

Thursday, February 9, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 06

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 9, 2017 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the February 2, 2017 meetings be adopted.	
3.	<b>OLD BUSINESS</b>	
4.	<b>NEW BUSINESS</b>	
1.	LDA16-0545 235051756-001	Tentative plan of subdivision to create one (1) industrial unit and one (1) commercial unit by bare land condominium from Lot 7R, Block B, Plan 3341 RS, located south of 128 Avenue NW and west of 149 Street NW; <b>MISTATIM INDUSTRIAL</b>
2.	LDA16-0580 236469174-001	Tentative plan of subdivision to create two (2) additional single detached residential lots from Lots 20, 21 and 22, Block 1, Plan 2057 Q located north of 101A Avenue NW and west of 92 Street NW; <b>RIVERDALE</b>
3.	LDA16-0581 237133435-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 7, Plan 6054 HW located south of 92A Avenue NW and east of 146 Street NW; <b>PARKVIEW</b>
4.	LDA16-0584 237346255-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 30, Block 59, Plan 4134 HW, located south of 79 Avenue NW and east of 77 Street NW; <b>KING EDWARD PARK</b>
5.	LDA16-0595 237772624-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 25, Plan 4057HW, located south of 104 Avenue NW and west of 79 Street NW; <b>FOREST HEIGHTS</b>
6.	LDA16-0603 237076590-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot C, Block 32, Plan 569 AF located north of 103 Avenue NW and east of 125 Street NW; <b>WESTMOUNT</b>
7.	LDA16-0604 237407527-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 3, Plan 6252 KS located north of 76 Avenue NW and west of 149 Street NW; <b>RIO TERRACE</b>

8.	LDA17-0043 239577064-001	Tentative plan of subdivision to revise conditionally approved LDA14-0201 by adding six (6) single detached residential lots within the SE 13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; <b>DESROCHERS</b>
5.	<b>OTHER BUSINESS</b>	



February 9, 2017

File NO. LDA16-0545

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

ATTENTION: Geoff Hobbs

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

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

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
5. the the owner construct a 11.5 m culvert crossing to 128 Avenue NW. This culvert crossing must include hard surfacing with asphalt 10 m from the edge of the driving surface of 128 Avenue into the site, located a minimum 2.5 m east of the west property line.

**Please be advised of the following:**

1. that all municipal services enter the site through Common Property;
2. that the owner be aware of an existing power pole and/or guy-wire, as shown on the attached enclosure. The access must maintain a minimum clearance of 1.5 m from the power pole and/or guy-wire. The owner should contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering for more information. Should relocation of the pole be required, all costs associated with the relocation will be borne by the owner;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,409.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

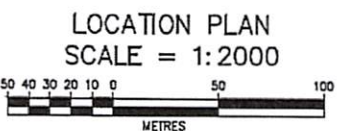
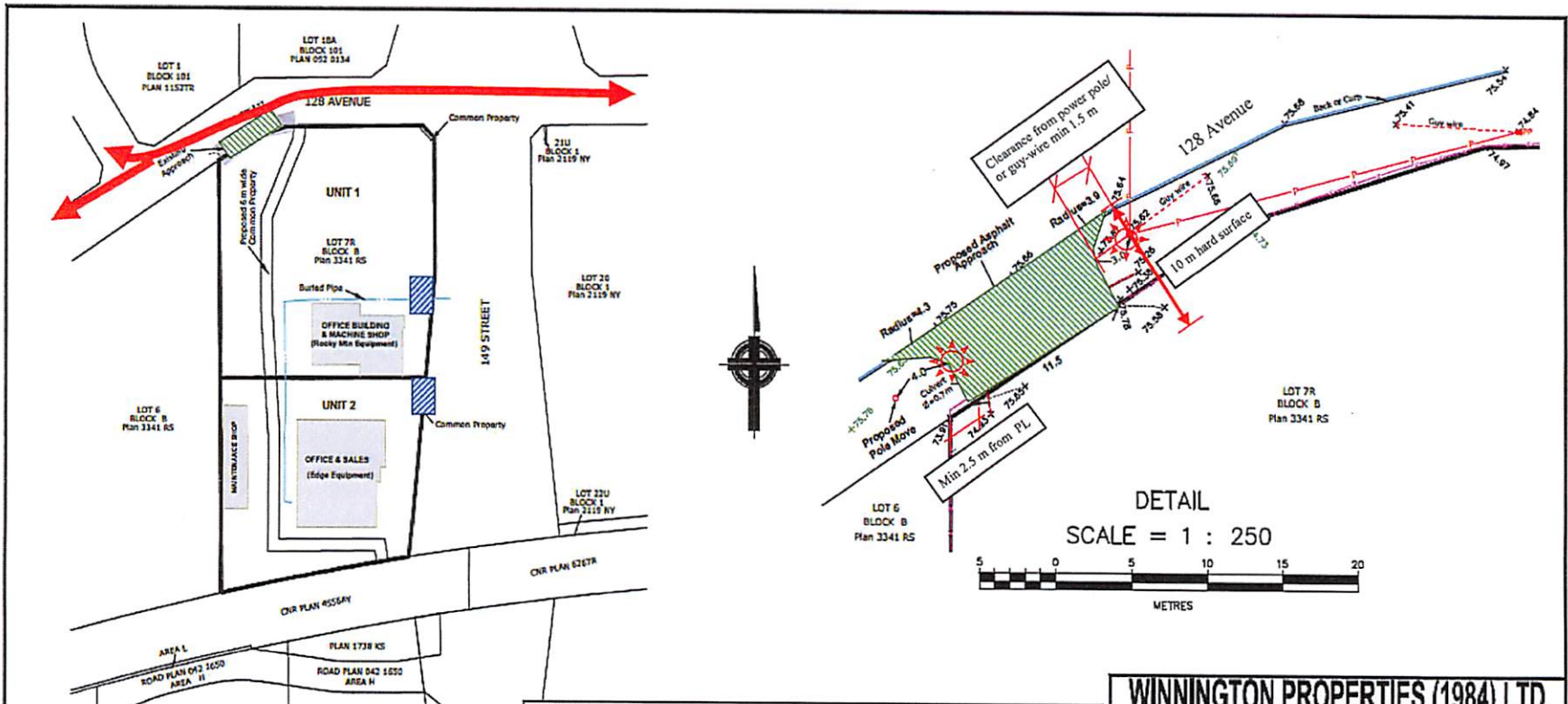
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Regards,





