

Thursday, July 26, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 30

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 26, 2018 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 19, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA18-0007
261936684-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 61A, Plan 1690 HW, located north of 106 Avenue NW and west of 133 Street NW; **GLENORA**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA18-0243
281206746-001

Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 109, Block 44, Plan 082 0346 located south of Savaryn Drive SW and east of 89 Street SW; **SUMMERSIDE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA18-0254 280907297-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 95, Block 8, Plan 152 4946 located west of Tamarack Boulevard NW and north of 23 Avenue NW; TAMARACK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0257 281263403-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 33, Plan 5019 HW located south of 102 Avenue NW and east of 80 Street NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0316 284340492-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 32, Block 17, Plan 162 2716, located south of Keene Crescent SW and east of Keswick Drive SW; KESWICK AREA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0318 284383518-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 47, Plan RN 22B located south of 109 Avenue NW and east of 127 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0335 284969378-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 19, Plan 3067 HW, located south of 104 Avenue NW and west of 160 Street NW; BRITANNIA YOUNGSTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0340 285453340-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 3, Plan 744 HW located north of 104 Avenue NW and east of 143 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

5.

ADJOURNMENT

The meeting adjourned at 10:10 a.m.



Subdivision Authority

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

July 26, 2018

File No. LDA18-0007

Greg Suchora
33 26106 Township Road 532A
Spruce Grove, AB T7Y 1A3

ATTENTION: Greg Suchora

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 61A, Plan 1690 HW, located north of 106 Avenue NW and west of 133 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on July 26, 2018, 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a light blue circular stamp.

Blair McDowell
Subdivision Authority

BM/mb/Posse #261936684-001

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 (\$662.00 - 2018 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 133 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 133 Street NW. Upon redevelopment of the proposed southern Lot, the existing residential access to 133 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.

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 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 11.88 m south of the north property line of Lot 2 off of the lane. 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).

106th. A AVENUE

90°

42.68 Fd. No Mk.

03'

Fd. No Mk.

42.67

15" 6.10 Fd. No Mks.

3A

BLK. 61 A 3

6.10 ASSD.

LANE

05'

04"

45.33

Fd. No Mk.

Fd. No Mk.

2A

90°05'29"

42.74

93.54

180°

133rd. STREET

LOT A

18.29

9.15

9.15

18.29

9.14

42.76

9.14

18.29

90°05'29"

6

1

6.10

18.29

18.29

00"

20.12 29"

6.10

90°

Fd. No Mk. 05'

Fd. No Mk.

106th. AVENUE

0'11'04" 21.22



Subdivision Authority

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

July 26, 2018

File No. LDA18-0243

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 109, Block 44, Plan 082 0346 located south of Savaryn Drive SW and east of 89 Street SW; **SUMMERSIDE**

The Subdivision by Phased Condominium is APPROVED on July 26, 2018, 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.

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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 or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #281206746-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

