

Thursday, May 9, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 18

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 9, 2019 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 2, 2019 meetings be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA15-0118 168919166-001	Tentative plan of subdivision to create four (4) semi-detached dwellings from Lot 1, Block 1, Plan 022 0944 and Lot A, Plan 2759 MC, located north of 167 Avenue and west of 50 Street NW; <b>MCCONACHIE</b>
2.	LDA18-0656 296487574-001	Tentative plan of subdivision to create 19 single detached lots, two (2) Municipal Reserve lots, and one (1) Future Municipal Reserve lot from Lot B, Plan 792 1427, located south of Anthony Henday Drive and East of 50 Street NW; <b>CY BECKER</b>
3.	LDA18-0706 299414153-001	Tentative plan of subdivision to create 21 single detached lots and 82 row housing lots, from Lot 1, Block 1, Plan 182 1976 and Lot 1, Plan 972 0280, located south of 23 Avenue NW and west of 199 Street NW; <b>STILLWATER</b>
4.	LDA16-0016 185550338-001	REVISION of conditionally approved tentative plan of subdivision to create 73 single detached residential lots and 14 semi-detached residential lots from Lot 6, Block 1, Plan 182 0084 located north of 30 Avenue SW and east of Cavanagh Boulevard (111 Street) SW; <b>CAVANAGH</b>
5.	LDA18-0732 298306501-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 18, Plan 2952 HW, located east of 161 Street NW and north of 97 Avenue NW; <b>GLENWOOD</b>
6.	LDA19-0091 305788232-001	Tentative plan of subdivision to adjust the lot lines between Lots 27-32, Block 16, Plan 182 0022, located south of 174b Avenue and east of 77a Street NW; <b>CRYSTALLINA NERA WEST</b>
7.	LDA19-0134 308948170-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 21, Block 38, Plan 2965 HW, located west of 80 Street NW and north of 105 Avenue NW; <b>FOREST HEIGHTS</b>

8.	LDA19-0136 309163410-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15 and a portion of Lot 14, Block 44, Plan 4636 AB, located east of 55 Street NW and south of 119 Avenue NW <b>NEWTON</b>
9.	LDA19-0149 310332413-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 37, Plan 2871HW, located north of 98 Avenue NW and west of 152 Street NW; <b>WEST JASPER PLACE</b>
10.	LDA19-0152 309766105-001	Tentative plan of subdivision to create one (1) industrial unit and one (1) remnant unit from Lot 22A, Block 2, Plan 092 5780 located north of 105 Avenue NW and west of 184 Street NW; <b>POUNDMAKER INDUSTRIAL</b>
11.	LDA19-0155 310803561-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 27, Plan 1252 AH, located north of 89 Avenue NW and east of 117 Street NW; <b>WINDSOR PARK</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

May 9, 2019

File No. LDA15-0118

Stantec Consulting Ltd.  
400 - 10220 103 AVE NW  
Edmonton, AB T5J 0K4

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create four (4) semi-detached dwellings from Lot 1, Block 1, Plan 022 0944 and Lot A, Plan 2759 MC, located north of 167 Avenue and west of 50 Street NW;  
**MCCONACHIE**

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**I The Subdivision by Plan is APPROVED on May 9, 2019, 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, 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 approved subdivision LDA15-0121 be registered prior to or concurrent with this application for the local roadway connection and necessary underground utilities; and
4. 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; and
7. that the owner is responsible for the landscape design and construction within the road right 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 (MR) for Lot 1, Block 1, Plan 022 0944 was addressed by Deferred Reserve Caveat (DRC) with LDA12-0317. The DRC will carry forward on the remainder of the title and will be addressed with LDA15-0121 and LDA14-0473.

MR for Lot A, Plan 2759 MC was addressed by DRC with LDA07-0460. 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 seven (7) 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.