Blair McDowell  
Subdivision Authority

BM/sc/Posse #235051756-001

Enclosure(s)



**LEGEND:**

-  Construct 11.5 culvert crossing
-  Existing access
-  Transit Route
-  Existing power pole/guy-wire

**WINNINGTON PROPERTIES (1984) LTD.**

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

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

SHEET 1 of 1

Arterial Roadway Assessment (ARA) Calculations:

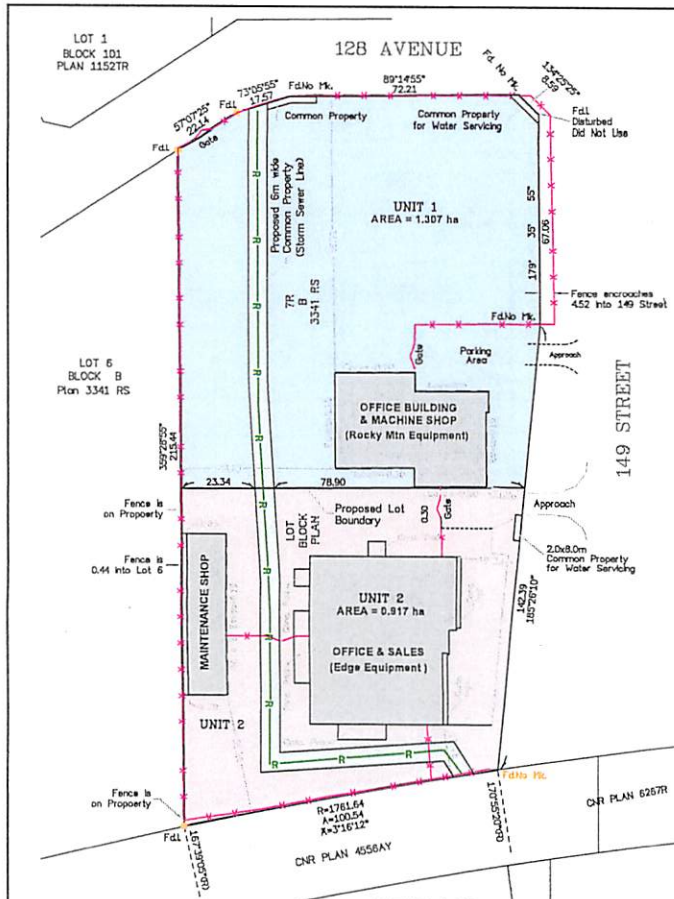
2016 ARA Rate for Mistatim Industrial = \$26,536/ha

Total Site Area = 2.39 ha  
 ARA Fees Paid for = 0.813 ha  
 Remaining Area = 1.58 ha

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

**ENCLOSURE- I**

File: LDA16-0545  
 Date: February 7, 2017





DETAIL  
SCALE = 1:1500

**NOTES:**

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

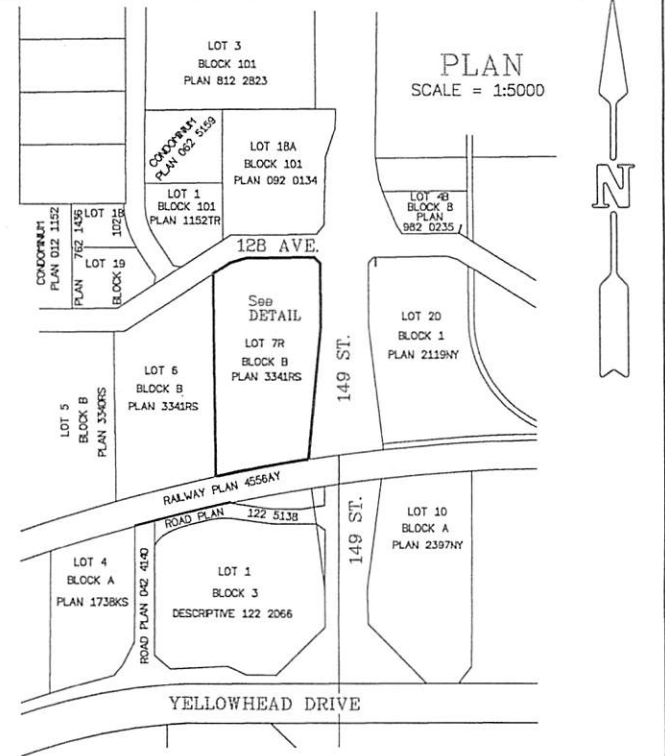
AREAS TABLE (ha.)	
UNIT 1	1.304 ha.
UNIT 2	0.917 ha.
COMMON PROPERTY	0.171 ha.

**LEGEND:**

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

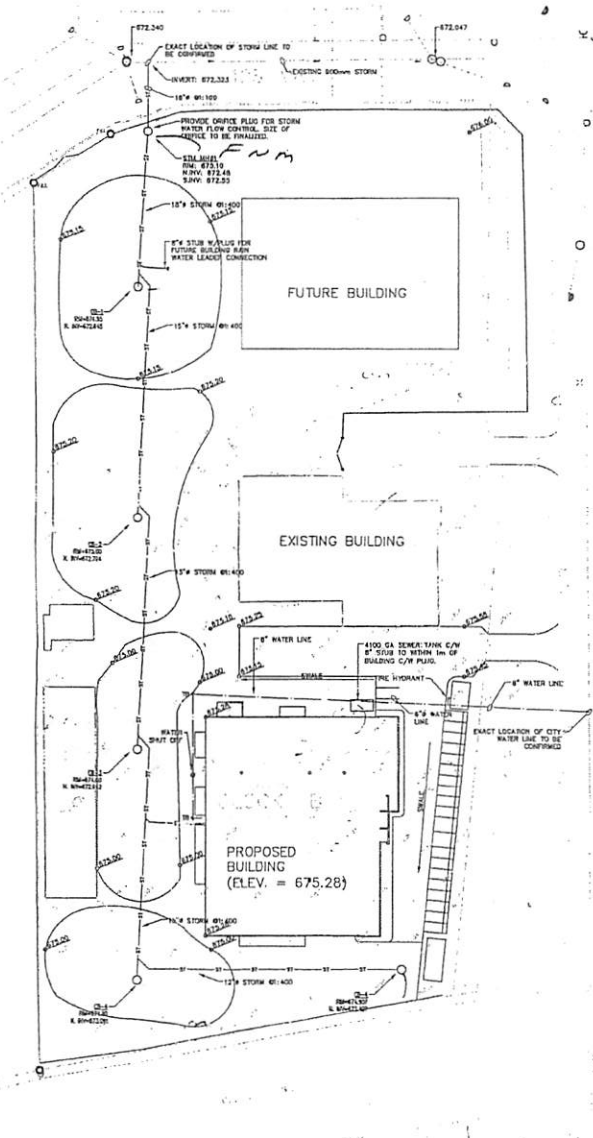
Limit of Current title shown thus . . . . . 

