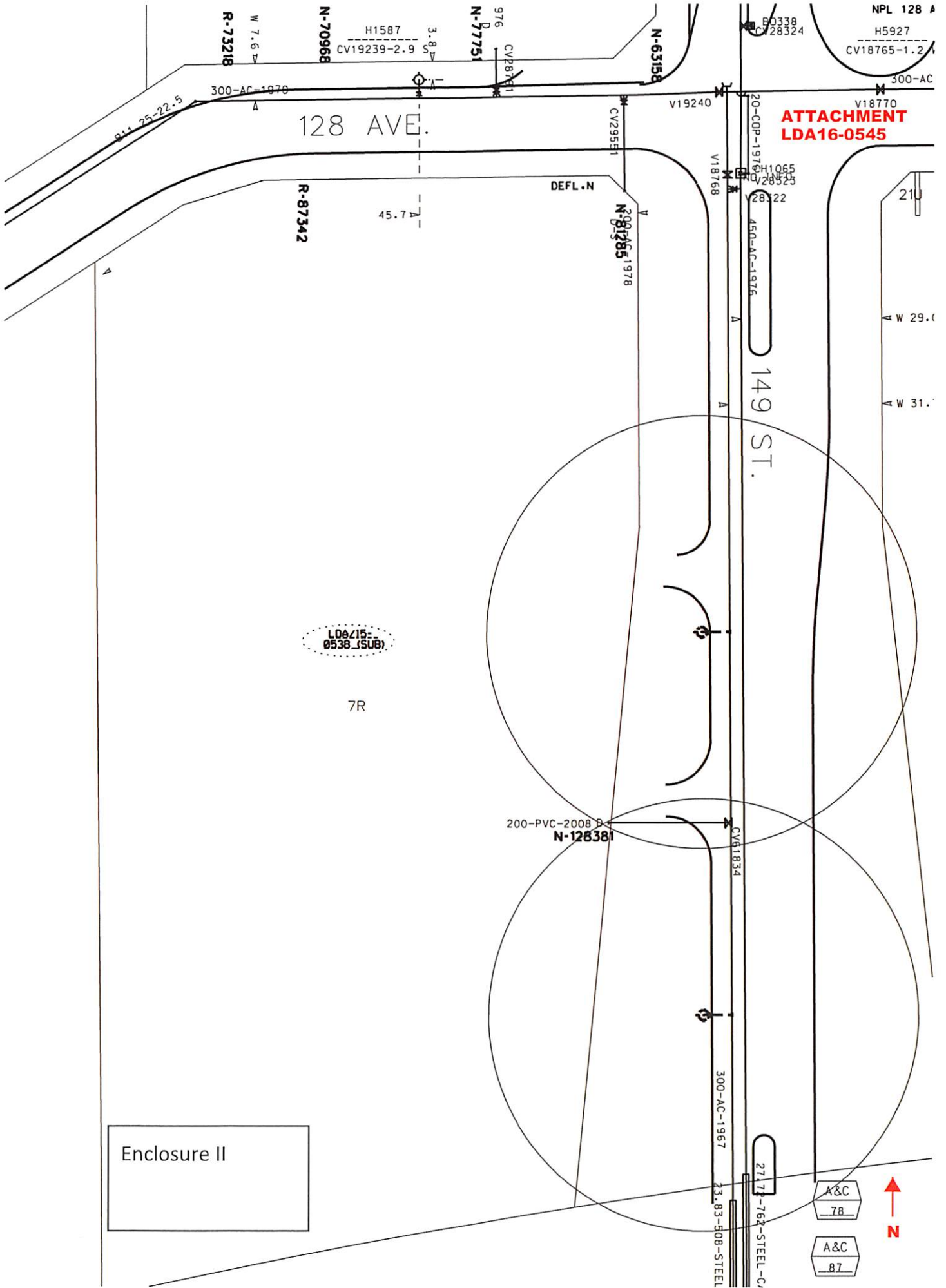
DATE: JANUARY 30th, 2017	SCALE: As shown	REV.
HAMILTON & OLSEN SURVEYS LTD EDMONTON, ALBERTA - Ph. 465-7111 FILE No: 16392T01 S.S., J.A. FNB: 2373-32/35 REF. DWG.: N/A	DRAWING No. 16392T01.dwg	0
SHEET 1 of 1		