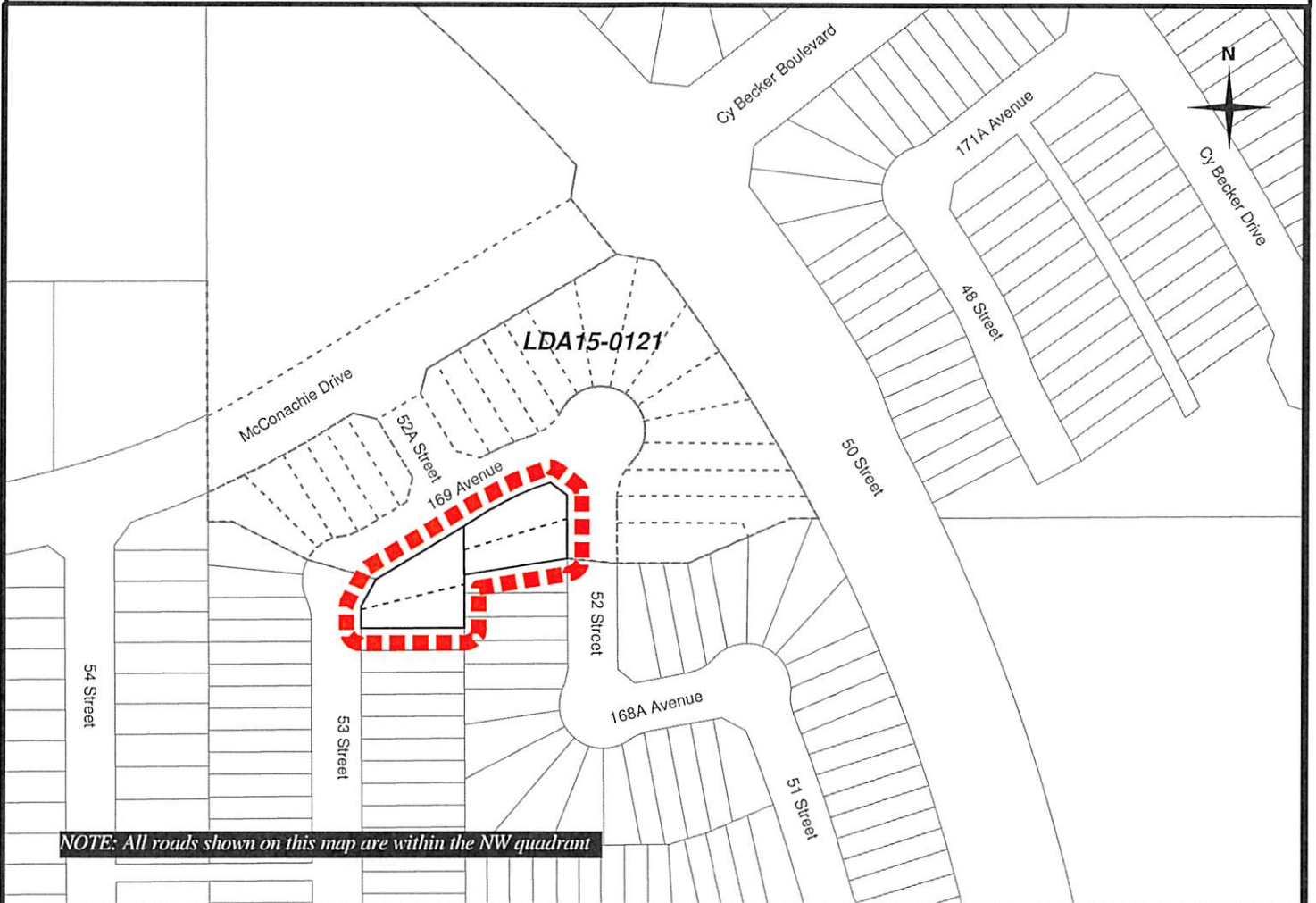
Regards,

Blair McDowell  
Subdivision Authority

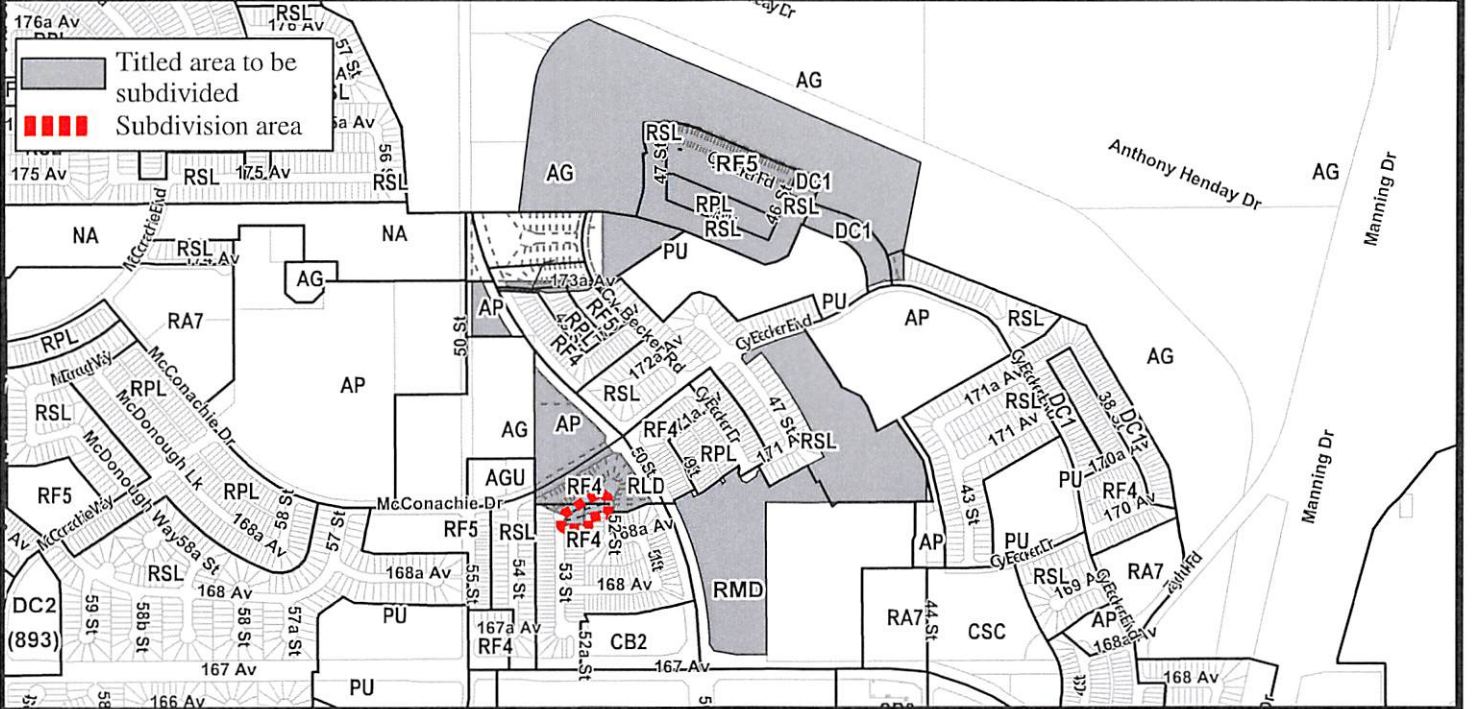
BM/sm/Posse #168919166-001

Enclosure(s)

||||| Limit of proposed subdivision



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





Subdivision Authority

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

May 9, 2019

File No. LDA18-0656

Invistec Consulting Ltd.  
400 - 10235 101 Street NW  
Edmonton, AB T5J 3G1

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create 19 single detached lots, two (2) Municipal Reserve lots, and one (1) Future Municipal Reserve lot from Lot B, Plan 792 1427, located south of Anthony Henday Drive and East of 50 Street NW; **CY BECKER**

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**I The Subdivision by Plan is APPROVED on May 9, 2019, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as 0.042 ha and 0.207 ha lots 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., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 dedicate road right of way for future 50 Street NW to 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;
5. that the owner clear and level future 50 Street NW as required for road right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to remove the entire intersection of the local road if dedicated with LDA18-0660, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register temporary public access easement for a temporary 4 m roadway, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the approved subdivisions LDA18-0660 be registered prior to or concurrent with this application for the underground utilities and local roadway connection; and
9. 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 constructs a temporary 4 m gravel surface emergency access with T-bollards, 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);
8. that the residential access to existing 50 Street must be removed upon completion of the local road, to the satisfaction of Subdivision and Development Coordination;
9. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
10. 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
11. that the owner is responsible for the landscape design and construction within the Reserve lots, 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 Lot B, Plan 792 1427 in the amount of 0.042 ha and 0.207 ha lots are being provided by dedication with this subdivision. The City intends to acquire the 0.065 ha future MR lot by means other than dedication.

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 Stephanie Mah at [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #296487574-001

Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

May 9, 2019

LDA18-0656

Limit of proposed subdivision

Dedicate as road right of way

Remove from subdivision boundary, if not dedicated with LDA18-0660

Register easement

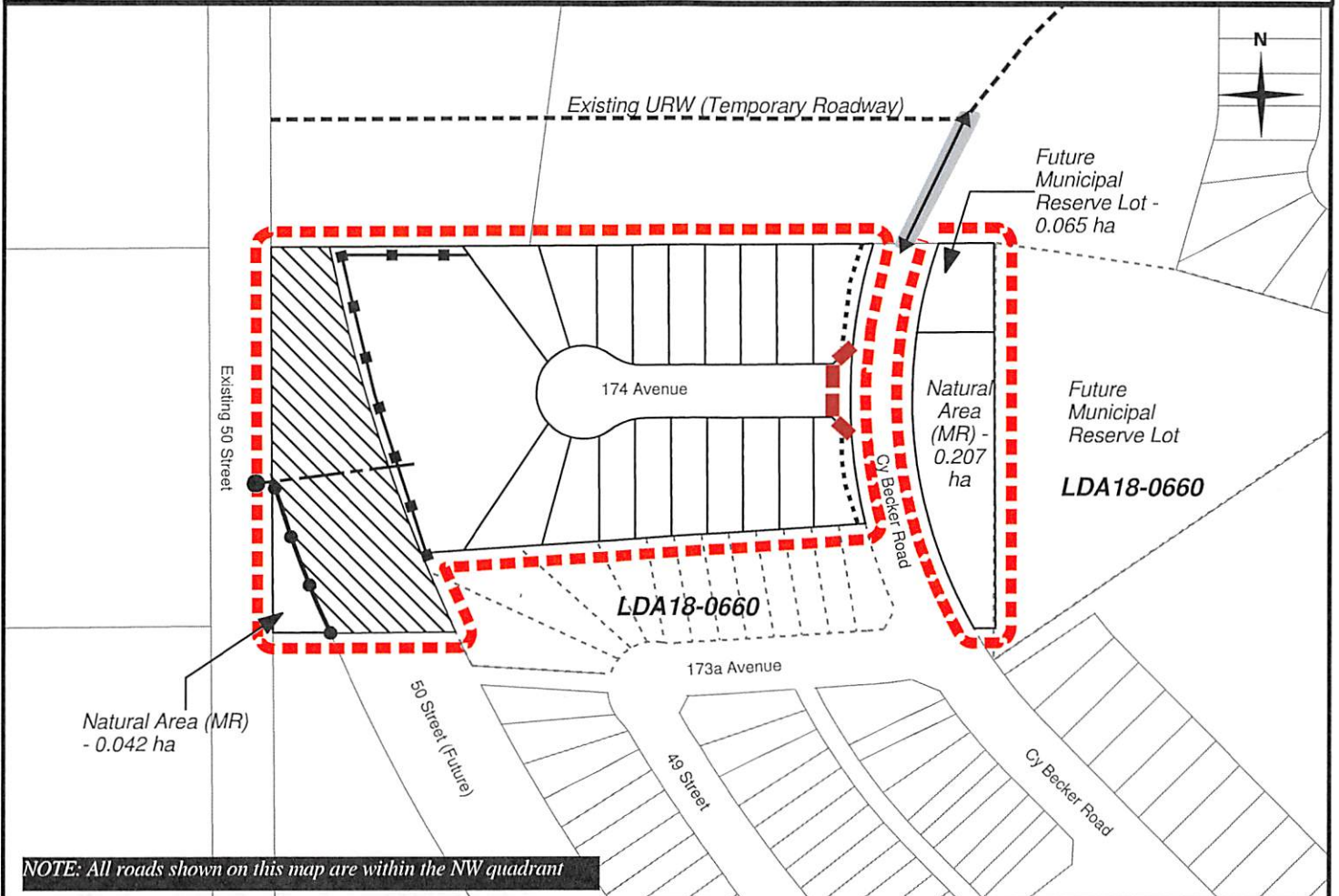
Temporary 4m emergency access

Noise attenuation fence

Remove access

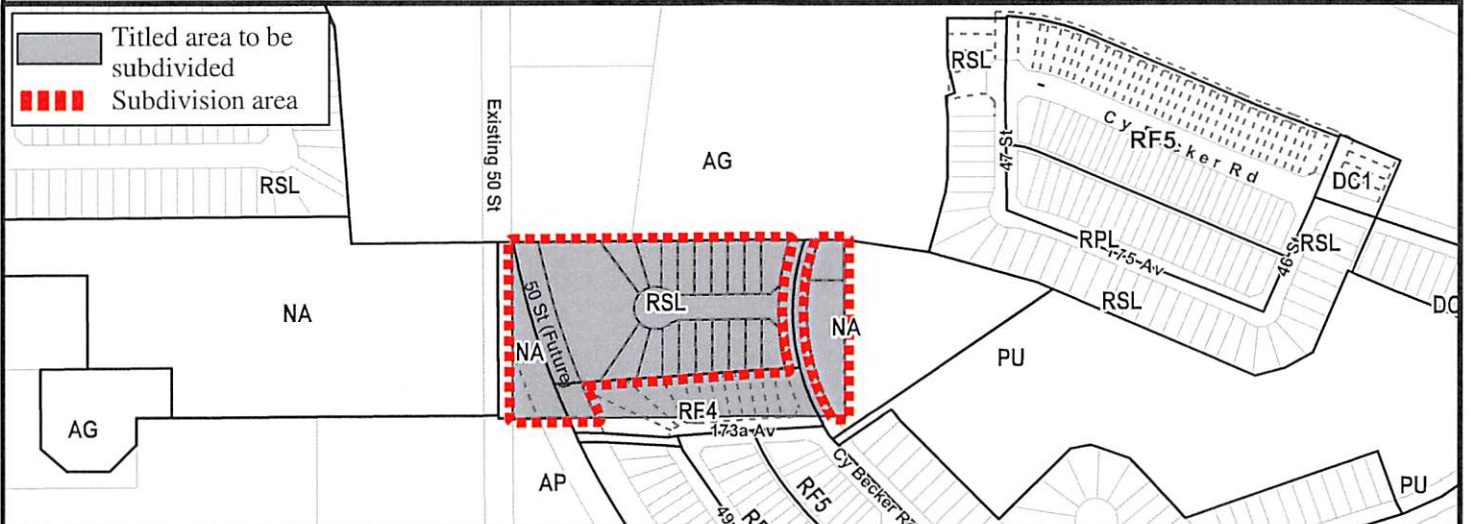
1.8 m uniform screen fence

Post and rail fence



Titled area to be subdivided

Subdivision area





Subdivision Authority

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

May 9, 2019

File No. LDA18-0706

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Matthew Gratton

RE: Tentative plan of subdivision to create 21 single detached lots and 82 row housing lots, from Lot 1, Block 1, Plan 182 1976 and Lot 1, Plan 972 0280, located south of 23 Avenue NW and west of 199 Street NW; **STILLWATER**

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**I The Subdivision by Plan is APPROVED on May 9, 2019, 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, 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 a portion of the 199 Street NW and Sunwapta Way intersection to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA18-0417 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities;
5. that LDA18-0424 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 (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 engineering drawings include the construction of the first two lanes of 199 Street to an arterial roadway standard, from 18 Avenue to Sunwapta Way, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 199 Street prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
8. that the owner construct the collector roadways to an approved Complete Streets cross-section, including a 3 m shared use path on the south side of Sunwapta Way from Stillwater Boulevard to 199 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that Construction Completion Certificate (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;
10. 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;
11. that Final Acceptance Certificate (FAC) for the sanitary sewers will not be issued until such time as adequate connection to the existing sanitary sewer system is completed and operational, to the satisfaction of Subdivision and Development Coordination;
12. that FAC for the sanitary sewers will not be issued 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;
13. 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;
14. 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 owner shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont Lift Station;

15. that the Holdback Security in the Servicing Agreement should consider the additional costs associated with operation and maintenance of the isolated sanitary sewer within Stillwater Boulevard;
16. 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
17. that the owner is responsible for the landscape design and construction within the road rights of way and 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.

Municipal Reserve (MR) for Lot 1, Block 1, Plan 182 1976 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0325. The DRC will carry forward on the remainder of the title.

MR for Lot 1, Plan 972 0280 was addressed by Deferred Reserve Caveat (DRC). 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 seven (7) 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.

