

Thursday, June 22, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 25

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 22, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 15, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

1. LDA14-0276  
155551630-001

Tentative plan of subdivision to create 81 single detached residential lots, 74 semi-detached residential lots and one (1) Natural Area lot, from the NW 2-54-24-W4M located north of 167 Avenue NW and east of 66 Street NW; **MCCONACHIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA16-0574  
236493297-001

Tentative plan of subdivision to create two (2) additional commercial lots from Lot B, Block 22, Plan 112 2045 located north of Ellerslie Road SW and east of 54 Street SW; **CHARLESWORTH**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3. LDA16-0132  
187323213-001

REVISION of tentative plan of subdivision to create 55 single detached residential lots and 30 semi-detached residential lots, from the SW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA17-0131 242534791-001	Tentative plan of subdivision to create one (1) additional multiple family lot, from Lot 25, Block 101, Plan 132 0993, located north of Stony Plain Road NW and east of 142 Street NW; <b>GLENORA</b>
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
2.	LDA17-0161 241299069-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3A, Block 9, Plan 1928 TR located north of 58 Avenue NW and west of 107 Street NW; <b>PLEASANTVIEW</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
3.	LDA17-0266 244576319-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 50, Plan RN 22B, located north of 105 Avenue NW and east of 127 Street NW; <b>WESTMOUNT</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA17-0280 252067994-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 11, Plan 5682 HW, located north of 73 Avenue NW and west of 91 Street NW; <b>RITCHIE</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
<b>5.</b>	<b>ADJOURNMENT</b> The meeting adjourned at 10:20 a.m.	



Subdivision Authority

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

June 22, 2017

File No. LDA14-0276

Stantec Consulting Ltd.  
10106 – 112 Street NW  
Edmonton, AB T5K 2L6

ATTENTION: Jacob Edenloff

RE: Tentative plan of subdivision to create 81 single detached residential lots, 74 semi-detached residential lots and one (1) Natural Area lot, from the NW 2-54-24-W4M located north of 167 Avenue NW and east of 66 Street NW; **MCCONACHIE**

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**I The Subdivision by Plan is APPROVED on June 22, 2017, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$1,033,942.00 representing 1.82 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA15-0362 be registered prior to or concurrent with this application for underground utilities;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 66 Street NW, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs an offsite watermain extension, with Phase 2 of the plan of subdivision, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner grade and landscape within the Natural Area, with Phase I of the plan of subdivision, in accordance with the approved Natural Area Management Plan (NAMP), to the satisfaction of Drainage Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I. The extent of the grading would be determined at the engineering drawing review;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Natural Area with the connection to 66 Street NW, with Phase I of the plan of subdivision, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with lighting, and bollards, within Phase 1 of the plan of subdivision, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within Phase 2 of the plan of subdivision, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 66 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and

14. that the owner is responsible for the landscape design and construction within the walkways, and Natural Area lot to the satisfaction of City Departments and affected utility agencies.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

MR for NW 2-54-24-W4M in the amount of \$1,033,942.00, representing 1.82 ha, is being provided by money in place with this subdivision. MR is to be used for the assembly of the McConachie District Park. The Natural Area is to be purchased by the City of Edmonton.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority