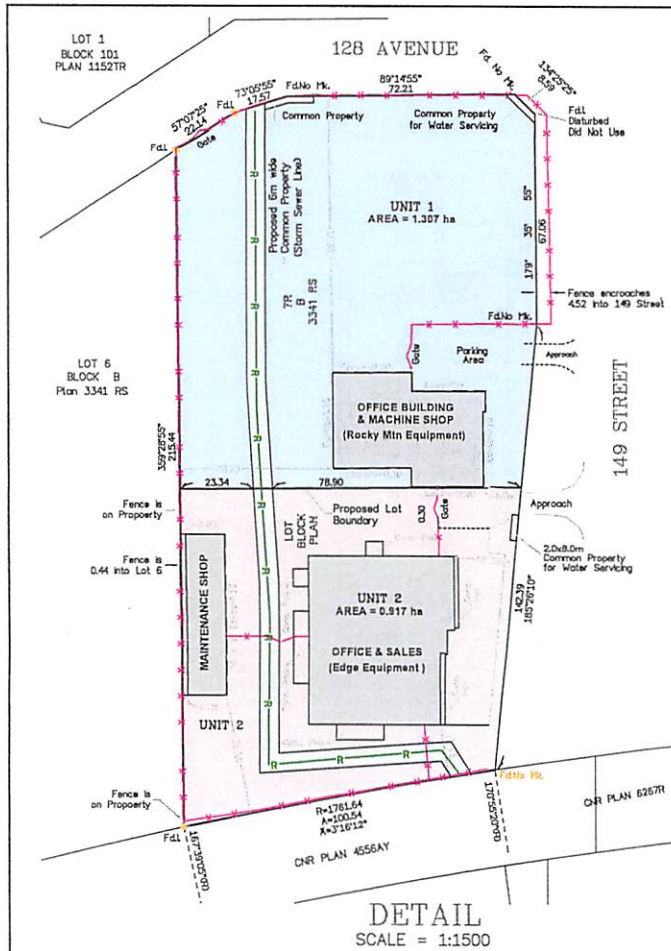
ENCLOSURE- I

File: LDA16-0545

Date: February 7, 2017

**ATTACHMENT  
LDA16-0545**





DETAIL  
SCALE = 1:1500

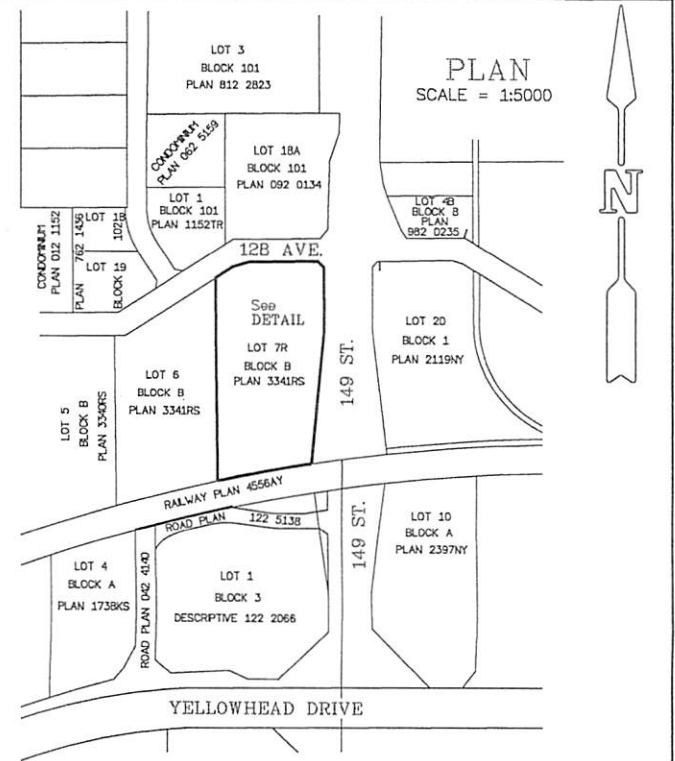
**NOTES:**

1. Storm sewer is an existing system and was designed to move 35 Liters/second per hector (See attached design)
2. Sanitary sewer system is not need as both Unit 1 & Unit 2 have self contained sanitary storage tank systems.

AREAS TABLE (ha.)	
UNIT 1	1.304 ha.
UNIT 2	0.917 ha.
COMMON PROPERTY	0.171 ha.

**LEGEND:**

Distances shown are in Metres and decimals of a Metre.  
 Fence line shown thus . . . . .  
 Existing Storm line shown thus . . . . .



Limit of Current title shown thus . . . . .

TITLES AFFECTED BY SUBDIVISION				
DESCRIPTION	OWNER	TITLE NO.	AREAS	
			In Title (ha)	Within Proposed Lots (ha)
LOT 7R, BLOCK B, PLAN 3341RS	Winnington Properties (1984) Ltd.	922 117 646	2.39 ha	2.39 ha

REV.	DESCRIPTION	DATE	BY
<b>Winnington Properties (1984) Ltd.</b>			
Preliminary Plan Showing <b>PROPOSED BARE LAND CONDOMINIUM</b> FOR <b>Lot 7R, Block B, Plan 3341RS</b> MA: 12720-149 Street Mistatim Industrial Neighbourhood City of Edmonton, Alberta			
DATE:	December 30th, 2016	SCALE: As shown	REV.
HAMILTON & OLSEN SURVEYS LTD EDMONTON, ALBERTA - Ph. 465-7111 DWG: 16392Y01.DWG FNB:N/A REF.W.S.07013,15403 - J.A.		DWG: 16392Y01	0
SHEET 1 of 1			





Subdivision Authority

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

February 9, 2017

File NO. LDA16-0580

City of Edmonton  
10111 - 104 Avenue NW  
Edmonton, AB T5J 0J4

ATTENTION: Jennifer Van Popta

RE: Tentative plan of subdivision to create two (2) additional single detached residential lots from Lots 20, 21 and 22, Block 1, Plan 2057 Q located north of 101A Avenue NW and west of 92 Street NW; **RIVERDALE**

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**The Subdivision by Plan is APPROVED on February 9, 2017, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Alannah Webb at 780-442-2503);
2. that the owner dedicate a 3 m x 3 m corner cut to the satisfaction of Transportation Planning and Engineering, as shown on Enclosure I; 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 proposed Lots 1, 3 and 4. Proposed Lots 2 and 5 are serviceable from the adjacent City mains. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property lines;
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 (\$1298.00) 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,