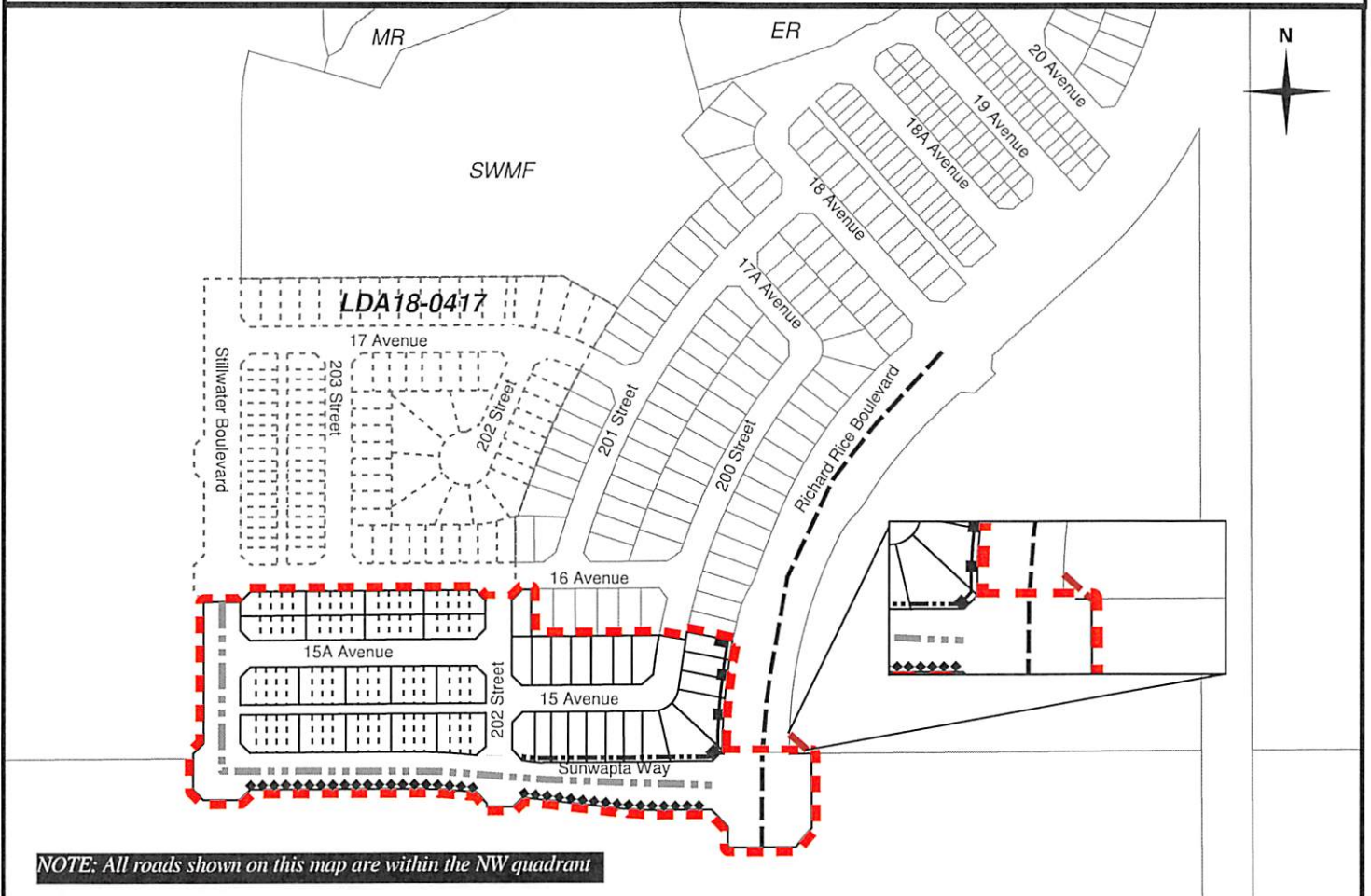
Regards,

Blair McDowell  
Subdivision Authority

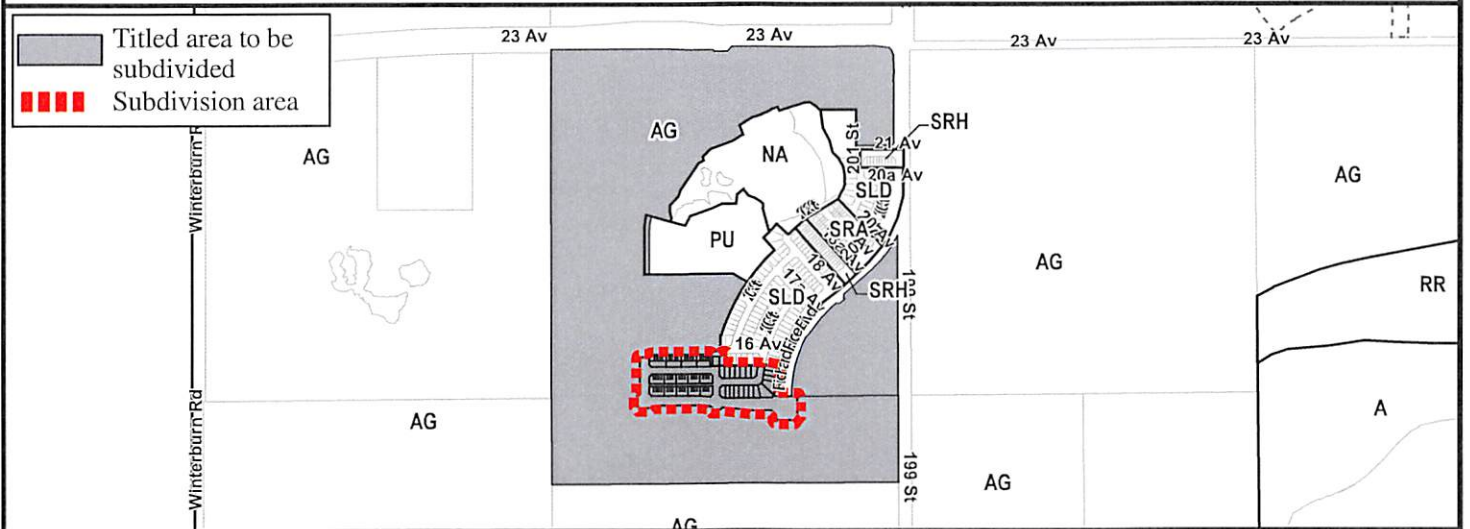
BM/sm/Posse #299414153-001

Enclosure(s)

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- Construct collector roadway to a complete streets cross section
- ◆◆◆◆ 3 m hard surface shared use path
- Noise attenuation fence
- Construct first two lanes to an arterial roadway standard



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



- Titled area to be subdivided
- Subdivision area



Subdivision Authority

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

May 9, 2019

File No. LDA16-0016

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Mark Michniak

RE: REVISION of conditionally approved tentative plan of subdivision to create 73 single detached residential lots and 14 semi-detached residential lots from Lot 6, Block 1, Plan 182 0084 located north of 30 Avenue SW and east of Cavanagh Boulevard (111 Street) SW; **CAVANAGH**

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This application revises the number and types of residential lots within the November 29, 2018 approval, proposing an increase of 2 semi-detached lots and a decrease of 1 single detached lot. This results in a net increase of one residential lot, from a total of 86 to 87. In addition, phases are reduced from 3 to 2.

**I The Subdivision by Plan is APPROVED on May 9, 2019, 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, 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 enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the deferral of a portion of Cavanagh Boulevard, to the satisfaction of Subdivision and Development Coordination;
4. that the lots identified be withheld from registration until the temporary access is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and

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

**II That the Servicing Agreement required in Clause I (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 provides cash-in-lieu for a portion of the construction of Cavanagh Boulevard SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, 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);
9. 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);
10. that the owner constructs a temporary 6 m gravel surface roadway connection with phase 2 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);
11. that the owner constructs Cavanagh Boulevard (111 Street) SW to an urban collector local roadway standard and an urban local roadway standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include grading plans for Cavanagh Boulevard SW, to the satisfaction of Subdivision and Development Coordination;
14. 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
15. that the owner is responsible for the landscape design and construction within the 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 Reserves for Lot 6, Block 1, Plan 182 0084 were addressed when a school/park site was dedicated with LDA14-0055 (Phase 1).

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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #185550338-001

Enclosure

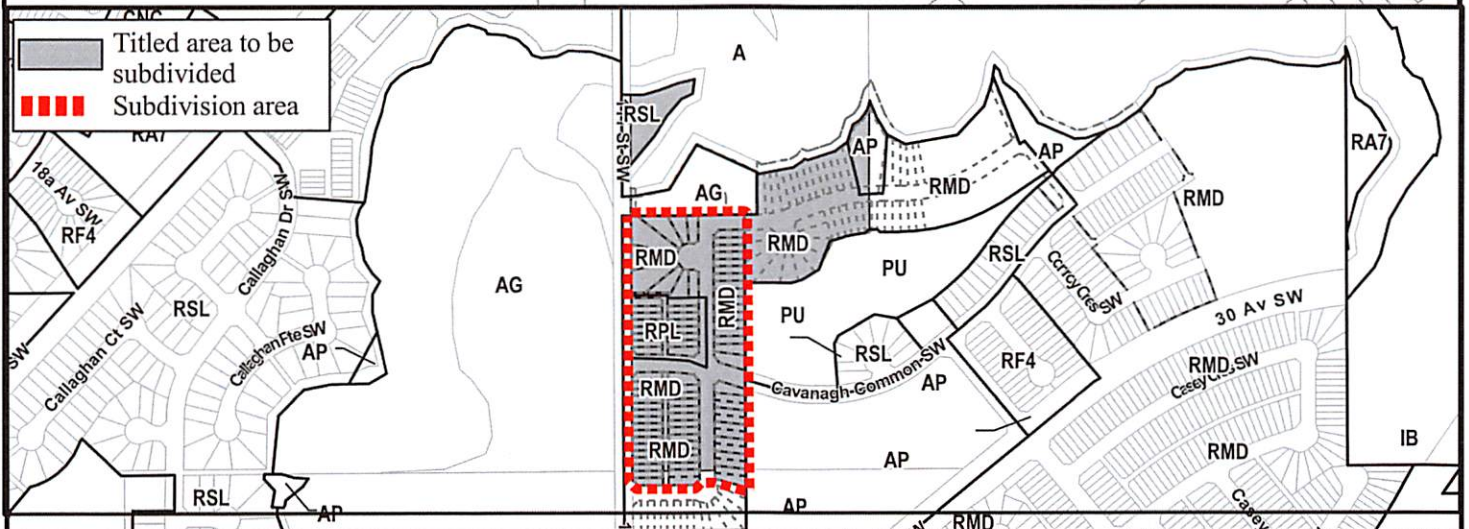
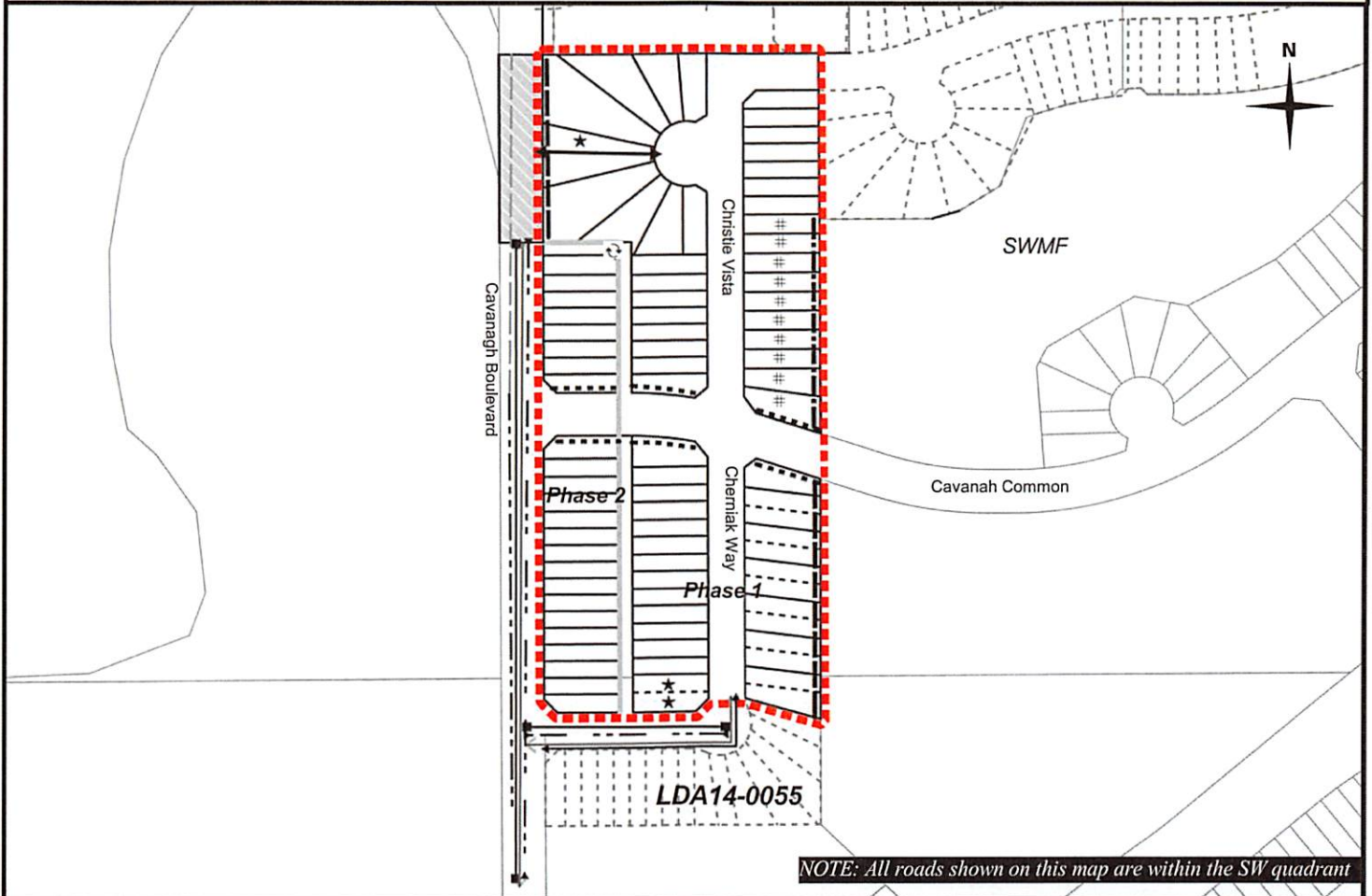