BM/sm/Posse #155551630-001

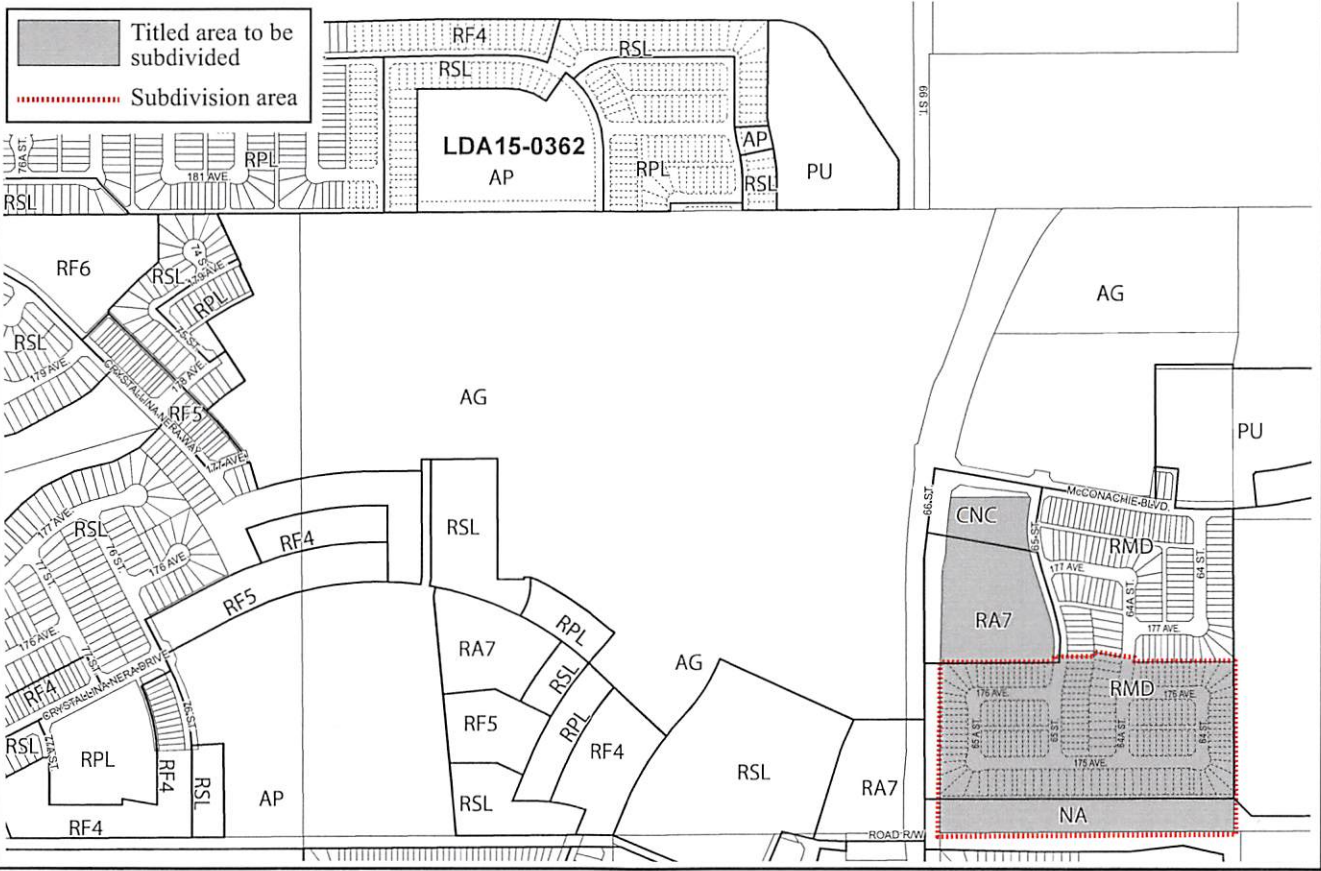
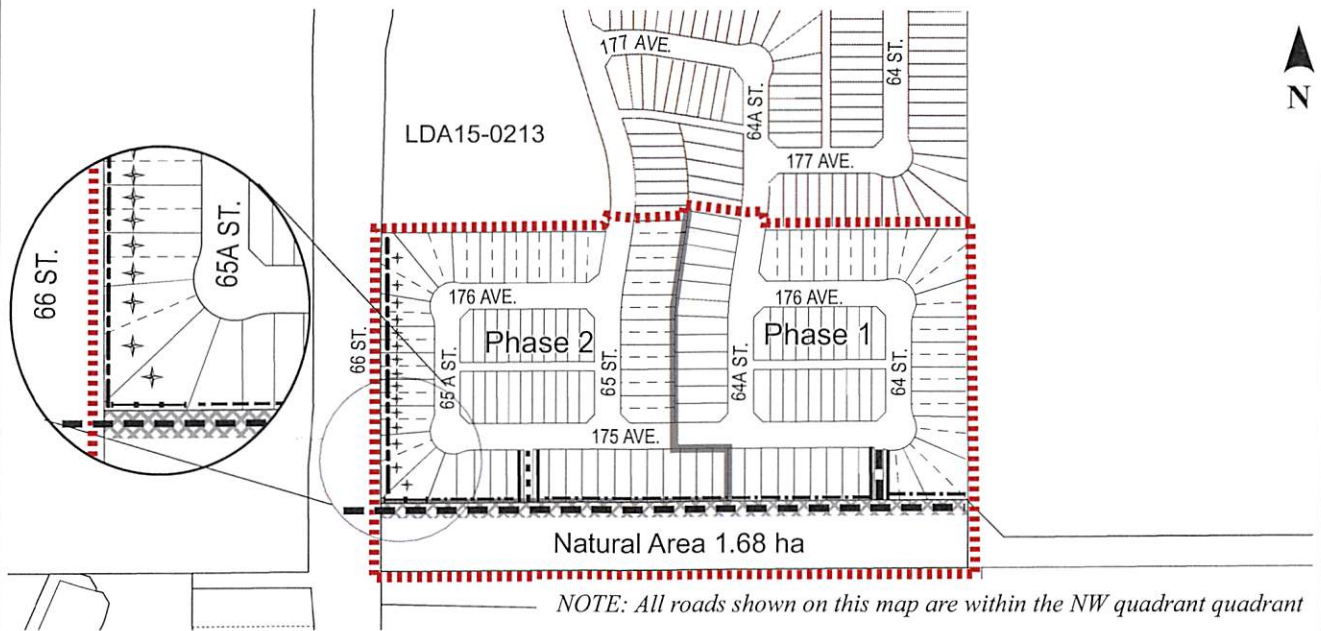
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 22, 2017

LDA14-0276

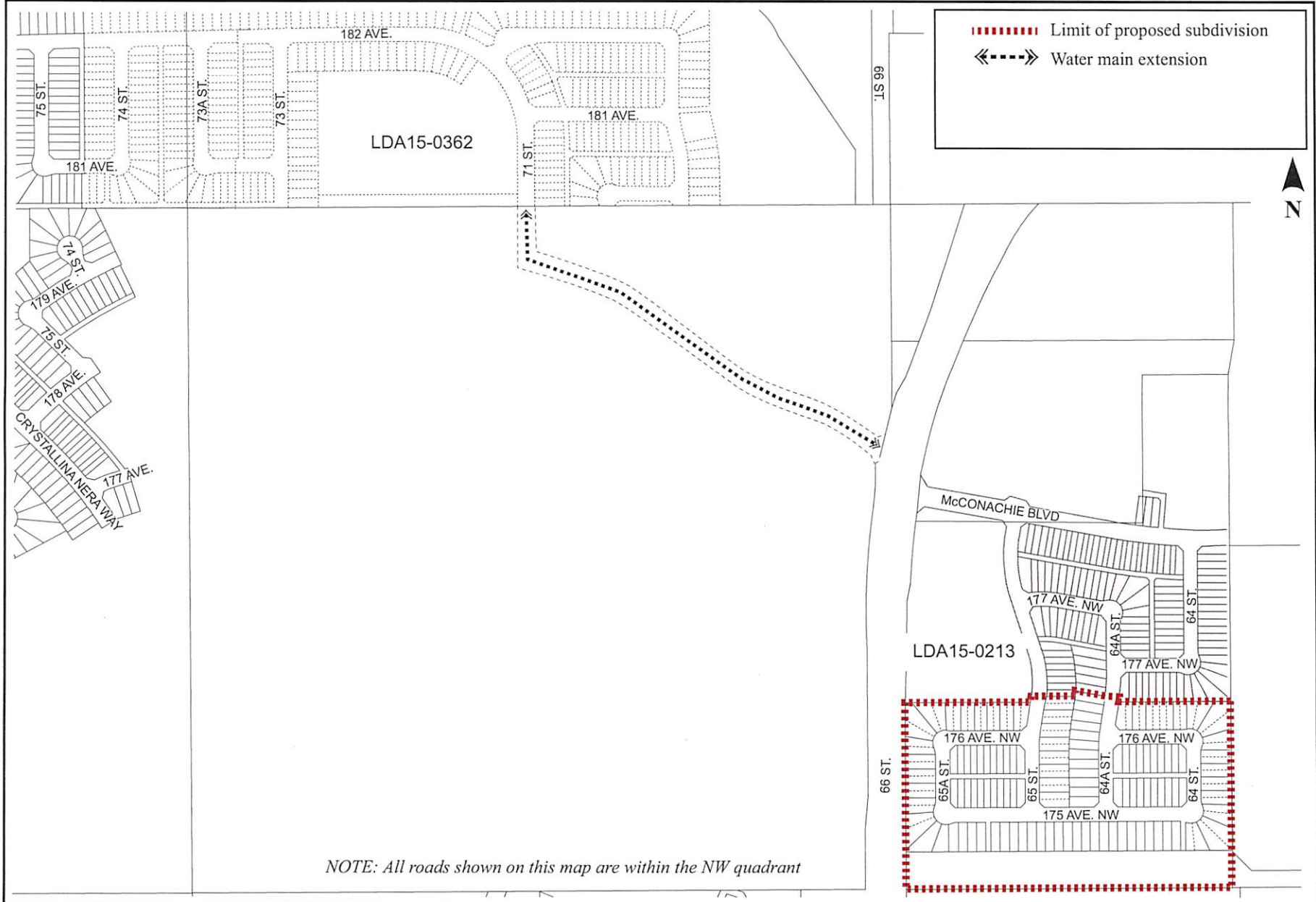
-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  Berm and noise attenuation fence
-  Noise attenuation fence
-  1.5 m concrete sidewalk
-  3 m hard surface shared use path
-  Grading and landscaping
-  Restrictive covenant re: berm and fence