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



PLAN  
SCALE = 1:5000

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



**STORM WATER MANAGEMENT CALCULATION SUMMARY**

STORAGE LOCATION	AREA DRAINED (SQM)			AVAILABLE STORAGE
	KEE/FURVEET	GRAVEL	GRASS/ER AREA	
NEW BUILDING	2354	-	-	
EXISTING #1	1459	-	-	
EXISTING #2	438	-	-	
EXISTING #3	124	-	-	
POD AREA #1 (CON. EXISTING)	3674	-	-	103
POD AREA #2 (CON. EXISTING)	1687	-	-	312
POD AREA #3 (CON. EXISTING)	2851	-	-	803
POD AREA #4 (CON. EXISTING)	2854	-	-	80
PODS PAVING	1791	-	-	
AREA TOTAL	6277	1761	394	

**RUNOFF COEFFICIENT CALCULATION**

USE OF LAND	AREA (SQM)	COEFFICIENT	CONTRIBUTION
GRAVEL	1761	0.15	264.15
PAVING	124	0.85	105.40
GRASS	394	0.10	39.40
TOTAL	2354		409.00

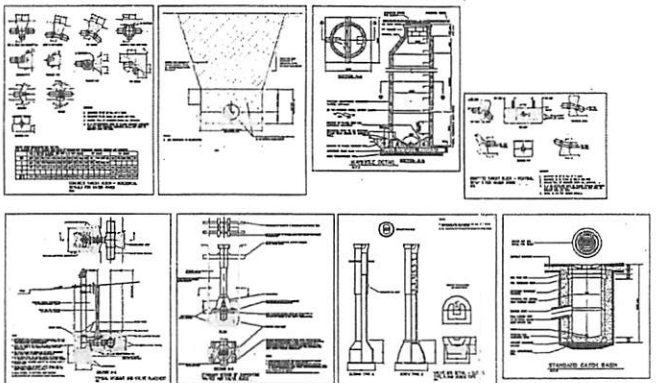
BASED ON 1:100 YEAR STORM  
 LOSS RUNOFF COEFFICIENT = 0.6053  
 TOTAL AREA = 2,391.6 HA  
 ALLOWABLE DISCHARGE RATE = 0.035 cfm/ha  
 STORAGE REQUIRED = 313.6m³  
 POND STORAGE AVAILABLE = 364m³

**FLOW RESTRICTOR (ORIFICE) CALCULATION SUMMARY**

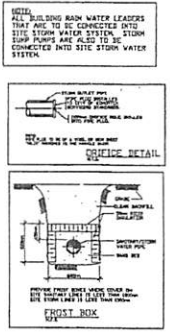
STORM MANHOLE  
 AREA OF ORIFICE =  $0.1(6.41) \times (2 \times 6 \times 16)$   
 = 2.392m² x 0.55  
 = 1.315m² x (675.28 - 872.70)  
 = 0.895m³

**SOLVING FOR DIAMETER.**  
 $Q = 2 \times A \times \sqrt{0.455m^3/70}$   
 = 150mm DIAMETER  
 = 150mm DIAMETER  
 = 6.22"

A 1-hour, 1:100 year storm  
 = 42.5mm rain  
 $0.0425m \times 2391.6m^2 = 101.6$  cubic meters fallen  
 allowable drainage = 0.035 cfm/ha  
 = 0.035 x 2,391.6  
 = 0.83713 cfm/ha  
 $0.83713 \times 3600s = 301.37$  cubic meters allowed to drain  
 with an average runoff coefficient of .6053  
 total unadsorbed rain = 101.6 cubic meters x .6053  
 = 61.5 cubic meters  
 Total storage required = 615 - 301.37  
 = 313.615 cubic meters



- SITE SERVICES NOTES**
- ALL MATERIALS USED AND EXECUTION TO COMPLY WITH THE CITY OF EDMONTON ENGINEERING SERVICES STANDARDS.
- MATERIALS**
- 1) WATER LINES SHALL BE CLASS 150, SDR 18 C-900 RATED TO WITH 1029 KPA
  - 2) 100mm AND 150mm SANITARY PIPING SHALL BE SDR 35
  - 3) STORM SEWER PIPING SHALL BE ASTM F794 PVC
  - 4) CAST-IRON MANHOLES SHALL BE PRECAST 1000mm DIA. MANHOLE WITH 600mm DIA. COVERS. MANHOLES SHALL BE 1000mm DIAMETER AND ARE TO BE CONSTRUCTED TO THE FINISH OF THE LOCAL PROSPECT.
  - 5) FRAMES, COVERS AND CLOSING RINGS SHALL BE IN CONFORMANCE TO THE CITY STANDARDS AND REGULATIONS.
- EXECUTION**
- 1) USE PIPES AND LATERALS ON 150mm CLASS A GRANULAR MATERIAL. BACKFILL AND COVER TO 200mm ABOVE THE PIPES WITH GRANULAR MATERIAL. BEFORE BACKFILLING WITH EXCAVATED MATERIAL, COMPACT GRANULAR TO THE STANDARD PRACTICE. TECHNIQUES UNDER ROADS AND PAVING AREAS TO BE BACKFILLED WITH NATIVE MATERIAL, BETWEEN EXISTING EXPOSED SURFACE AND 150mm CLASS A GRANULAR MATERIAL. THE PIPES BACKFILL IN THE 150mm CLASS A GRANULAR MATERIAL SHALL MATCH THAT EXISTING OR THE WAREHOUSE TRENCH WALL. SEPARATION OF EXCAVATED MATERIAL IS REQUIRED WITH THE OTHER MATERIAL BEING USED FOR BACKFILL, AND THE WATER MATERIALS BEING REMOVED OFF SITE.
  - 2) TRENCH BACKFILL LINED PATENT SHALL BE COMPACTED TO 98% OF ITS MAXIMUM STANDARD PROCTOR BY BROWTTI WATER B-200.
  - 3) MAINTAIN MIN. 100mm COVER OVER WATER LINES.
  - 4) MAINTAIN MIN. 100mm COVER OVER SANITARY LINES.
  - 5) PAVING TO COVER EXPOSED 150mm CLASS A GRANULAR OVER INDUSTRIAL STRENGTH LANDSCAPING FABRIC.