SUBDIVISION CONDITIONS OF APPROVAL MAP

May 9, 2019

LDA16-0016

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m uniform fence
- 1.2 m uniform fence
- Withhold lots from registration
- Restrictive covenant re: Freeboard
- Construct collector roadway
- Construct local roadway to an urban standard
- Temporary 4 m emergency access
- Watermain extension
- Storm sewer extension
- Sanitary sewer extension
- Temporary 12 m radius turnaround
- Temporary 6 m roadway
- Cash in lieu for Cavanagh Boulevard





Subdivision Authority

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

May 9, 2019

File No. LDA18-0732

Marker Geomatics Inc.  
11721 - 170 Street NW  
Edmonton, AB T5M 3W7

ATTENTION: Cody Moser

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 18, Plan 2952 HW, located east of 161 Street NW and north of 97 Avenue NW; **GLENWOOD**

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**The Subdivision by Plan is APPROVED on May 9, 2019, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed south lot; 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 Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #298306501-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 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 Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 161 Street NW. Upon redevelopment of proposed Lot 15B, the existing residential access to 161 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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 the 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 EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.33 m south of the north property line of Lot 15 off 161 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).



161 STREET

LANE



CONDO PLAN 092 7340

97 AVENUE

## ALBERTA LAND SURVEYORS TENTATIVE PLAN OF SUBDIVISION

LOT: 15 BLOCK: 18 PLAN: 2952HW NEIGHBOURHOOD: GLENWOOD  
 MUNICIPAL ADDRESS: 9711, 161 STREET, EDMONTON SCALE AS SHOWN: 1 TO 400  
 PREPARED FOR: 2114913 ALBERTA LTD. TITLE: SEE PLAN BODY  
 PROJECT: 18119 DWG NO.: 18119SUB-112118 SHEET: 1 OF 1

### LEGEND:

DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.  
 AREA AFFECTED BY THIS PLAN IS SHOWN THUS AND CONTAINS 0.069ha

### ABBREVIATIONS:

ASCM --- ALBERTA SURVEY CONTROL MARKER	I --- IRON POST	RLY. --- RAILWAY
BLK --- BLOCK	L.S. --- LEGAL SUBDIVISION	SEC --- SECTION
BDY. --- BOUNDARY	M. --- MOUND OR MERIDIAN	TWP. --- TOWNSHIP
B.C. --- BEGINNING OF CURVE	PL --- PLACED	WO. --- WOODEN POST
CALC. --- CALCULATED	PIT --- 4 PITS	WT. --- WITNESS
CK.M. --- CHECK MEASURED	R. --- RADIUS	N. --- NORTH
C.S. --- COUNTER SUNK	RP --- REFERENCE POINT	E. --- EAST
C. OF T. --- CERTIFICATE OF TITLE	RGE. --- RANGE	S. --- SOUTH
E.C. --- END OF CURVE	RE-EST. --- RE-ESTABLISHED	W. --- WEST
FD. --- FOUND	RES. --- RESTORED	MP --- MARKER POST
HA. --- HECTARE	RW --- RIGHT OF WAY	MK --- MARK

### KEY PLAN



### MARKER GEOMATICS INC.

11721 170th Street | Edmonton | Alberta | T5M 3W7  
 Office: 780-455-5121 | Fax: 780-455-5131  
 MarkerGeomaticsInc.com





Subdivision Authority

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

May 9, 2019

File No. LDA19-0091

Select Engineering Consultants Ltd.  
100 - 17414 107 Avenue NW  
Edmonton, AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to adjust the lot lines between Lots 27-32, Block 16, Plan 182 0022,  
located south of 174b Avenue and east of 77a Street NW; **CRYSTALLINA NERA WEST**

---

**The Subdivision by Plan is APPROVED on May 9, 2019, subject to the following conditions:**

1. 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;
2. that LDA19-0077 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is a tentative plan of 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 seven (7) days from the date the decision is mailed.