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 22, 2017

LDA14-0276





Subdivision Authority

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

June 22, 2017

File No. LDA16-0574

Select Engineering Consultants Ltd.  
100, 17413 - 107 Avenue NW  
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create two (2) additional commercial lots from Lot B, Block 22,  
Plan 112 2045 located north of Ellerslie Road SW and east of 54 Street SW; **CHARLESWORTH**

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**I The Subdivision by Plan is APPROVED on June 22, 2017, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register easements for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; 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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and



5. that the owner constructs an offsite 300 mm watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I.

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

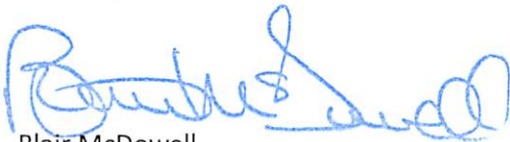
Municipal Reserves (MR) for Lot B, Block 22, Plan 112 2045 was addressed by Deferred Reserve Caveat (DRC) through LDA09-0078. LDA12-0026 reduced said DRC by the dedication of a 1.84 ha MR parcel (Natural Area), and the remaining 0.23 ha was provided by money in place of reserves.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #236493297-001

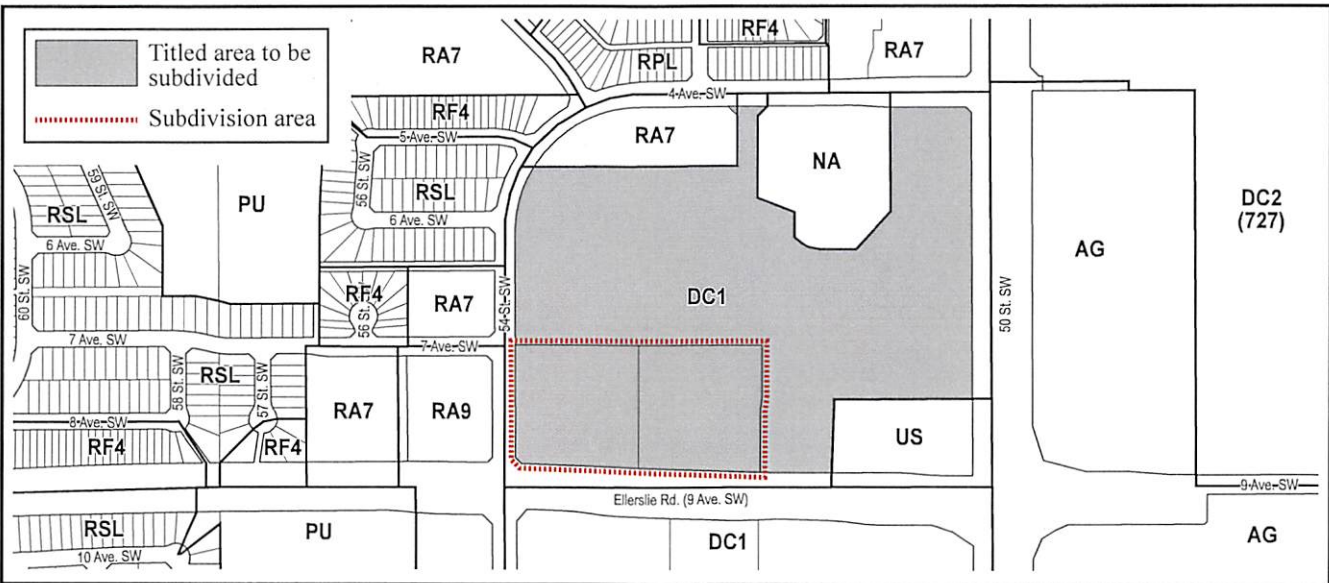
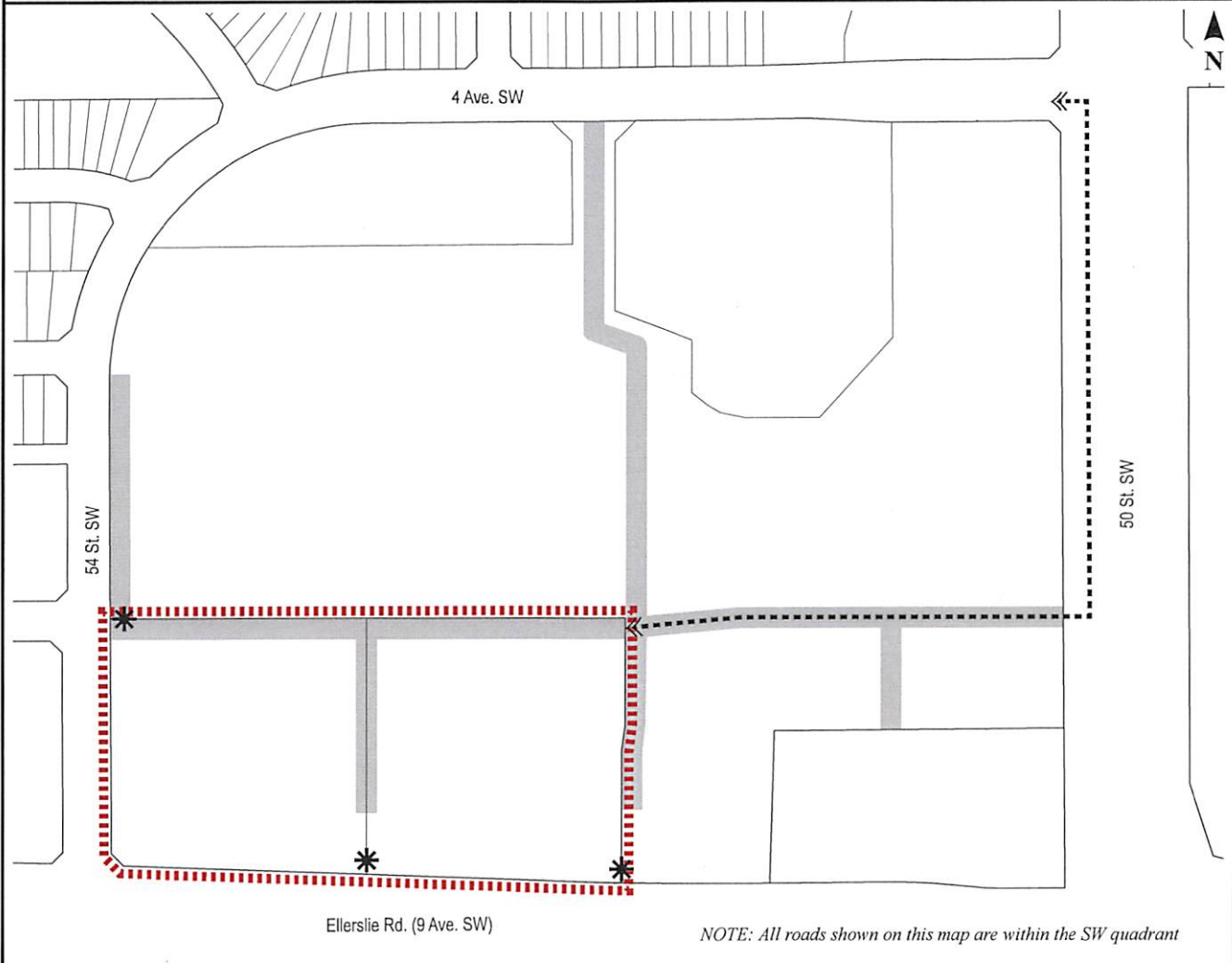
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 22, 2017