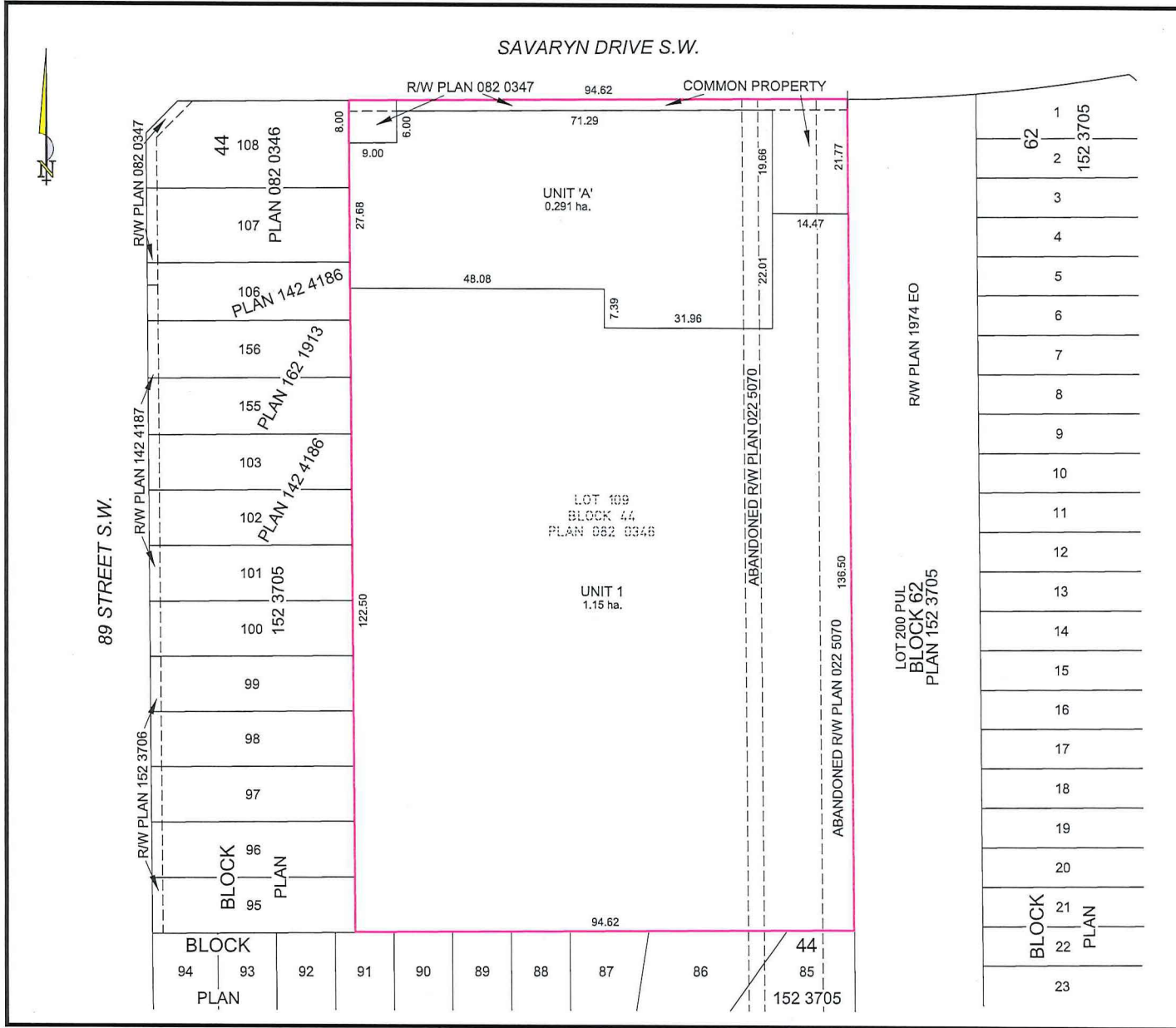
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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.
- All municipal services must enter the site through Common Property.



PELHAM MASTER BUILDER

NOTES:

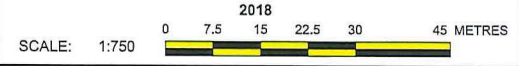
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R47.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS:
- AND CONTAINS: 1.50 ha.



REV. NO.	DATE	ITEM	BY
3	MAR. 12/18	EXPANDED UNIT 1 TO COVER TWO BUILDINGS	ME
2	NOV. 22/16	EXPANDED UNIT A TO ALLOW FOR PARKING CONSTRUCTION ERROR	ME
1	NOV. 11/16	EXPANDED UNIT 1 TO INCLUDE MORE PARKING LOT	ME
0	NOV. 8/16	ORIGINAL PLAN COMPLETED	ME

REVISIONS

VILLAGE AT SUMMERSIDE
 TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT
 OF
 LOT 109, BLOCK 44, PLAN 082 0346
 WITHIN THE
 S.E. 1/4 SEC. 21 - TWP. 51 - RGE. 24 - W. 4TH MER.
 AND ADJACENT ROAD ALLOWANCE
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.	11800358T	DRAFTED BY:	ME	CHECKED BY:	JM/MK
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Subdivision Authority

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

July 26, 2018

File No. LDA18-0254

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 95, Block 8, Plan 152 4946 located west of Tamarack Boulevard NW and north of 23 Avenue NW; **TAMARACK**

The Subdivision by Phased Condominium is APPROVED on July 26, 2018, subject to the following conditions:

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

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If you have further questions, please contact Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #280907297-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