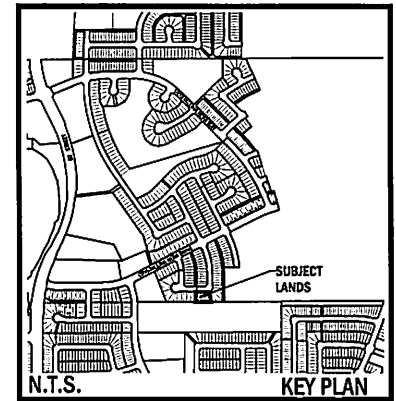
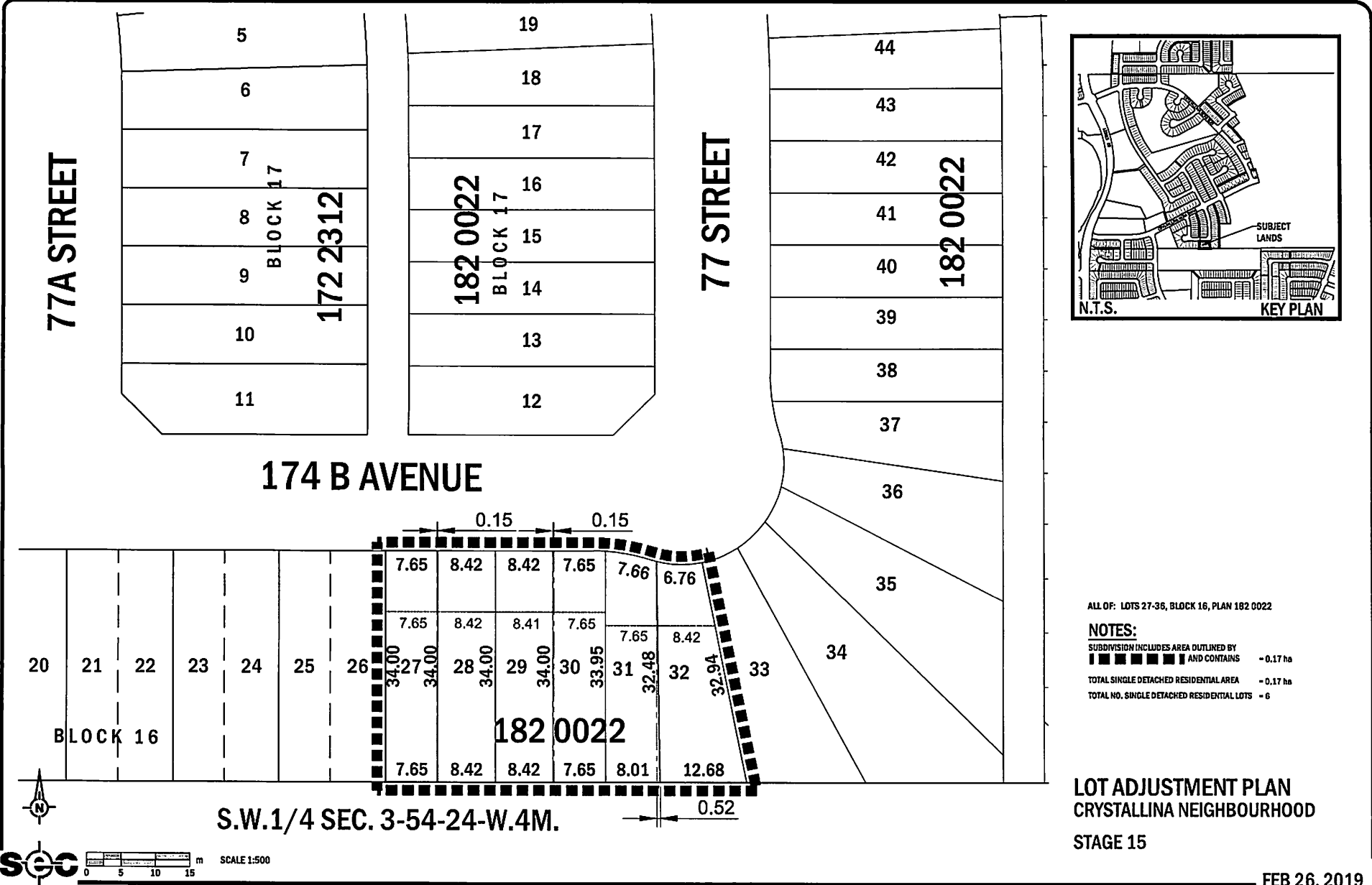
If you have further questions, please contact Stephanie Mah at [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #305788232-001

Enclosure(s)



ALL OF: LOTS 27-36, BLOCK 16, PLAN 182 0022

**NOTES:**

- SUBDIVISION INCLUDES AREA OUTLINED BY [dashed line symbol] AND CONTAINS - 0.17 ha
- TOTAL SINGLE DETACHED RESIDENTIAL AREA - 0.17 ha
- TOTAL NO. SINGLE DETACHED RESIDENTIAL LOTS - 6

**LOT ADJUSTMENT PLAN**  
**CRYSTALLINA NEIGHBOURHOOD**  
**STAGE 15**



Subdivision Authority

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

May 9, 2019

File No. LDA19-0134

Hagen Surveys (1982) Ltd.  
8929 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 21, Block 38, Plan 2965 HW, located west of 80 Street NW and north of 105 Avenue NW; **FOREST HEIGHTS**

---

The Subdivision by Plan is **APPROVED** on May 9, 2019, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot; 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 Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #308948170-001

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 (\$673.00 - 2019 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 80 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 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 the 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 EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

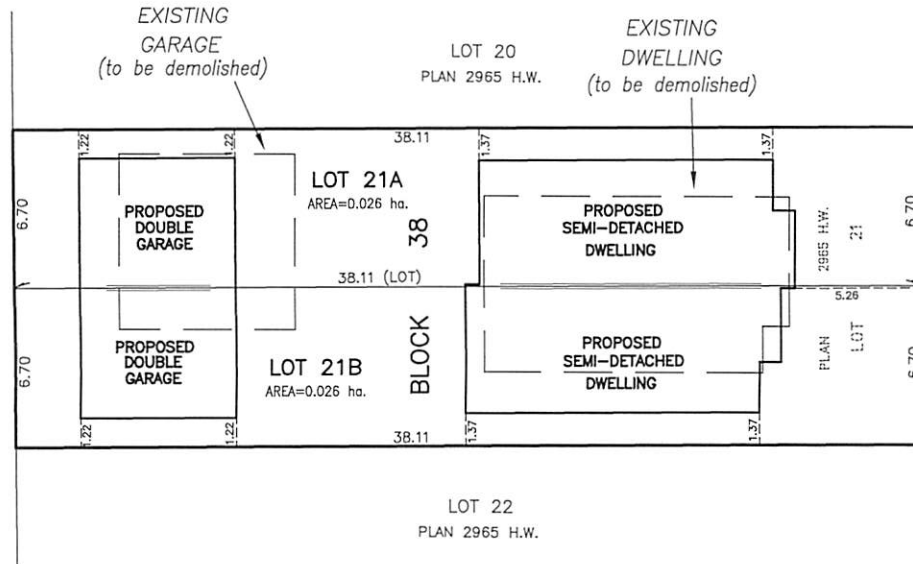
LOT 21, BLOCK 38, PLAN 2965 H.W.

IN THE  
RIVER LOT 27  
THEO. TWP 53-24-4  
EDMONTON ALBERTA

SCALE 1:200 2019 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: JC

CALC'D. BY: JC

DATE: MARCH 22, 2019  
REVISED: -

FILE NO. 18S0782

DWG.NO. 18S0782T



Subdivision Authority

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

May 9, 2019

File No. LDA19-0136

Warren Lindstrom  
11840 55 Street NW  
Edmonton, AB T5W 3P8

ATTENTION: Warren Lindstrom

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15 and a portion of Lot 14, Block 44, Plan 4636 AB, located east of 55 Street NW and south of 119 Avenue NW **NEWTON**

---

The Subdivision by Plan is **APPROVED** on May 9, 2019, 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 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 seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #309163410-001

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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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 the 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 EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN OF SUBDIVISION

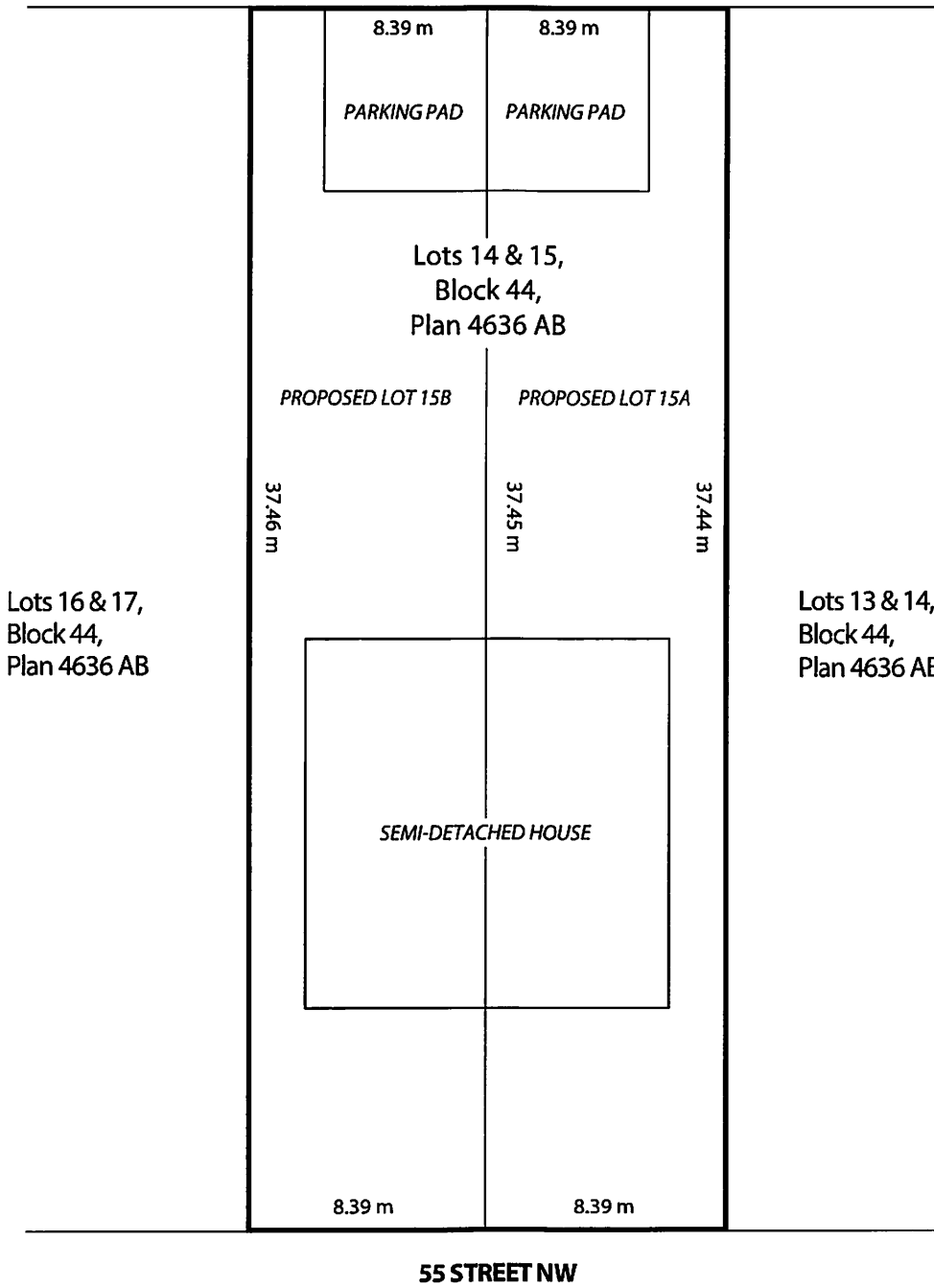
*Please note:  
This plan is conceptual  
and should be used as a  
guideline only.*