LDA16-0574

- Limit of proposed subdivision
- 300 mm water main extension
- Register easement
- \* Mutual access easement





June 22, 2017

File No. LDA16-0132

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

ATTENTION: Mark Michniak

RE: REVISION of tentative plan of subdivision to create 55 single detached residential lots and 30 semi-detached residential lots, from the SW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

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The application has revised Phase 2 so that it contains 5 less lots overall. The amount of single detached residential lots has increased by 23 and the number of semi-detached lots has decreased by 28. Phase 1 of this subdivision has been registered.

**I The Subdivision by Plan is APPROVED on June 22, 2017, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that LDA16-0123 to close a portion of Chappelle Road SW shall be approved prior to the endorsement of this plan of survey;
4. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto and flanking 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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 first two (2) lanes of 41 Avenue SW to an arterial roadway standard including shared use path, concrete sidewalk, channelization, access, intersections, lighting, landscaping and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 41 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Planning and Engineering;
8. that the owner reconstruct the south leg of the intersection of Chappelle Road SW and Cardinal Way SW to match the north leg of the intersection, to the satisfaction of Transportation Planning and Engineering;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto and flanking 41 Avenue SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

The SW 14-51-25-W4M originally had a Deferred Reserve Caveat (DRC) in the amount of 2.393 ha. That DRC was discharged and transferred to two separate parcels, 1.03 ha to Lot N, Block 99, Plan 152 2816, and 1.363 ha to Lot L, Block 99, Plan 112 5833. The 1.03 ha transferred to Lot N was combined with an existing DRC to create the current DRC of 3.371 ha (instrument no. 172 046 428).

Please be advised that this revision is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original application. An extension beyond that time may be granted by the City of Edmonton.