1. 2007.08.19 REVISED FOR PERMIT  
 2. DATE REVISION  
 3. DATE REVISION  
 4. DATE REVISION  
 5. DATE REVISION  
 6. DATE REVISION  
 7. DATE REVISION  
 8. DATE REVISION  
 9. DATE REVISION  
 10. DATE REVISION

REGISTERED PROFESSIONAL ENGINEER  
 ALBERTA  
 0000

**PERMIT TO PRACTICE**  
 REPUBLIC ENGINEERING LTD.  
 Signature: [Signature]  
 Date: September 18, 2007  
 PERMIT NUMBER: P-9075  
 The Association of Professional Engineers,  
 Geologists and Geophysicists of Alberta

APPROVED: [Signature] CHECKED: [Signature] DRAWN: [Signature]  
 SCALE: AS SHOWN DATE: SEP 19 2007  
 PROJECT: MECHANICAL SITE SERVICES & STORM WATER PLAN  
 FILE: MECHANICAL SITE SERVICES & STORM WATER PLAN  
 PROJECT NUMBER: DRAWING NUMBER: M1



Subdivision Authority

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

February 9, 2017

File NO. LDA16-0580

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

ATTENTION: Jennifer Van Popta

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

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

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Alannah Webb at 780-442-2503);
2. that the owner dedicate a 3 m x 3 m corner cut to the satisfaction of Transportation Planning and Engineering, as shown on Enclosure I; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter proposed Lots 1, 3 and 4. Proposed Lots 2 and 5 are serviceable from the adjacent City mains. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property lines;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);



4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1298.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

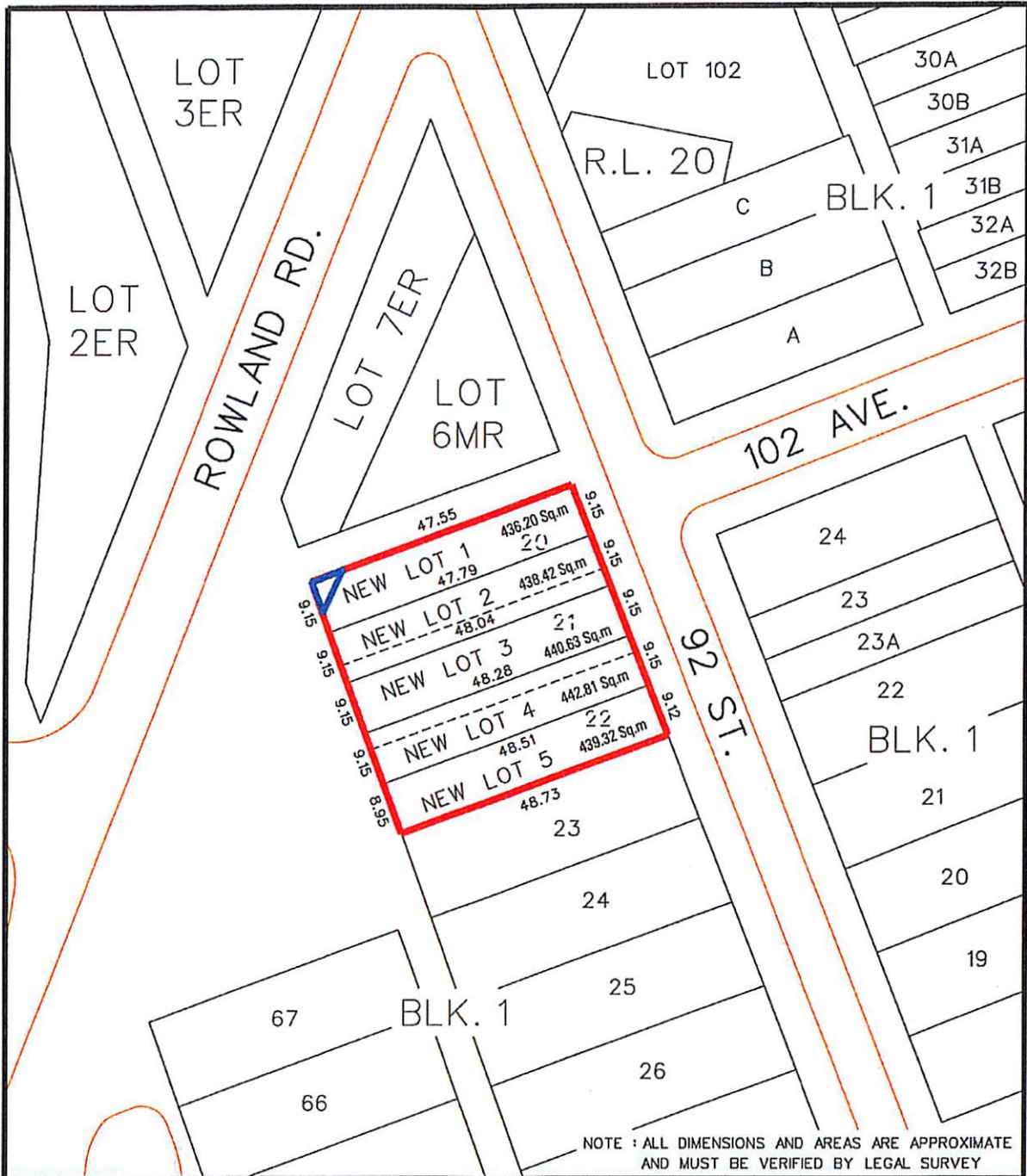
Regards,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #236469174-001

Enclosure(s)

Enclosure I



REAL ESTATE AND HOUSING  
SUSTAINABLE DEVELOPMENT

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



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

LEGEND



PROVIDE 3 M x 3 M CORNER CUT

ENCLOSURE

FILE: LDA16-0580  
DATE: FEBRUARY 6, 2017



February 9, 2017

File NO. LDA16-0581

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

ATTENTION: Roy Maxwell

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

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

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 29.2 m east of the east property line of 146 Street NW. The existing storm service enters the proposed subdivision approximately 38.2 m east of Manhole #240284. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #237133435-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