## Legal Description (Lots 14 & 15, Block 44, Plan 4636 AB)



TO 118 AVENUE NW

LANE





Subdivision Authority

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

May 9, 2019

File No. LDA19-0149

Derek Chan  
276 - 52327 Range Road 223  
Sherwood Park, AB T8B 1C6

ATTENTION: Derek Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 37, Plan 2871HW, located north of 98 Avenue NW and west of 152 Street NW; **WEST JASPER PLACE**

---

The Subdivision by Plan is **APPROVED** on May 9, 2019, 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;
2. that the owner dedicate road right of way for a 3 m x 3 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; 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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact Tammy Niina at [tammy.niina@edmonton.ca](mailto:tammy.niina@edmonton.ca) or 780-496-1022.

Regards,

Blair McDowell  
Subdivision Authority

BM/tn/Posse #310332413-001

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 (\$673.00 - 2019 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 Mature Neighbourhood Overlay Section 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

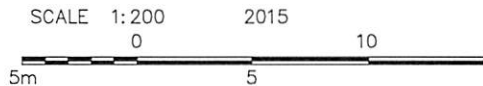
Servicing

- 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 EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing water service enters proposed Lot 10A approximately 12.6 m north of the south property line of Lot 10A off the lane west of 152 Street NW. The existing sanitary service enters proposed Lot 10A directly off the public sanitary sewer manhole that exists within 98 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENATIVE PLAN  
SHOWING SUBDIVISION OF

LOT 10, BLOCK 37, PLAN 2871HW  
IN THE  
S.E.1/4 SEC.35-52-25-W4

EDMONTON ALBERTA



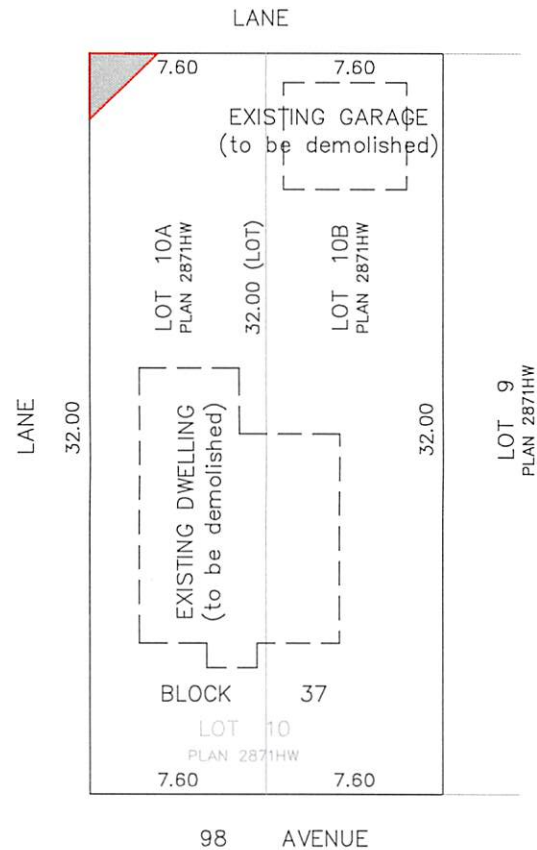
Application Made By:

Derek Chan  
Phone: (780) 710-4090

#164, 314-222 Baseline Road  
Sherwood Park, AB T8H 2W7

**LEGEND:**

Dedication of road  
right-of-way for a  
3m by 3m corner cut:



**ENCLOSURE II:**

FILE: 310332413-001

DATE: MAY 9, 2019



Subdivision Authority

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

May 9, 2019

File No. LDA19-0152

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) industrial unit and one (1) remnant unit from Lot 22A, Block 2, Plan 092 5780 located north of 105 Avenue NW and west of 184 Street NW;  
**POUNDMAKER INDUSTRIAL**

---

**The Subdivision by Phased Condominium is APPROVED on May 9, 2019, 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 seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #309766105-001

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 (\$2,497.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

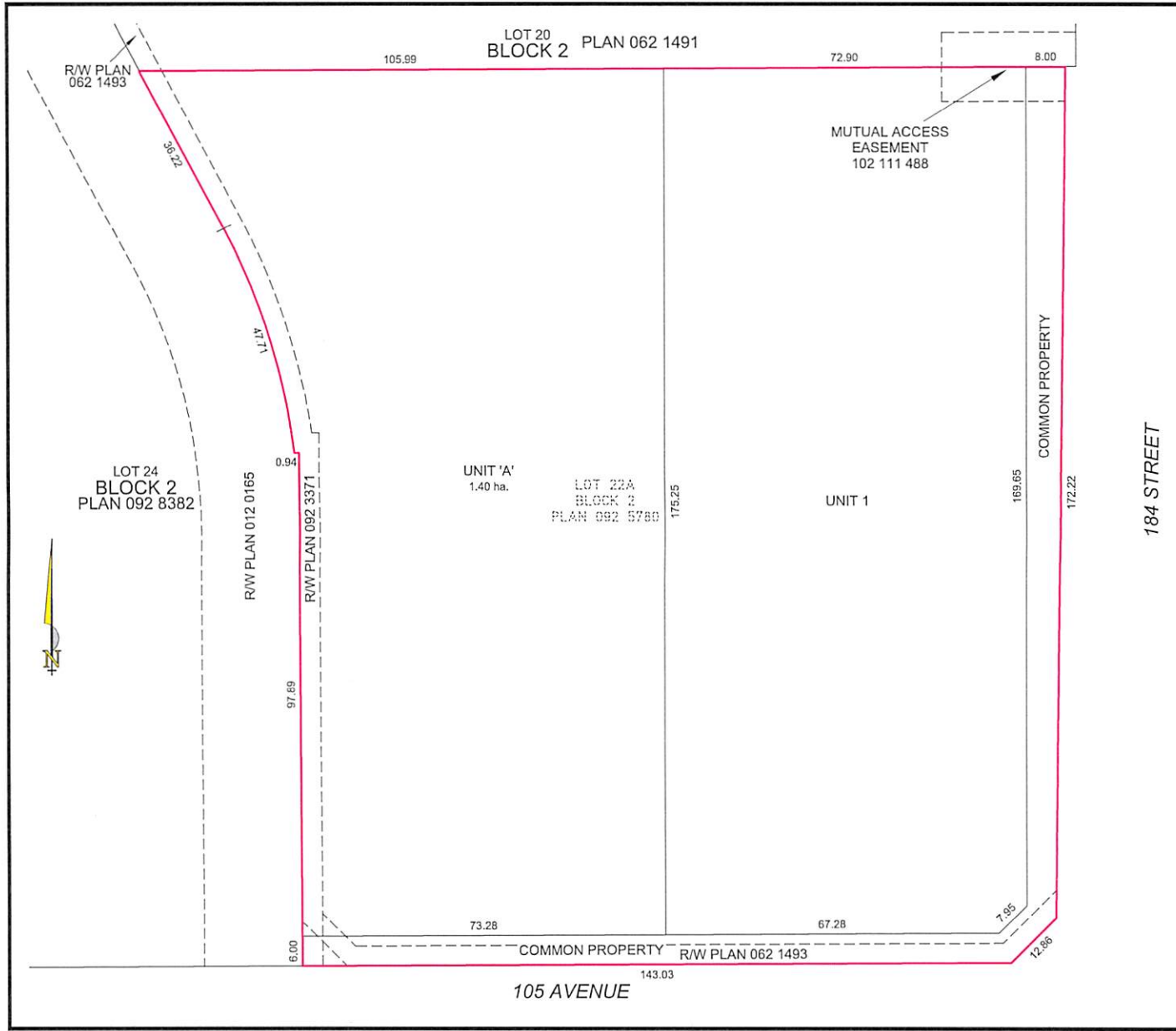
- There are existing boulevard trees adjacent to the site on 184 Street NW and 105 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision be submitted to the Subdivision Authority for approval.