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

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell  
Subdivision Authority

BM/mb/Posse #187323213-001

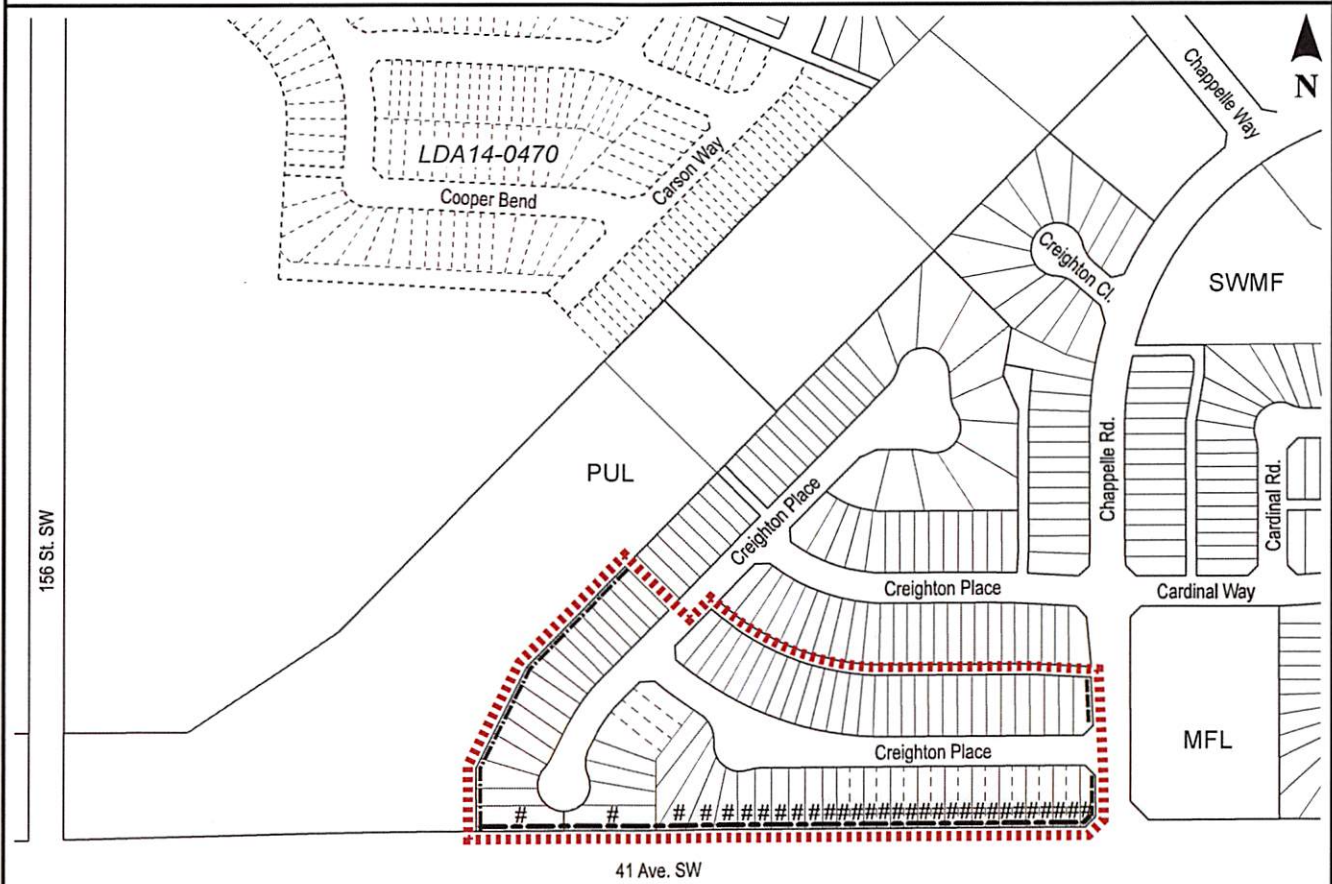
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 22, 2017

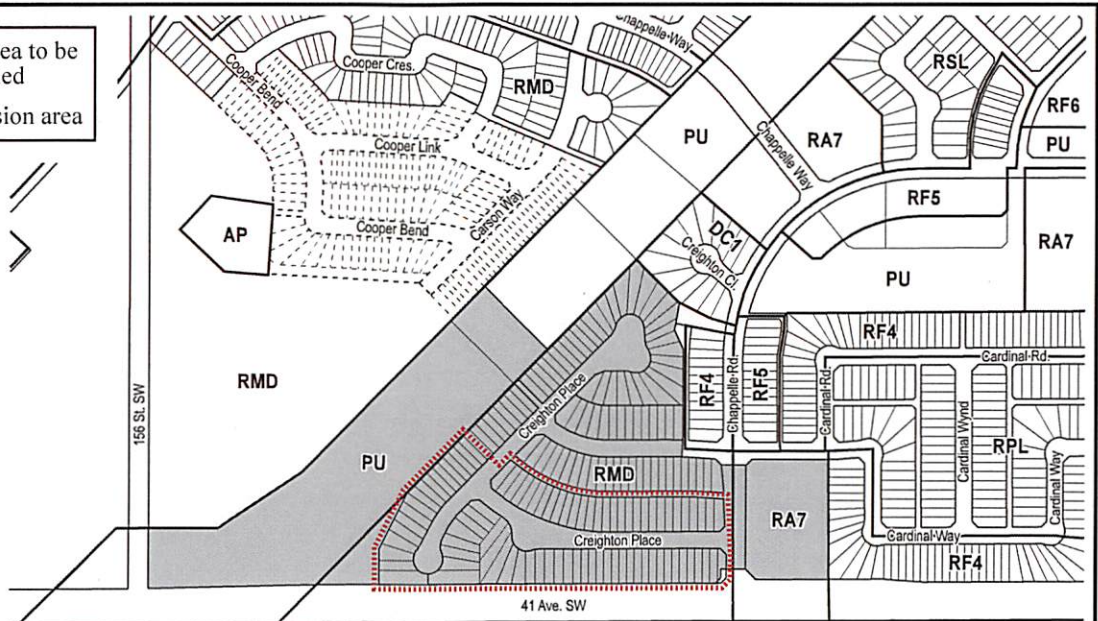
LDA16-0132

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- Berm and noise attenuation fence
- # Restrictive Covenant re: Berm