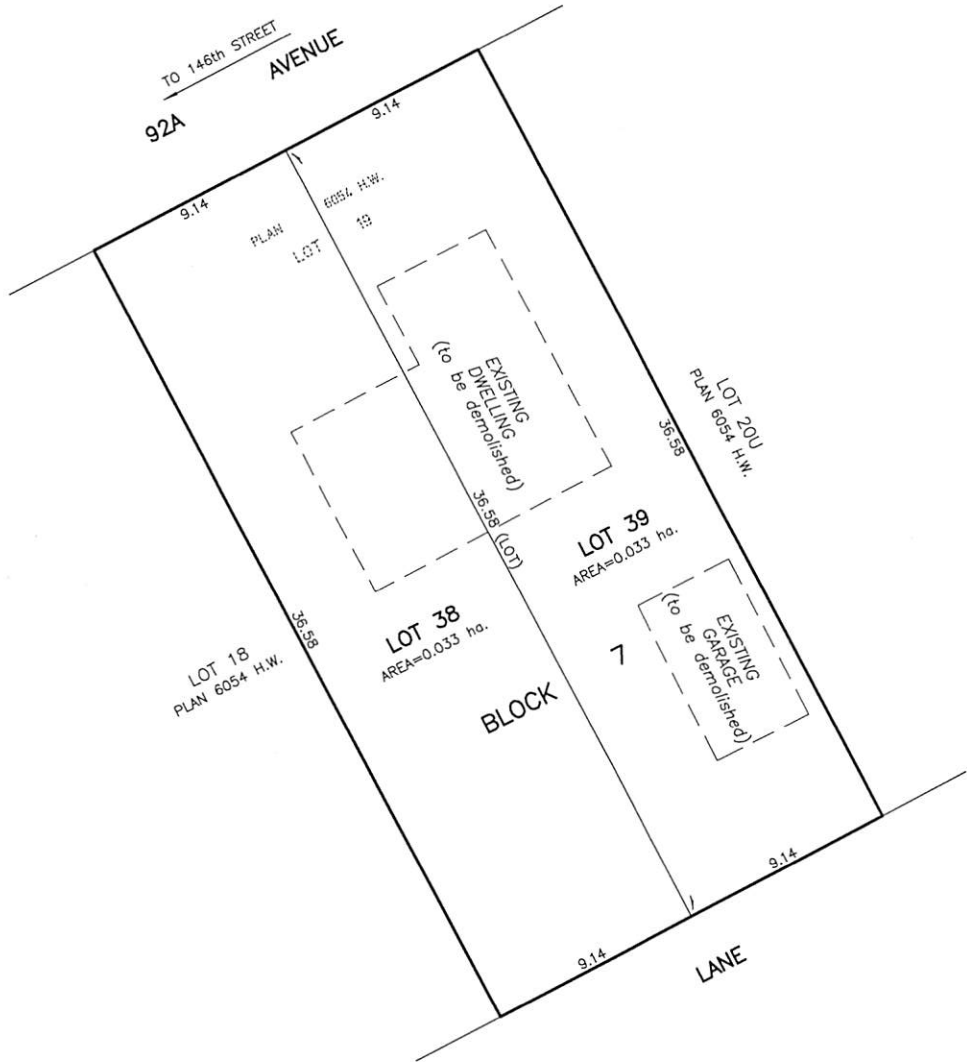
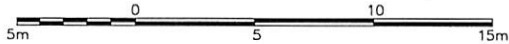
LOT 19, BLOCK 7, PLAN 6054 H.W.

IN THE

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

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.



NOTE:  
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.  
 - AREA DEALT WITH BOUNDED THUS. \_\_\_\_\_

## HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: December 7, 2016  
 REVISED: -

FILE NO. 16S0977

DWG.NO. 16S0977T



February 9, 2017

File NO. LDA16-0584

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

ATTENTION: Roy Maxwell

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

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

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed eastern lot;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 11.3 m west of the east property line of Lot 30. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
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7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/dk/Posse #237346255-001

Enclosure(s)

# TENTATIVE PLAN

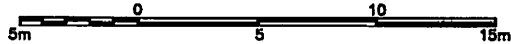
SHOWING SUBDIVISION OF

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

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

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.



NOTE:  
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.  
- AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: RTP

CALC'D. BY: RTP

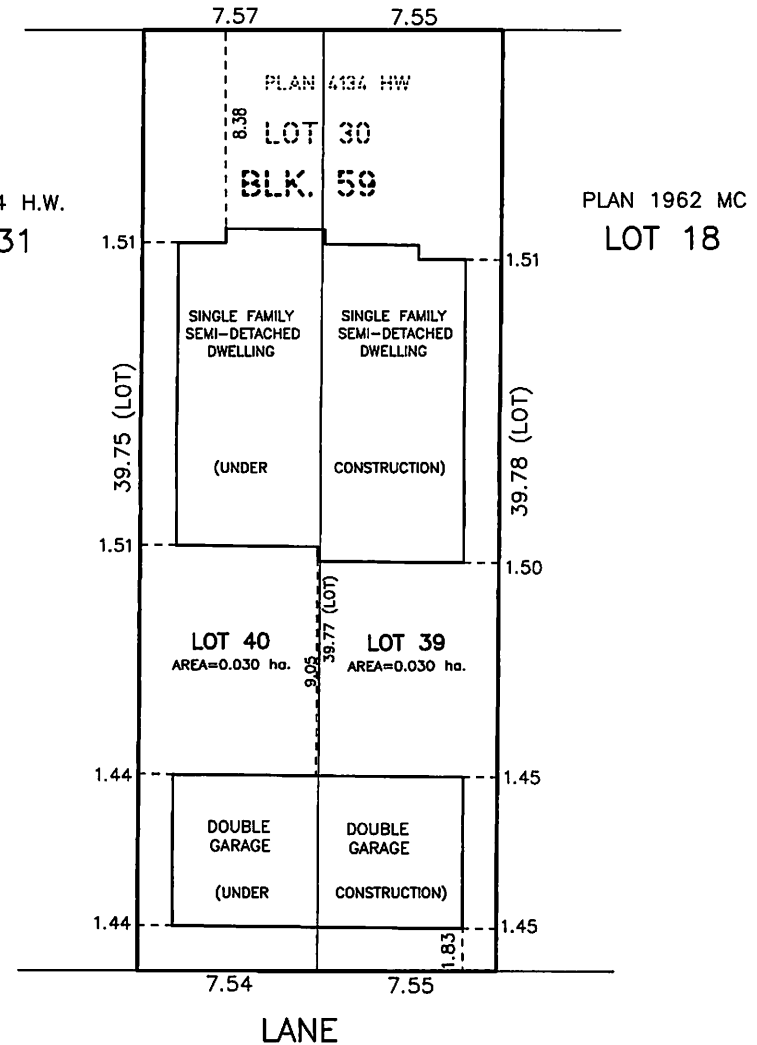
DATE: December 12, 2016  
REVISED: -

FILE NO. 16C0698

DWG.NO. 16C0698T

PLAN 4134 H.W.  
LOT 31

TO 77th STREET  
79th AVENUE







Subdivision Authority

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

February 9, 2017

File NO. LDA16-0595

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 25, Plan 4057HW, located south of 104 Avenue NW and west of 79 Street NW; **FOREST HEIGHTS**