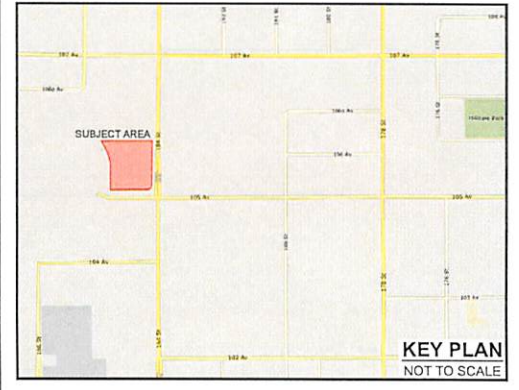
Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.
- In order to maintain existing and future power facilities, Epcor Distribution and Transmission Inc. will require a 5.6m by 143.03 easement along the south boundary of the proposed subdivision. Contact Epcor Land Administration at (780) 412-3252 for costs and current documentation.



**BEDDIE DEVELOPMENT GROUP**

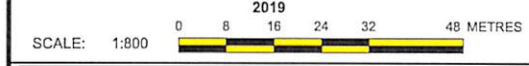
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
  - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE ZONING OF THIS SUBJECT AREA IS B.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 2.88 ha.



REV. NO.	DATE	ITEM	BY
0	JAN. 9/19	ORIGINAL PLAN COMPLETED	ME

REVISIONS

**ELEMENT BUSINESS CENTRE**  
 TENTATIVE PLAN SHOWING  
**PHASED CONDOMINIUM DEVELOPMENT**  
 OF  
 LOT 22A, BLOCK 2, PLAN 092 5780  
 WITHIN THE  
 N.E. 1/4 SEC. 5 - 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.	11800446T	DRAFTED BY:	ME	CHECKED BY:	BM
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Subdivision Authority

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

May 9, 2019

File No. LDA19-0155

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 19, Block 27, Plan 1252 AH, located north of 89 Avenue NW and east of 117 Street NW;  
**WINDSOR PARK**

---

The Subdivision by Plan is **APPROVED** on May 9, 2019, 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 Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #310803561-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

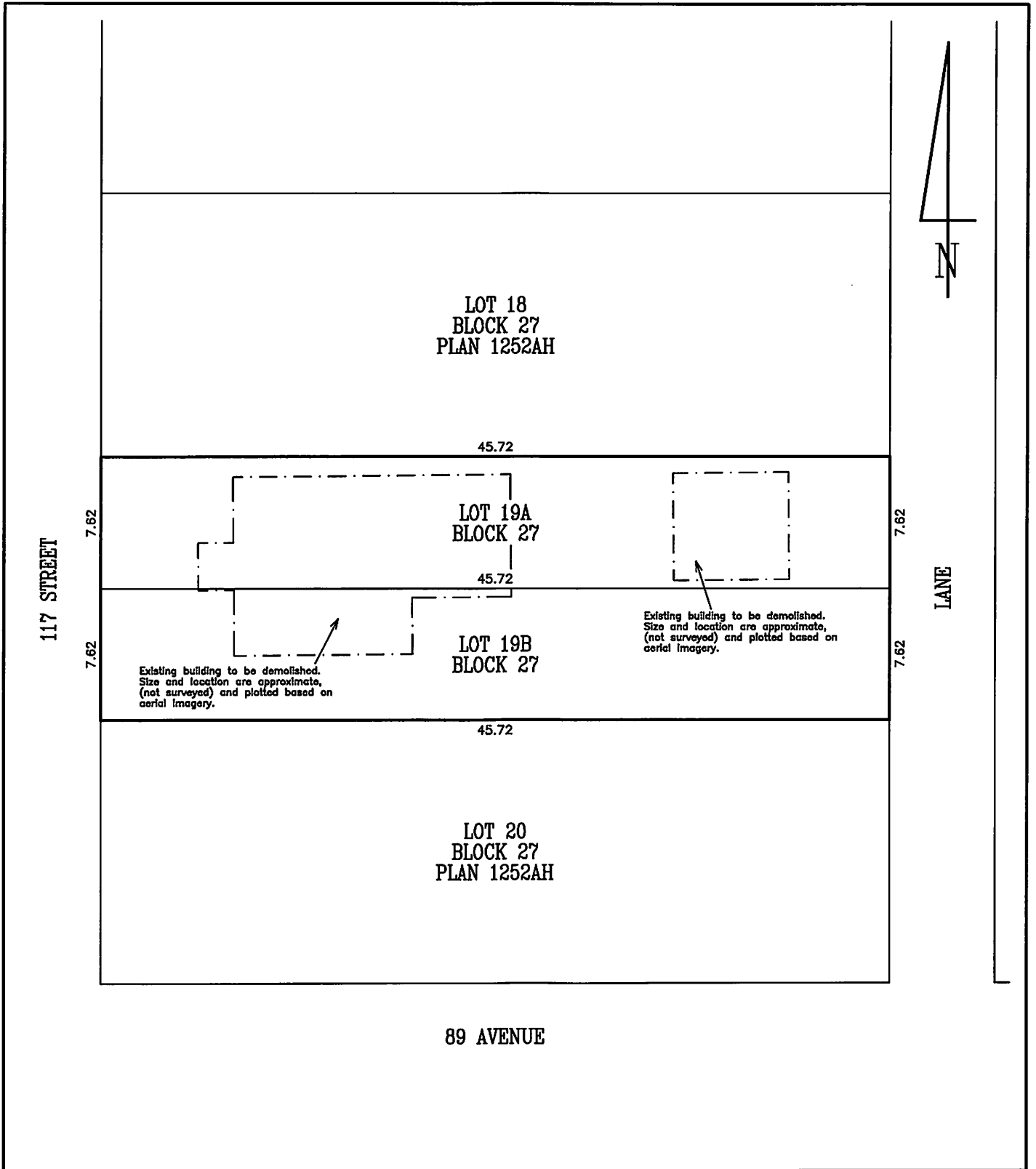
- There are existing boulevard trees adjacent to the site on 117 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 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 the 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 EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.9 m north of the south property line of Lot 19 off of the lane. The existing storm service enters the proposed subdivision approximately 5.8 m south of the north property line of Lot 19 off 117 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).



**TENTATIVE PLAN**

THIS DRAWING IS PREPARED FOR:  
ELIZABETH GRAJOSZEK

SHOWING PROPOSED SUBDIVISION OF  
LOT 19, BLOCK 27, PLAN 1252AH  
8907 - 117 STREET  
CITY OF EDMONTON - ALBERTA

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

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

SCALE 1:300 | JOB NO. J0103LTO | APR. 10, 2019.

Thursday, May 2, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the May 2, 2019 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 April 25, 2019 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.	LDA18-0651 296532498-001	Tentative plan of subdivision to create 113 single detached residential lots and one (1) Public Utility lot from the SE 13-51-25-W4M and the SW 13-51-25-W4M, located south of 35 Avenue SW and west of Desrochers Drive SW; <b>DESROCHERS</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA19-0139 309374830-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 26, Plan 3711 KS, located south of 108 Avenue NW and west of 159 Street NW; <b>MAYFIELD</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA19-0141 309479052-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 7, Plan 600 MC, located west of 127 Street NW and south of 63 Avenue NW; <b>GRANDVIEW HEIGHTS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA19-0146 309830453-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 37, Block 9, Plan 3624 HW, located north of 109A 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>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:10 a.m.		