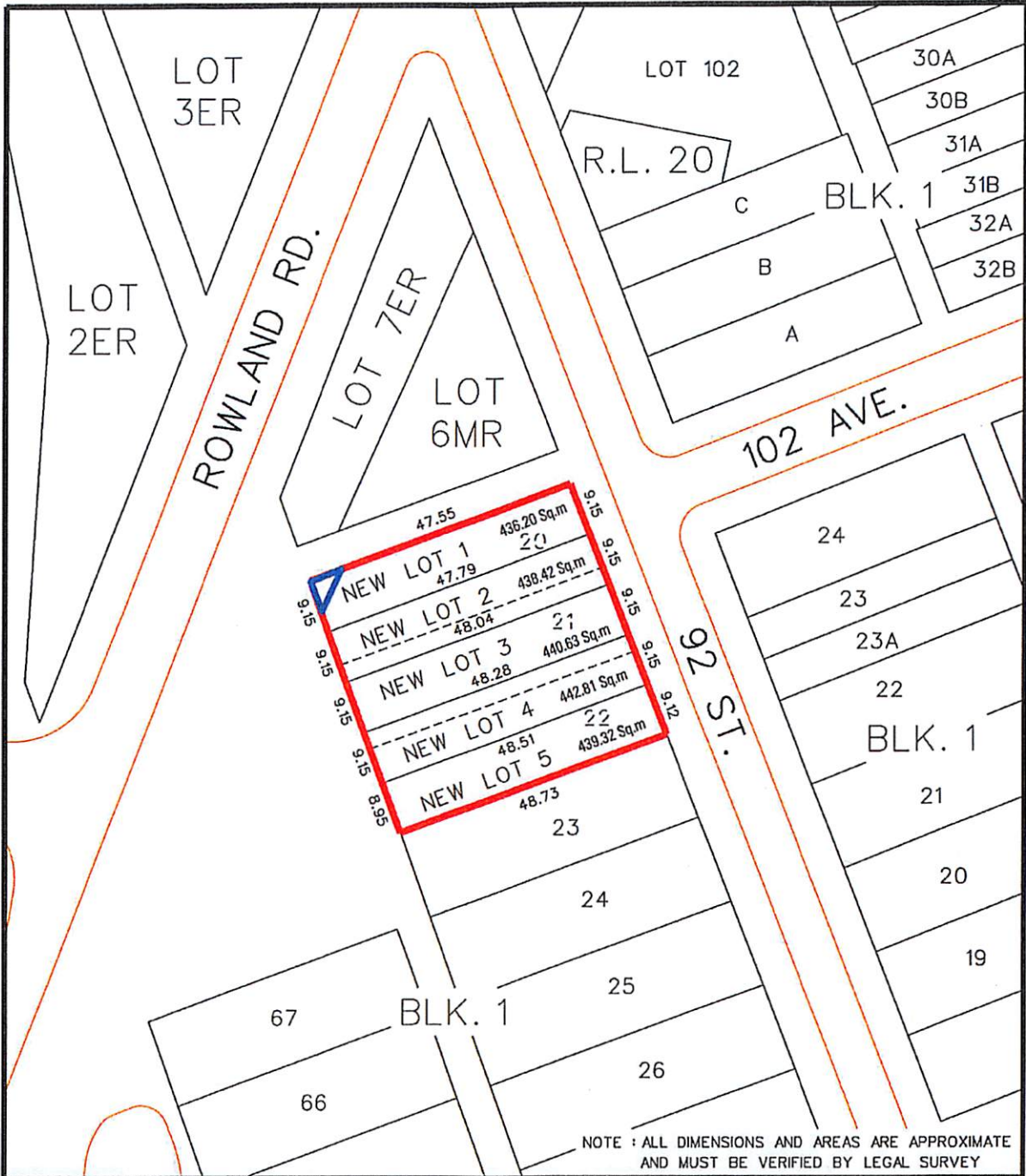


Blair McDowell  
Subdivision Authority

BM/gq/Posse #236469174-001

Enclosure(s)

Enclosure I



REAL ESTATE AND HOUSING  
SUSTAINABLE DEVELOPMENT



**PROPOSED SUBDIVISION**

LEGAL: RIVERDALE -  
LOTS 20-22, BLOCK 1, PLAN 2057Q



16 10 13 YL 2057Q-1-20-22-Sub-2

**LEGEND**



PROVIDE 3 M x 3 M CORNER CUT

**ENCLOSURE**

FILE: LDA16-0580  
DATE: FEBRUARY 6, 2017



February 9, 2017

File NO. LDA16-0581

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 7, Plan 6054 HW located south of 92A Avenue NW and east of 146 Street NW;  
**PARKVIEW**

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**The Subdivision by Plan is APPROVED on February 9, 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 29.2 m east of the east property line of 146 Street NW. The existing storm service enters the proposed subdivision approximately 38.2 m east of Manhole #240284. 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 #237133435-001

Enclosure(s)



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 19, BLOCK 7, PLAN 6054 H.W.