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

- Titled area to be subdivided
- Subdivision area



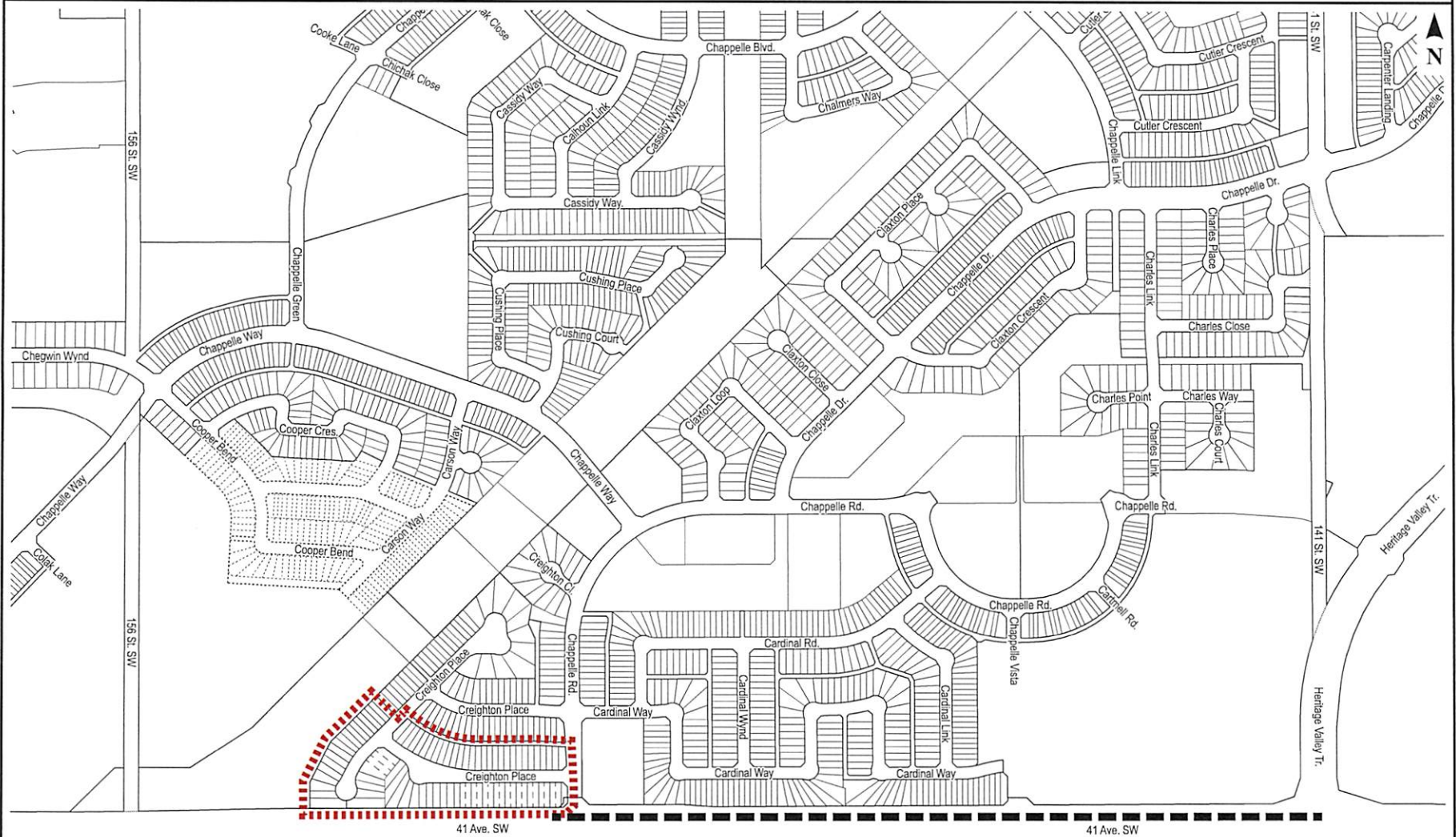
SUBDIVISION CONDITIONS OF APPROVAL

June 22, 2017

LDA16-0132

Limit of proposed subdivision

Construct first two lanes to an arterial roadway standard



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



June 22, 2017

File No. LDA17-0131

IBI Group Inc.  
10830- Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create one (1) additional multiple family lot, from Lot 25, Block 101, Plan 132 0993, located north of Stony Plain Road NW and east of 142 Street NW; **GLENORA**

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**The Subdivision by Plan is APPROVED on June 22, 2017, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, to address the interim cross-lot servicing (contact Michael Schroder at 780-442-4309);
2. that the owner complete the water infrastructure construction planned under the EPCOR New Water Distribution Main Program, to the satisfaction of EPCOR Water Services Inc.; 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 54.5m South of the South Property Line of 103 Avenue and 21.1m South of the South Property Line of 103 Avenue. Numerous other sewer services exist, status of these sewer services is unknown. If more detailed information is required, please contact Water and Sewer Servicing (780-496-5444).
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 (\$2869.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #242534791-001

Enclosure(s)

REGISTRAR  
 LAND TITLES OFFICE  
 PLAN NO. \_\_\_\_\_  
 ENTERED AND REGISTERED  
 ON \_\_\_\_\_  
 INSTRUMENT NO. \_\_\_\_\_  
 A.D. REGISTRAR \_\_\_\_\_

# WEST BLOCK EDMONTON, ALBERTA

PLAN SHOWING SURVEY OF SUBDIVISION OF PART OF  
 LOT 26, BLOCK 101, PLAN 172 \_\_\_\_\_  
 ALL WITHIN THE  
 S.W. 1/4 SEC. 1, TWP. 53, RGE. 25, W. 4 MER.  
 SCALE 1:500 2017 JOHN M. BYRNE, A.L.S.

- NOTES:
1. STATUTORY IRON SURVEY POST FOUND SHOWN THUS: ○
  2. STATUTORY IRON SURVEY POST, STAMPED P223, PLACED SHOWN THUS: ○
  3. ALBERTA SURVEY CONTROL MARKER (ASCM) SHOWN THUS: ●
  4. THE GEO-REFERENCED POINT IS A F.D.I. AT THE <DESCRIPTION> AND SHOWN THUS: ○
  5. THE GEO-REFERENCED POINT GRID COORDINATES ARE ####M N. AND ####M E. AND ARE DERIVED FROM ALBERTA SURVEY CONTROL MARKERS SHOWN ON THE PLAN. (NAD83 ORIGINAL, 3TM PROJECTION, REFERENCE MERIDIAN 116°, COMBINED FACTOR 0.999###).
  6. BEARINGS ARE GRID AND ARE DERIVED FROM G.N.S.S. OBSERVATIONS.
  7. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  8. ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
  9. ALL CORNER CUTOFFS ARE 0.00 UNLESS OTHERWISE NOTED.
  10. TEMPORARY TRAVERSE LINES SHOWN THUS: - - - - -
  11. AREA REGISTERED SHOWN OUTLINED THUS: - - - - - 0.676 HA. AND CONTAINS WITHIN: - - - - -

LEGEND:

3TM	3 DEGREE TRANSVERSE MERCATOR	NAD83	NORTH AMERICAN DATUM 1983
A.L.S.	ALBERTA LAND SURVEYOR	PL.	PLANTED
A.S.C.M.	ALBERTA SURVEY CONTROL MONUMENT	POS.	POSITION
C.A.	CENTRAL ANGLE	P.U.L.L.	PUBLIC UTILITY LOT
CS.	COUNTER SUNK	R	RADIUS
E	EAST	(R)	RADIAL
E.R.	ENVIRONMENTAL RESERVE ESTABLISHED	REF.	REFERENCE
EST.	ESTABLISHED	RE-EST.	RE-ESTABLISHED
Fd.	FOUND	RES.	RESTORED
G.N.S.S.	GLOBAL NAVIGATION SATELLITE SYSTEM	RGE.	RANGE
HA.	HECTARES	RP	REFERENCE POINT
I.	STATUTORY IRON POST	R/W	RIGHT OF WAY
M	METER	SQ.M	SQUARE METRES
MER.	MERIDIAN	S.	SOUTH
Mk.	MARK	SEC.	SECTION
Mk'D.	MARKED	TWP.	TOWNSHIP
MP.	MARKER POST	UTIL.	UTILITIES
M.R.	MUNICIPAL RESERVE	U.T.P.	UNABLE TO POST
N.	NORTH	W.	WEST