---

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

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

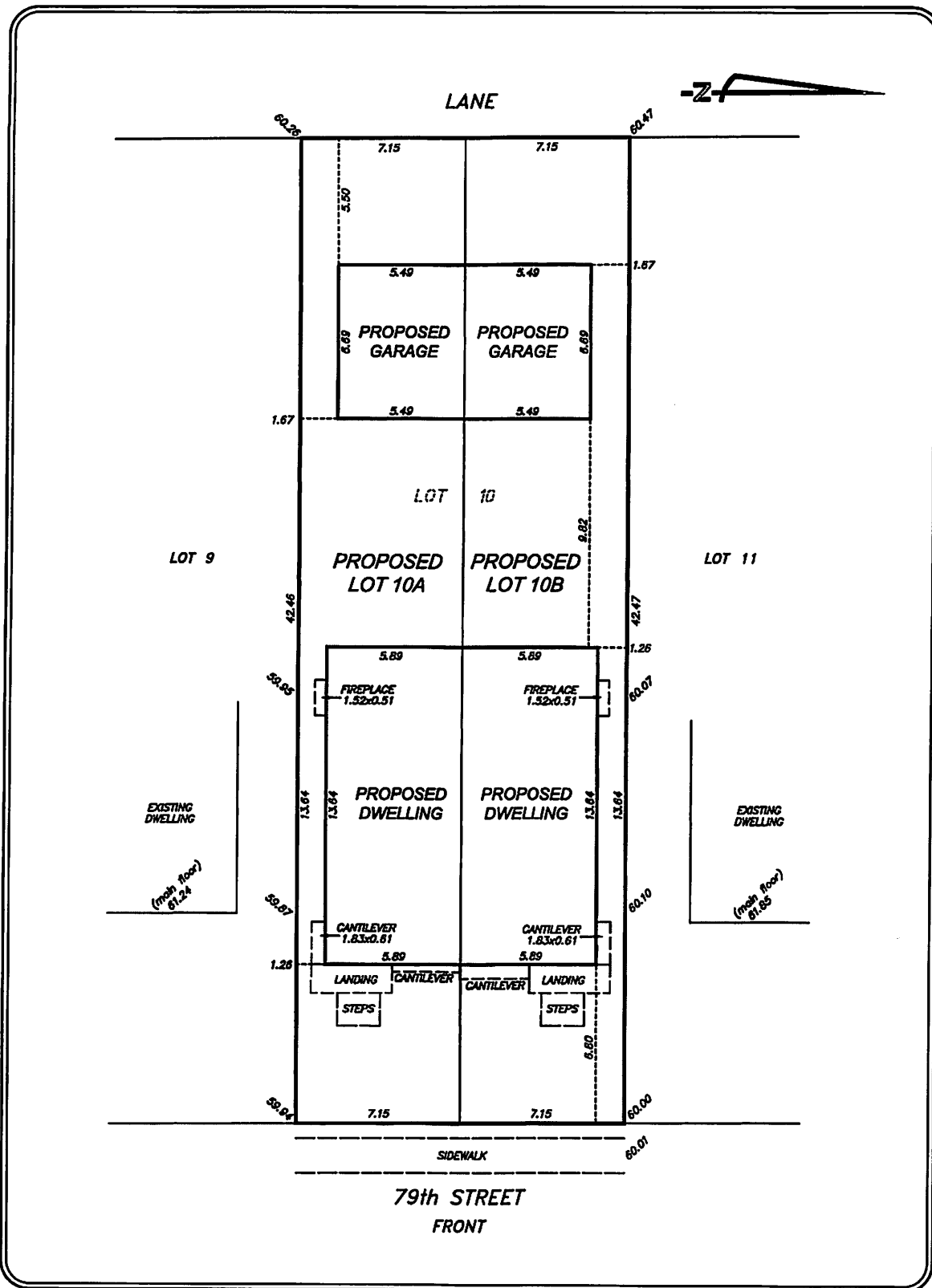
If you have further questions, please contact Darbi Kinnee at 780-496-1758 or [darbi.kinnee@edmonton.ca](mailto:darbi.kinnee@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/dk/Posse #237772624-001

Enclosure(s)