IN THE

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

EDMONTON ALBERTA

SCALE 1:200 2016 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



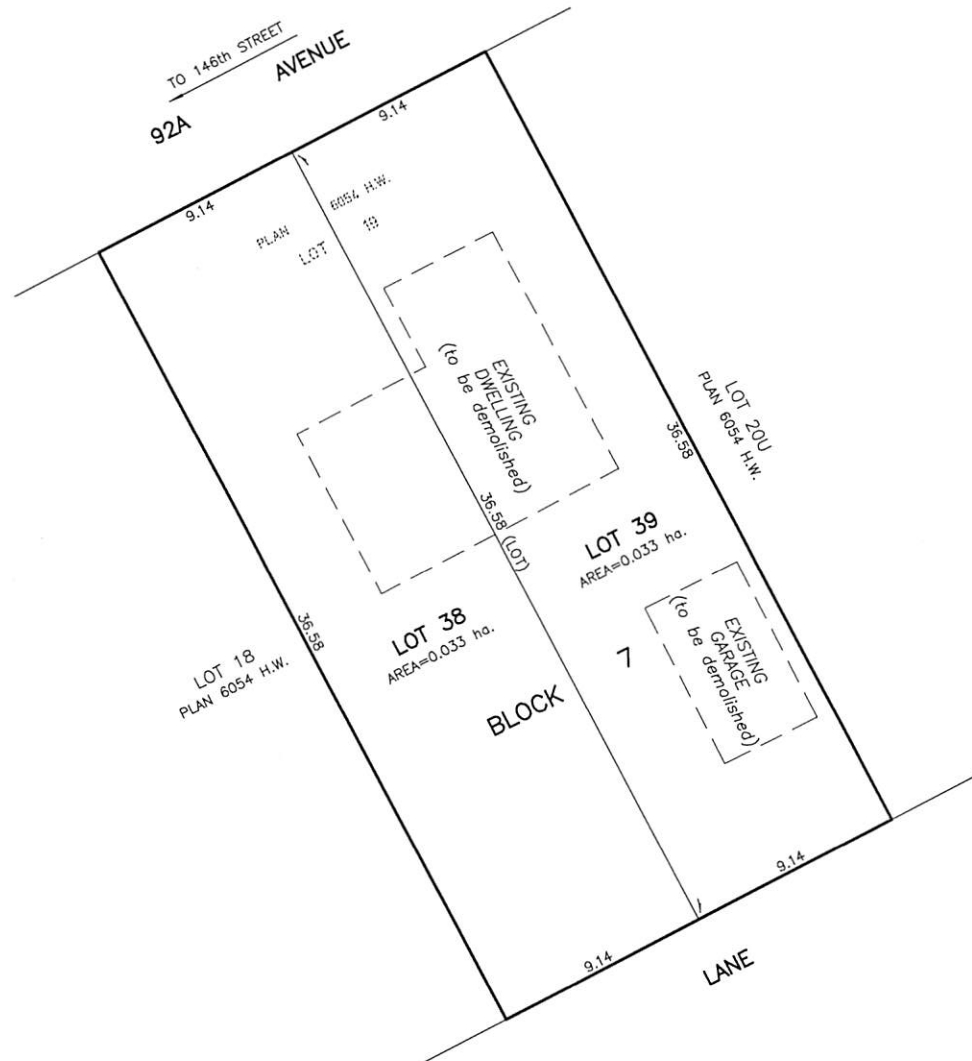
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: December 7, 2016  
REVISED: -

FILE NO. 16S0977

DWG.NO. 16S0977T





Subdivision Authority

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

February 9, 2017

File NO. LDA16-0584

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 30, Block 59, Plan 4134 HW, located south of 79 Avenue NW and east of 77 Street NW; **KING EDWARD PARK**

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**The Subdivision by Plan is APPROVED on February 9, 2017, subject to the following conditions:**

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed eastern lot;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889); 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. (Real Estate Division [Rights of Way] 780-5082456), 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 11.3 m west of the east property line of Lot 30. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
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 #237346255-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

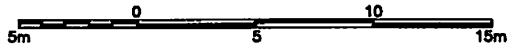
LOT 30, BLOCK 59, PLAN 4134 H.W.

IN THE

S.E.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2016 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