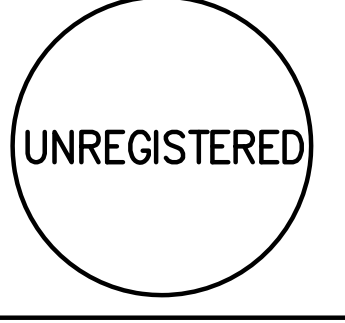
SURVEYOR:  
 JOHN M. BYRNE, A.L.S.

IN ACCORDANCE WITH THE PROVISIONS  
 OF THE SURVEYS ACT.

REGISTERED OWNER  
 INHOUSE GLENORA G.P. LTD.

FILE NO.: 397852  
 CHECKED BY: ##

IBI GROUP GEOMATICS (CANADA) INC.  
 SUITE 300 10830 JASPER AVENUE  
 EDMONTON, ALBERTA, T5J 2B5



C:\Drawings\2020\19178 WEST BLOCK 101\19178.dwg



June 22, 2017

File No. LDA17-0161

Ken Caron  
11207 - 57 Avenue NW  
Edmonton, AB T6H 0Z7

ATTENTION: Ken Caron

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3A, Block 9, Plan 1928 TR located north of 58 Avenue NW and west of 107 Street NW;  
**PLEASANTVIEW**

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**The Subdivision by Plan is APPROVED on June 22, 2017, subject to the following conditions:**

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

**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 7.6 m west of the east property line of Lot 3A. 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 [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #241299069-001

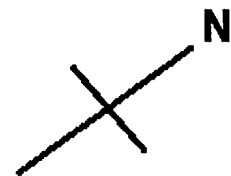
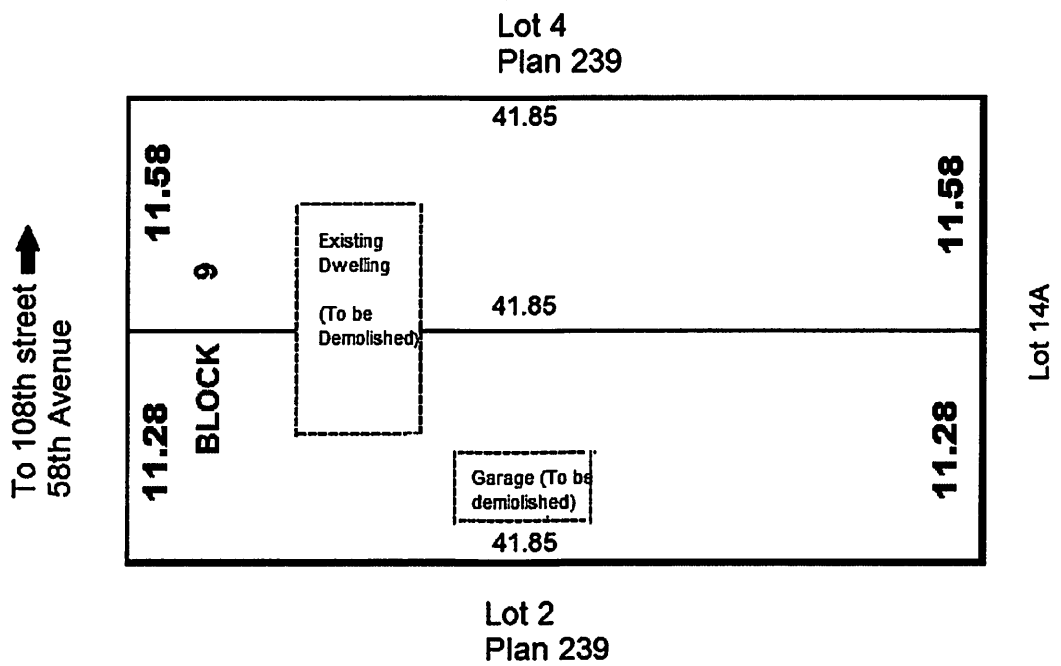
Enclosure(s)

TENTATIVE PLAN  
SHOWING SUBDIVISION OF

LOT 3, BLOCK 9, PLAN 239 In the

N.W. ¼ Sec. 17-TP.52 – R.24-W.4<sup>th</sup> ME

EDMONTON ALBERTA





Subdivision Authority

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

June 22, 2017

File No. LDA17-0266

Deanna Kwong  
10513 - 127 Street NW  
Edmonton, AB T5N 1V8

ATTENTION: Deanna Kwong

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 50, Plan RN 22B, located north of 105 Avenue NW and east of 127 Street NW;  
**WESTMOUNT**

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**The Subdivision by Plan is APPROVED on June 22, 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 Adam Todd at [geraldadam.todd@edmonton.ca](mailto:geraldadam.todd@edmonton.ca) or 780-496-8080.