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



**NOTE:**  
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
NUMBER OF PARCEL CREATED 2

ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED  
BY LEGAL SURVEY

LOT: 10      BLOCK: 25      PLAN: 4057 HW

SUBMISSION: FOREST HEIGHTS      ADDRESS: 10340-79 STREET

BUILDER/OWNER: GOOD QUALITY CONSTRUCTION LTD.      EDMONTON

FILE: E8906      LOT AREA: 0.067ha.      SCALE: 1: 200      ZONING: RF3

DRAWN BY: D.S.      CHECKED BY: P.S.      2016-12-15



February 9, 2017

File NO. LDA16-0603

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

ATTENTION: Blair Assaly

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

---

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

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

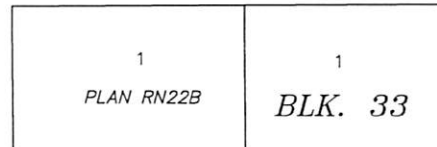
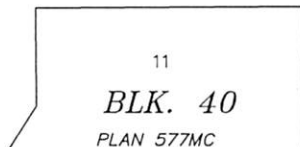
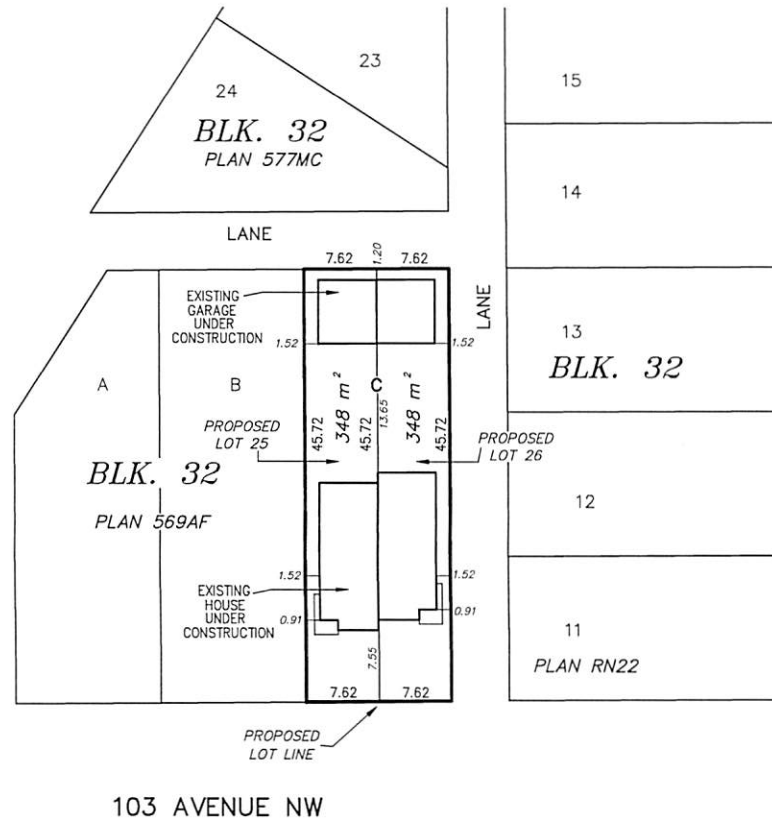
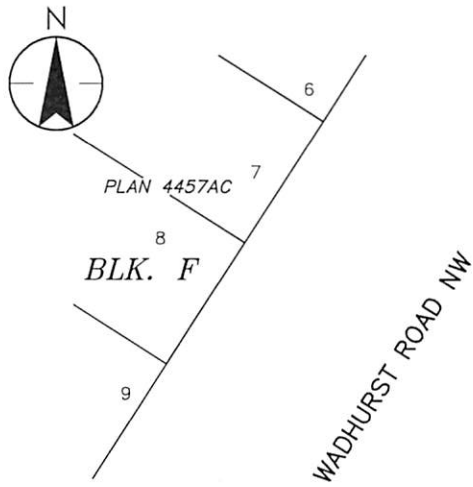
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #237076590-001

Enclosure(s)



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

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**Client**

**URBANEX CONTRACTING INC**

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

**WESTMOUNT**

SCALE 1 : 500  
 DECEMBER 2016

**NOTES**

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



February 9, 2017

File NO. LDA16-0604

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 3, Plan 6252 KS located north of 76 Avenue NW and west of 149 Street NW;  
**RIO TERRACE**

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

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 11.1 m north of the south property line of Lot 22. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority


BM/gq/Posse #237407527-001

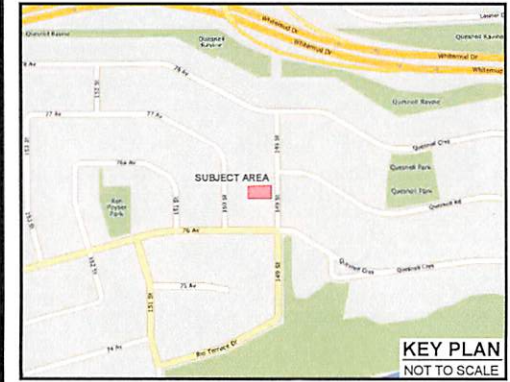
Enclosure(s)



Francis Coughlan

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.085 ha.

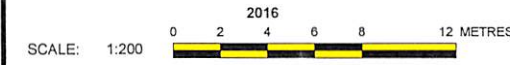


**KEY PLAN**  
NOT TO SCALE

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

REVISIONS

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



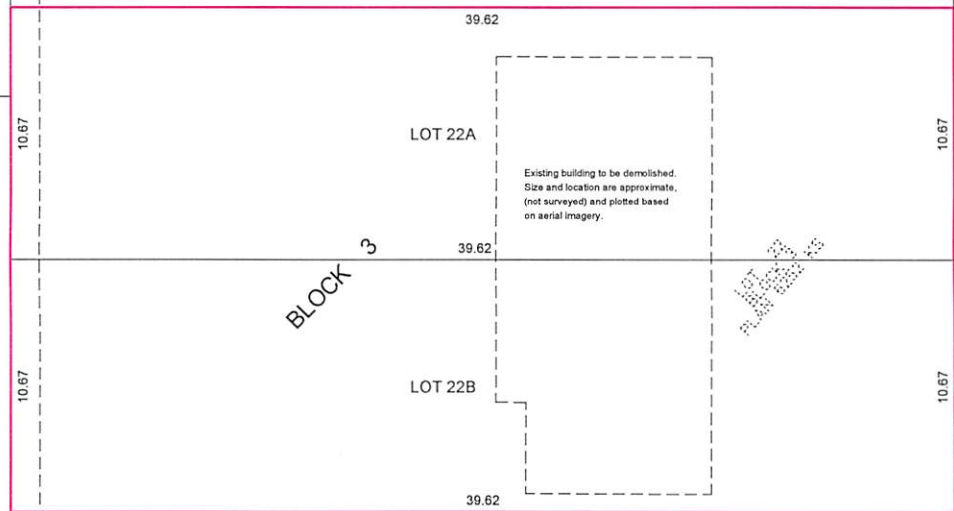
**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61600050T	DRAFTED BY:	ME	CHECKED BY:	JM
----------	-----------	-------------	----	-------------	----

LOT 21  
BLOCK 3  
PLAN 6252 KS



149 STREET



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

LOT 28  
BLOCK 3  
PLAN 6252 KS

LOT 27  
BLOCK 3  
PLAN 6252 KS

LOT 26  
BLOCK 3  
PLAN 6252 KS

RW PLAN 6273 KS

10.67

10.67

RW PLAN 6273 KS

LOT 23  
BLOCK 3  
PLAN 6252 KS



Subdivision Authority

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

February 9, 2017

File NO. LDA17-0043

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

ATTENTION: Yolanda Lew

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

---

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

1. that the approved subdivision LDA14-0201 (Stage 3) be registered concurrent with this application; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$3,894.00) and subsequently released to the applicant for registration at the Land Titles Office;
2. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
3. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
4. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