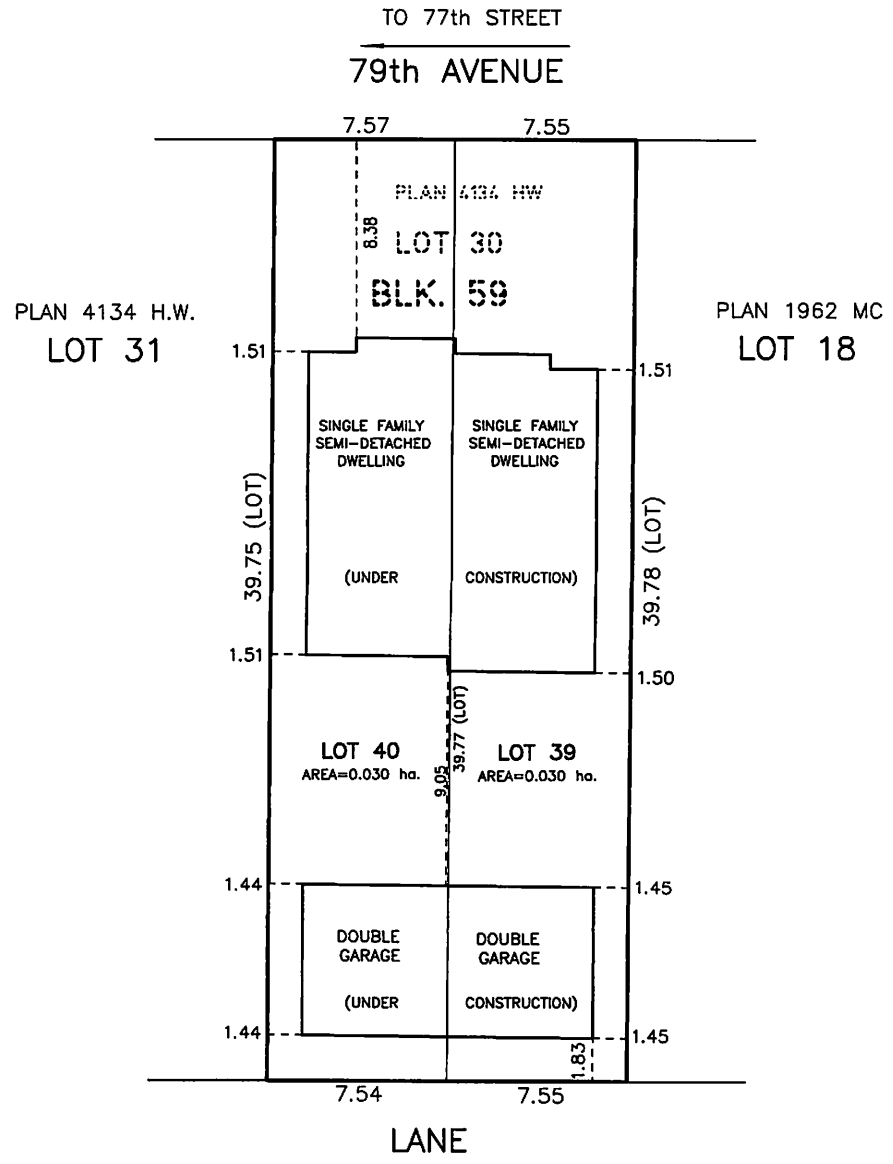
DRAWN BY: RTP

CALC'D. BY: RTP

DATE: December 12, 2016  
 REVISED: -

FILE NO. 16C0698

DWG.NO. 16C0698T







Subdivision Authority

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

February 9, 2017

File NO. LDA16-0595

Alberta Geomatics Inc.  
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 10, Block 25, Plan 4057HW, located south of 104 Avenue NW and west of 79 Street NW; **FOREST HEIGHTS**

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**The Subdivision by Plan is APPROVED on February 9, 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. (Real Estate Division [Rights of Way] 780-5082456), 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).

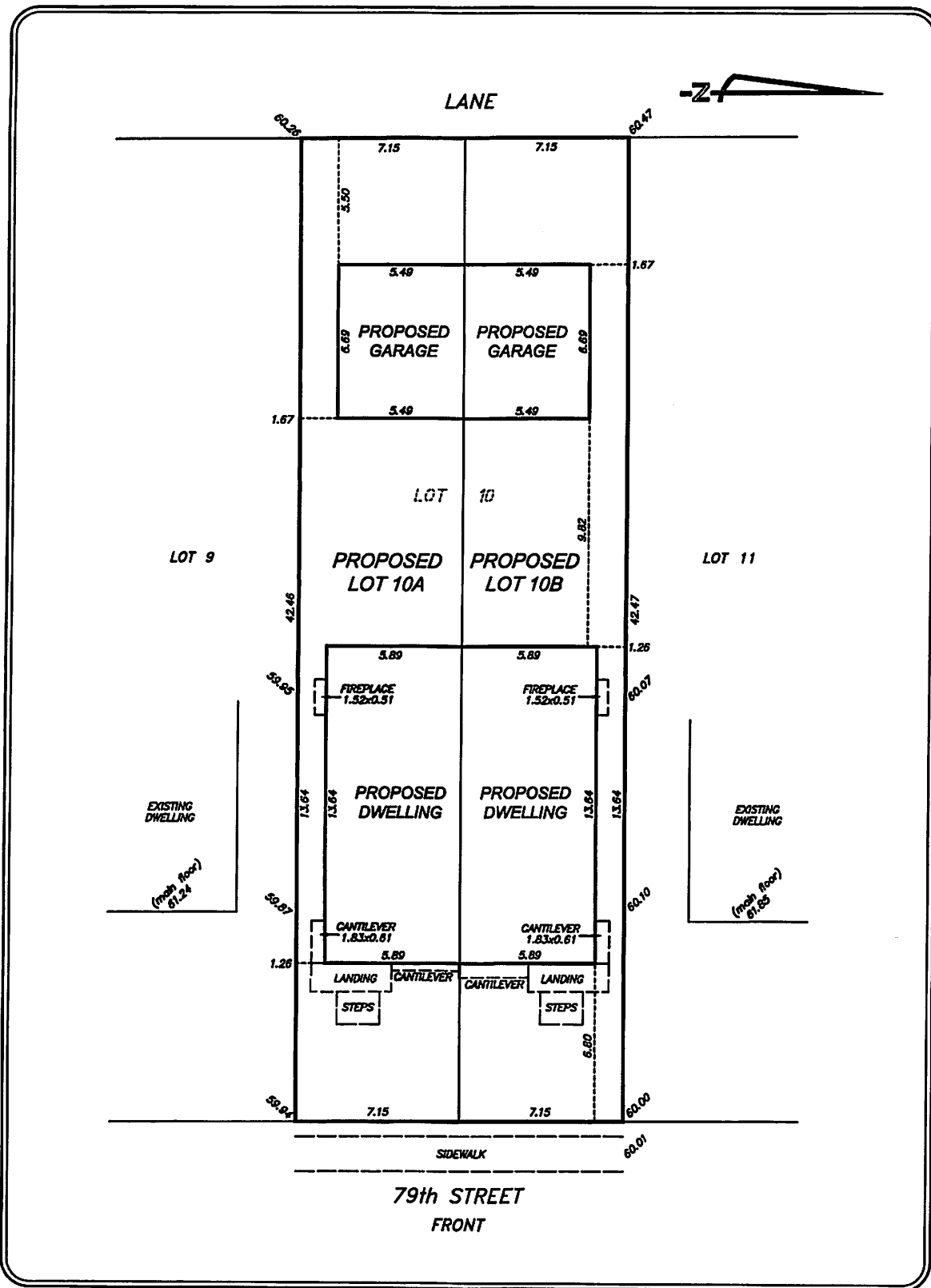
Regards,



Blair McDowell  
Subdivision Authority

BM/dk/Posse #237772624-001

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

**Alberta  
 Geomatics  
 Inc.**

*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: 10      BLOCK: 25      PLAN: 4057 HW

SUBDIVISION: FOREST HEIGHTS      ADDRESS: 10340-79 STREET

BUILDER/OWNER: GOOD QUALITY CONSTRUCTION LTD.      EDMONTON

ZONING: RF3

FILE: E8906

LOT AREA: 0.067ha.