Regards,



Blair McDowell  
Subdivision Authority

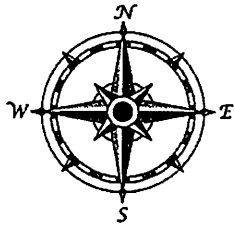
BM/at/Posse #244576319-001

Enclosure(s)

**TENTATIVE PLAN**  
SHOWING SUBDIVISION OF  
LOT 8, BLOCK 50, PLAN RN 22B

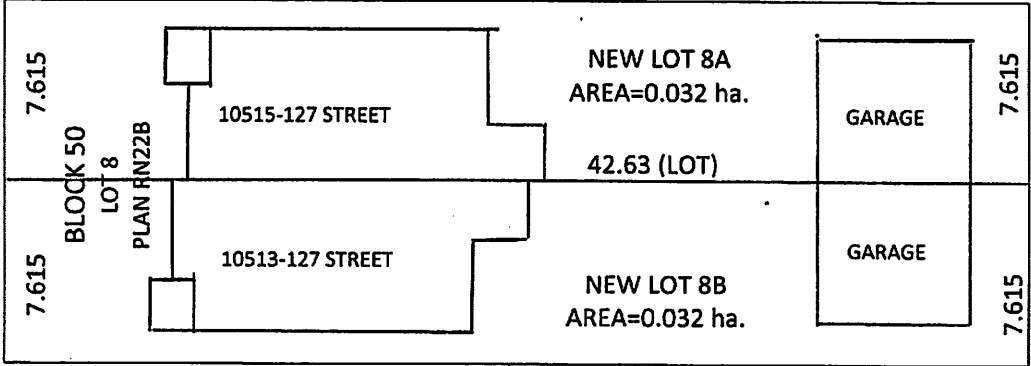
EDMONTON, ALBERTA

SCALE 1:300



LOT 7B  
BLOCK 50, PLAN 7823406

↑ TO 107 AVENUE  
127 STREET  
SIDEWALK



LANE

2 SEMI DETACHED LOT  
BLOCK 4, PLAN 8922624





June 22, 2017

File No. LDA17-0280

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 11, Plan 5682 HW, located north of 73 Avenue NW and west of 91 Street NW; **RITCHIE**

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**The Subdivision by Plan is APPROVED on June 22, 2017, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889);
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**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 6.6 m west of the east property line of Lot 8. The existing storm service enters the proposed subdivision approximately 7.25 m west of the east property line of Lot 8. 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 Tina Lee at [tina.lee@edmonton.ca](mailto:tina.lee@edmonton.ca) or 780-496-1758.

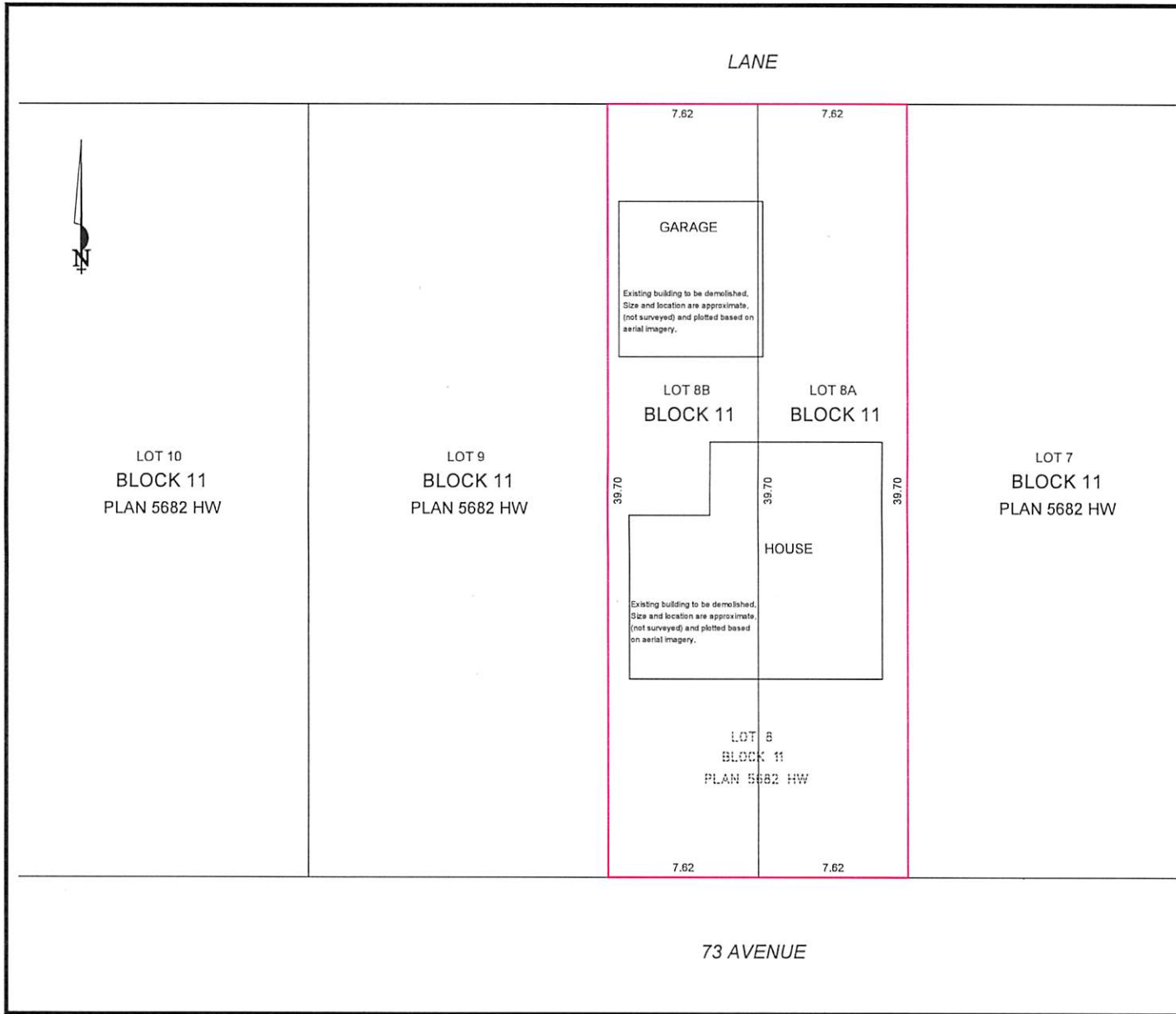
Regards,



Blair McDowell  
Subdivision Authority

BM/tl/Posse #252067994-001

Enclosure(s)



PAT KELLY

**NOTES:**

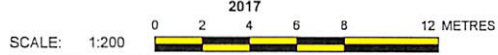
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RFS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS \_\_\_\_\_ AND CONTAINS: 0.060 ha.



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

REVISIONS

**RITCHIE**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 8, BLOCK 11, PLAN 5682 HW  
WITHIN THE  
N.E. 1/4 SEC. 21 - TWP. 52 - RGE. 24 - W. 4th MER.  
**EDMONTON - ALBERTA**



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

FILE NO.	61700034T	DRAFTED BY:	AN	CHECKED BY:	BM
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