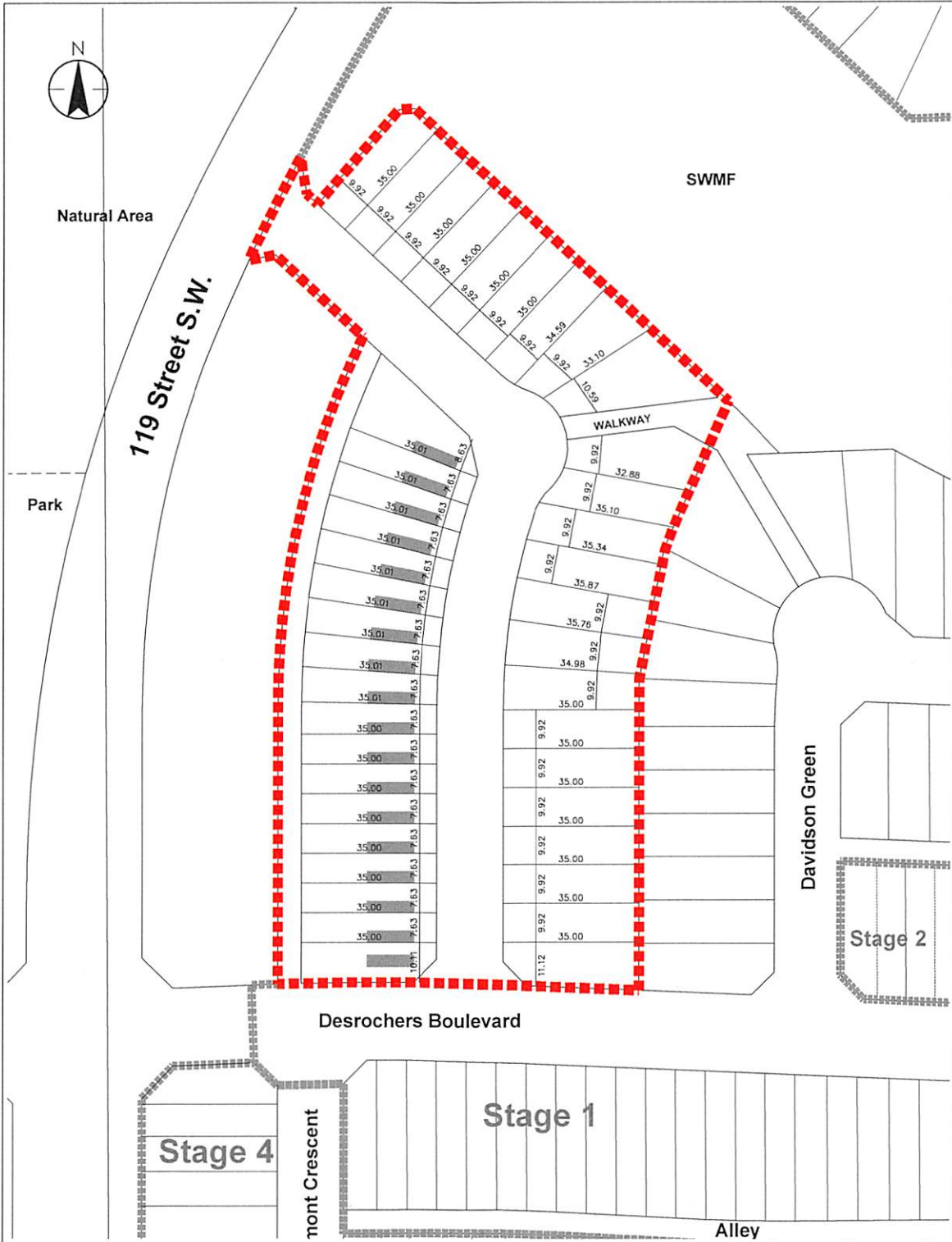
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #239577064-001

Enclosure(s)



ORIGINAL SHEET - ANSI 3



**Stantec**

10160-112 Street  
Edmonton, AB T5K 2L6  
Tel. 780.917.7000  
www.stantec.com

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**Notes**

All distances are expressed in metres and decimals thereof.

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

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

Revision	By	Y/M/D

**Client/Project**

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

Edmonton, AB

**Title**

TENTATIVE PLAN OF SUBDIVISION  
Desrochers Stage 5

**Project No.**

1161 07868 KC  
January 13, 2017

**Scale**

1:1000

Thursday, February 2, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 05

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED	Blair McDowell  That the Subdivision Authority Agenda for the February 2, 2017 meeting be adopted as Amended.
-------	---

FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
----------------	----------------	----------------

**2. ADOPTION OF MINUTES**

MOVED	Blair McDowell  That the Subdivision Authority Minutes for the January 26, 2017 meeting be adopted.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.	LDA16-0483 232028254-001	Tentative plan of subdivision to create 92 single detached residential lots, 20 semi-detached residential lots, 27 row housing lots and one (1) multiple family lot (MFL) from a portion of the NW 36-52-26-W4M located east of 231 Street NW and north of Secord Landing NW; <b>SECORD</b>
----	-----------------------------	---

MOVED	Blair McDowell  That the application for subdivision be Approved.
-------	---

FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
----------------	----------------	----------------

2.	LDA16-0535 234702903-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 52, Plan 2429 KS located north of 106 Avenue NW and west of 83 Street NW; <b>FOREST HEIGHTS</b>
----	-----------------------------	--

MOVED	Blair McDowell  That the application for subdivision be Approved.
-------	---

FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
----------------	----------------	----------------

3.	LDA16-0564 236913168-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 6, Block 11, Plan 3543HW, located north of 67 Avenue NW and west of 105A Street NW; <b>ALLENDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0565 236531259-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot K, Plan 108HW, located south of 77 Avenue NW and west of 109 Street NW; <b>MCKERNAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0570 236970433-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 8-9, Block 22, Plan RN46, located south of 115 Avenue NW and west of 123 Street NW; <b>INGLEWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA16-0582 237347417-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 27, Plan 1252 AH located south of 91 Avenue NW and east of 117 Street NW; <b>WINDSOR PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA16-0587 237281860-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 26, Plan RN 76, located north of 121 Avenue NW and west of 83 Street NW; <b>EASTWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA16-0588 237125432-001	Tentative plan of subdivision to create two (2) additional commercial lots from Lot 1, Block 1, Plan 092 5647, located north of 137 Avenue NW and west of Mark Messier Trail NW; <b>MISTATIM INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA16-0594 237765696-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 68, Plan 839 HW located north of 106 Avenue 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>
5.	<b>ADJOURMENT</b>  The meeting adjourned at 10:20 a.m.		