SCALE: 1:200

DRAWN BY: D.S.

CHECKED BY: P.S.

2016-12-15



February 9, 2017

File NO. LDA16-0603

Blair Assaly  
10141 - 119 Street NW  
Edmonton, AB T5K 1Z1

ATTENTION: Blair Assaly

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot C, Block 32, Plan 569 AF located north of 103 Avenue NW and east of 125 Street NW;  
**WESTMOUNT**

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**The Subdivision by Plan is APPROVED on February 9, 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 (i.e. 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 Gilbert Quashie-Sam at 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

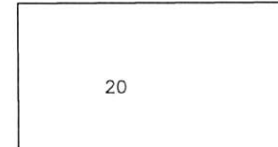
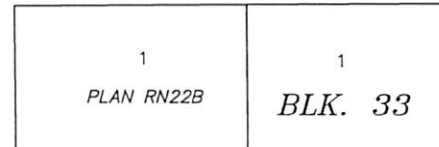
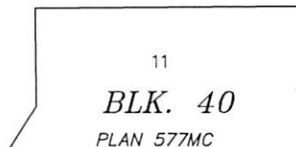
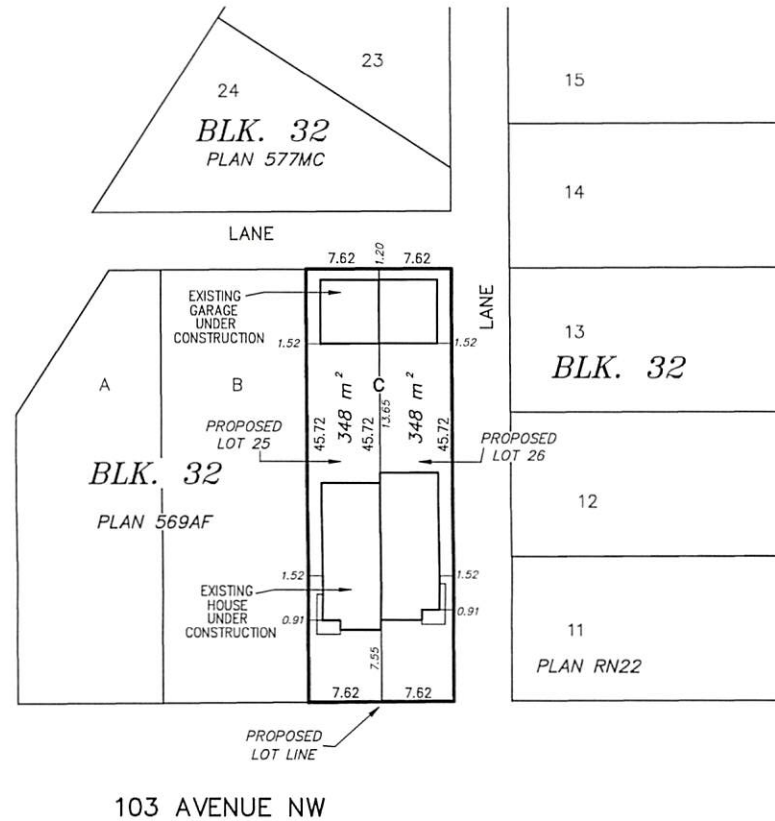
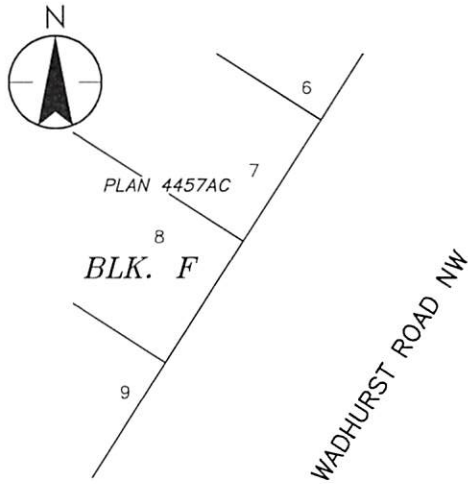
Regards,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #237076590-001

Enclosure(s)



Stantec Geomatics Ltd  
10160-112th Street NW  
Edmonton, Alberta, Canada  
T5K 2L6  
Tel. 780-917-7000  
Fax. 780-917-7289  
www.stantec.com

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Client  
URBANEX CONTRACTING INC

TENTATIVE PLAN SHOWING  
PROPOSED SUBDIVISION  
OF  
LOT C BLOCK 32 PLAN 569AF  
WITHIN  
RIVER LOT 2 EDMONTON SETTLEMENT  
(THEO. TWP. 53, RGE. 24, W.4 MER.)

WESTMOUNT

SCALE 1 : 500  
DECEMBER 2016

NOTES

- All distances are expressed in metres and decimals thereof
- Area referred to bounded thus  Containing 0.070 Hectares, including 1 residential lots.



February 9, 2017

File NO. LDA16-0604

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 22, Block 3, Plan 6252 KS located north of 76 Avenue NW and west of 149 Street NW;  
**RIO TERRACE**

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**The Subdivision by Plan is APPROVED on February 9, 2017, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; 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 11.1 m north of the south property line of Lot 22. 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,

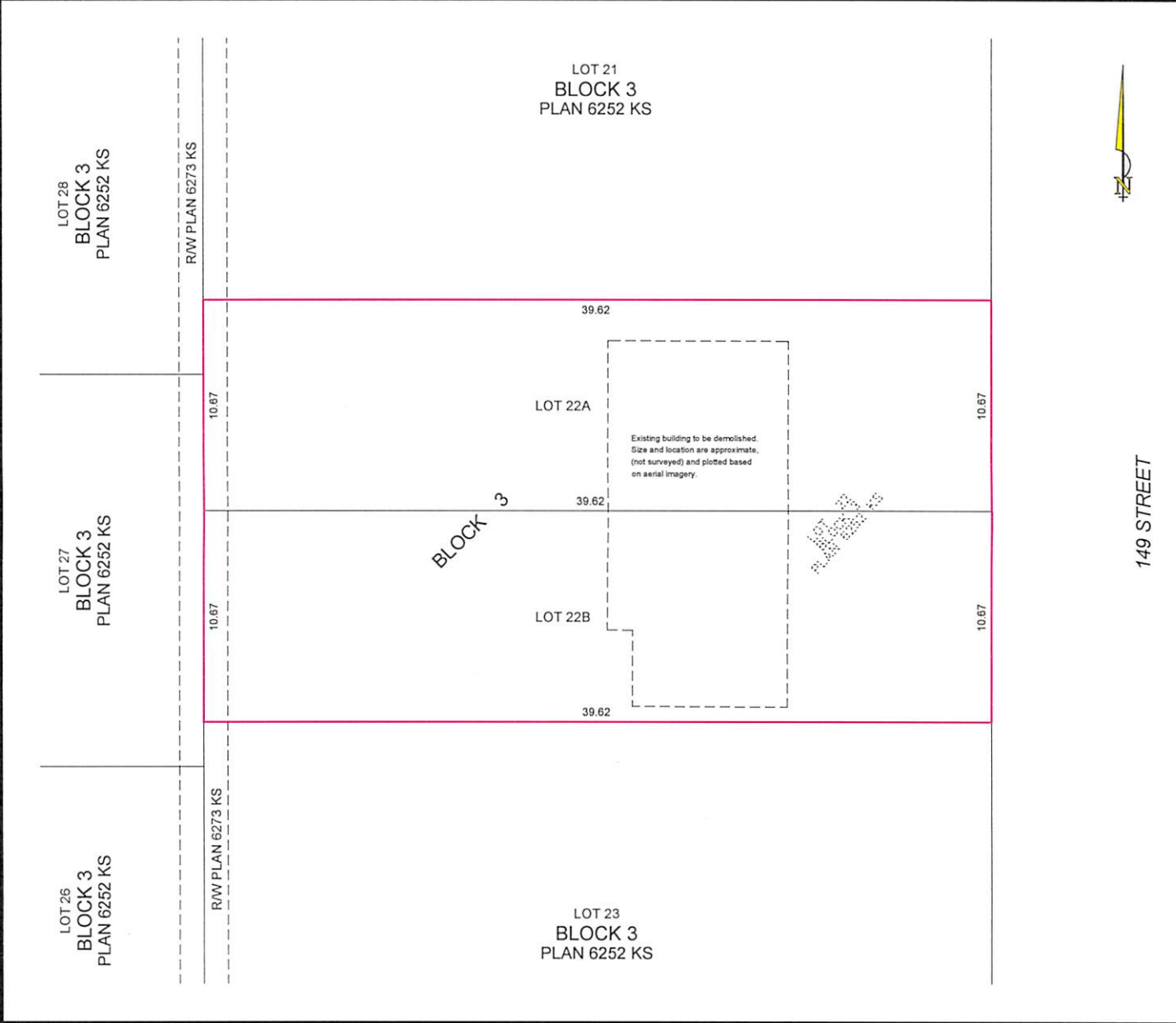


Blair McDowell  
Subdivision Authority

BM/gq/Posse #237407527-001

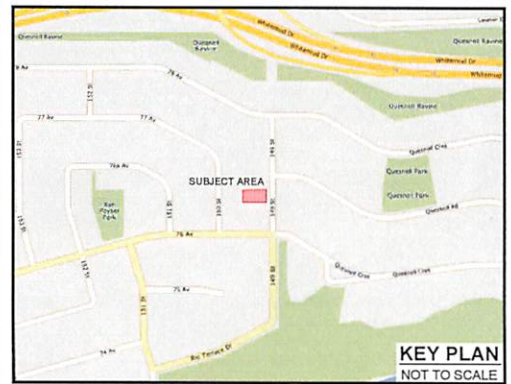
Enclosure(s)





Francis Coughlan

- 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: 0.085 ha.



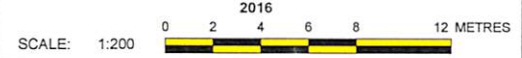
REV. NO.	DATE	ITEM	BY
0	DEC. 13/16	ORIGINAL PLAN COMPLETED	ME

REVISIONS

## RIO TERRACE

TENTATIVE PLAN SHOWING PROPOSED  
SUBDIVISION

OF  
LOT 22, BLOCK 3, PLAN 6252 KS  
WITHIN THE  
N.W. 1/4 SEC. 23 - TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**



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

FILE NO. 61600050T	DRAFTED BY: ME	CHECKED BY: JM
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Subdivision Authority

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

February 9, 2017

File NO. LDA17-0043

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0201 by adding six (6) single detached residential lots within the SE 13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

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**The Subdivision by Plan is APPROVED on February 9, 2017, subject to the following conditions:**

1. that the approved subdivision LDA14-0201 (Stage 3) be registered concurrent with this application; 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 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 (\$3,894.00) and subsequently released to the applicant for registration at the Land Titles Office;
2. 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;
3. 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
4. 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).

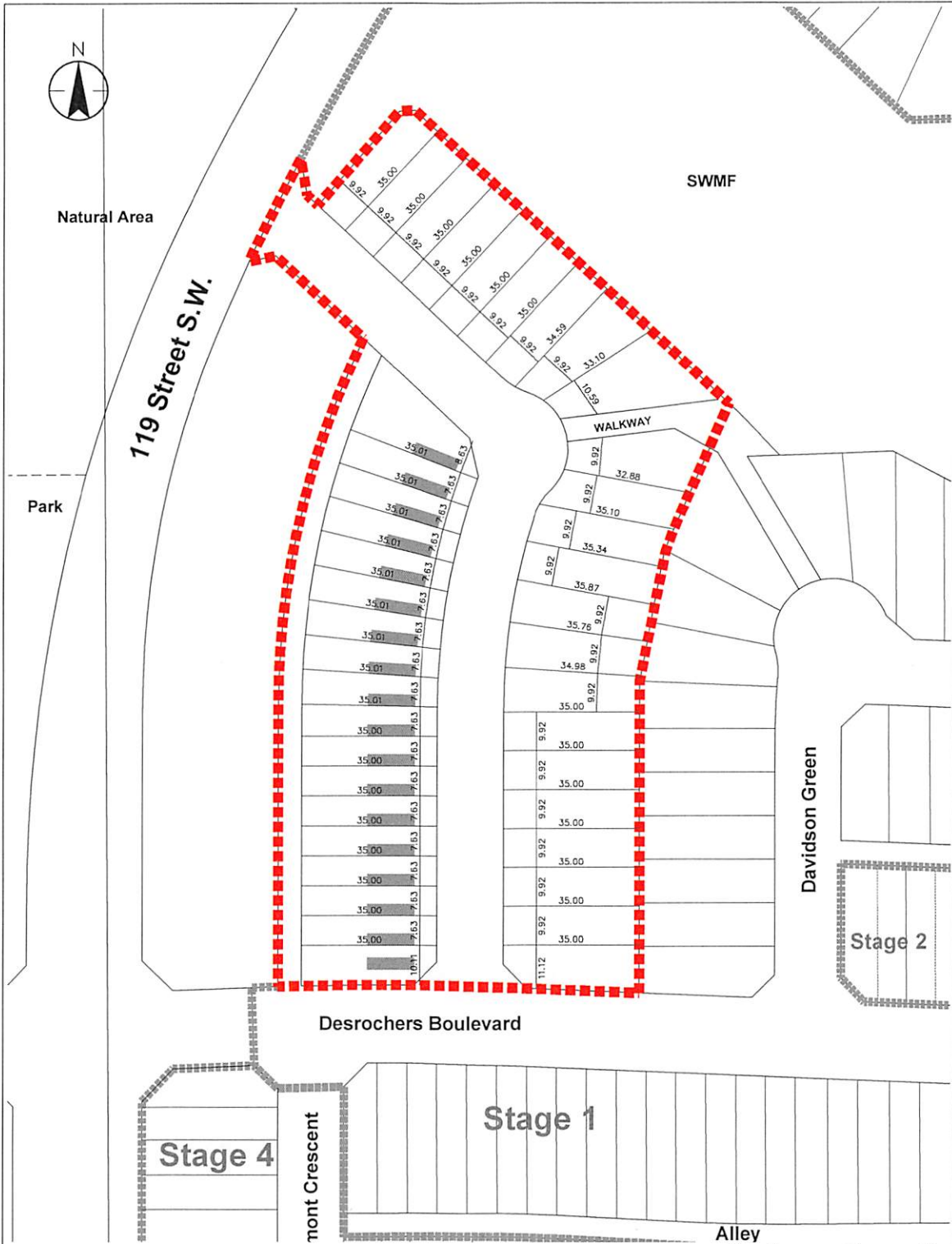
Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #239577064-001

Enclosure(s)



ORIGINAL SHEET - ANSI B



10160-112 Street  
Edmonton, AB T5K 2L6  
Tel. 780.917.7000  
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Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus **----** and contains approximately 1.69 hectares, including 41 residential lots.

Zero-lot property line shown thus **|**. This represents the zero-lot line only, and does not represent the building site or location.

Revision	By	Y/M/D

Client/Project

HV NINE LTD

PLAN SHOWING PROPOSED SUBDIVISION OF PORTION OF SE 1/4 Sec. 13-51-24-W4M

Edmonton, AB

Title

TENTATIVE PLAN OF SUBDIVISION  
Desrochers Stage 5

Project No.

1161 07868 KC

Scale

1:1000

January 13, 2017

\\C:\D01-c200\westgroup\1161\Active\116107868\drawing\Davidson\Stage 5\p...desrochers\_13jan2017.dwg