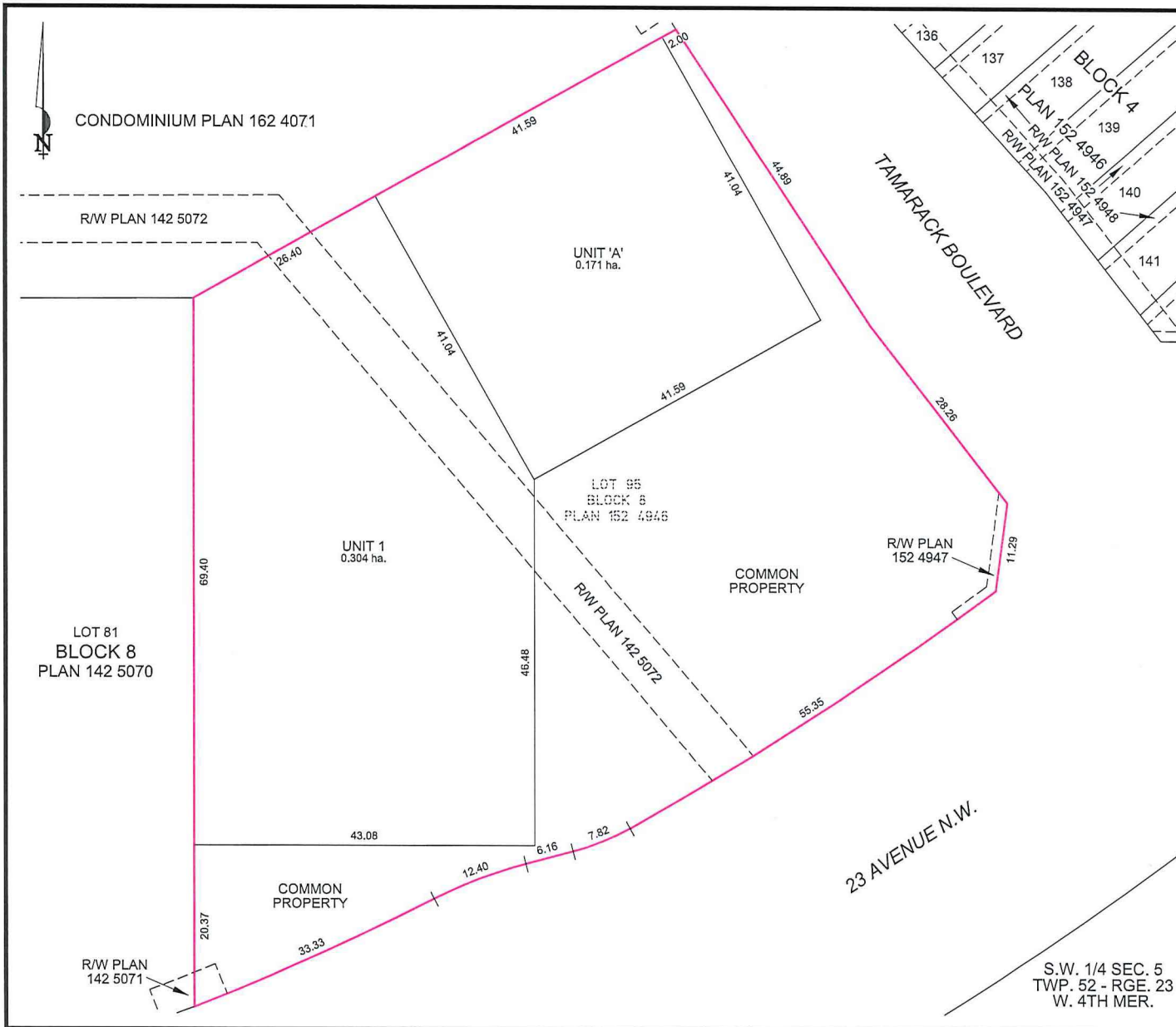
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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

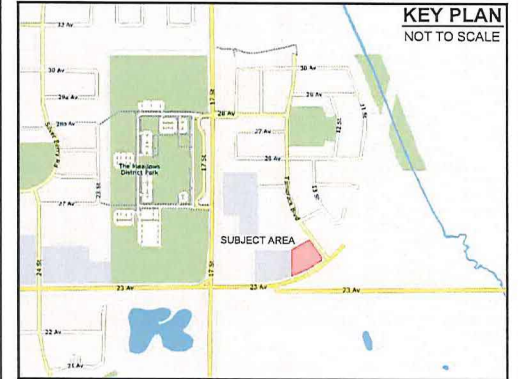
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations to ensure adequate fire protection.
- All municipal services must enter the site through Common Property.



QUALICO

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 R47.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.796 ha.



REV. NO.	DATE	ITEM	BY
1	Apr. 30/18	UPDATED WITH REVISED SITE PLAN	ME
0	Dec. 3/15	ORIGINAL PLAN COMPLETED	ME

REVISIONS

TAMARACK
TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT
OF

LOT 95, BLOCK 8, PLAN 152 4946
WITHIN THE
S.W. 1/4 SEC. 5 - TWP. 52 - RGE. 23 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	11500440T	DRAFTED BY:	ME	CHECKED BY:	JM
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Subdivision Authority

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

July 26, 2018

File No. LDA18-0257

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 33, Plan 5019 HW located south of 102 Avenue NW and east of 80 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on July 26, 2018, 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.

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If you have further questions, please contact Kristen Rutherford at kristen.rutherford@edmonton.ca or 780-442-5047.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a light blue circular stamp.

Blair McDowell
Subdivision Authority

BM/kr/Posse #281263403-001

Enclosure(s)

Please be advised of the following:

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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 web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 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 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 6.27 m north of the south property line of Lot 14 off the lane. 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

SHOWING SUBDIVISION OF

LOT 14, BLOCK 33, PLAN 5019 H.W.

IN

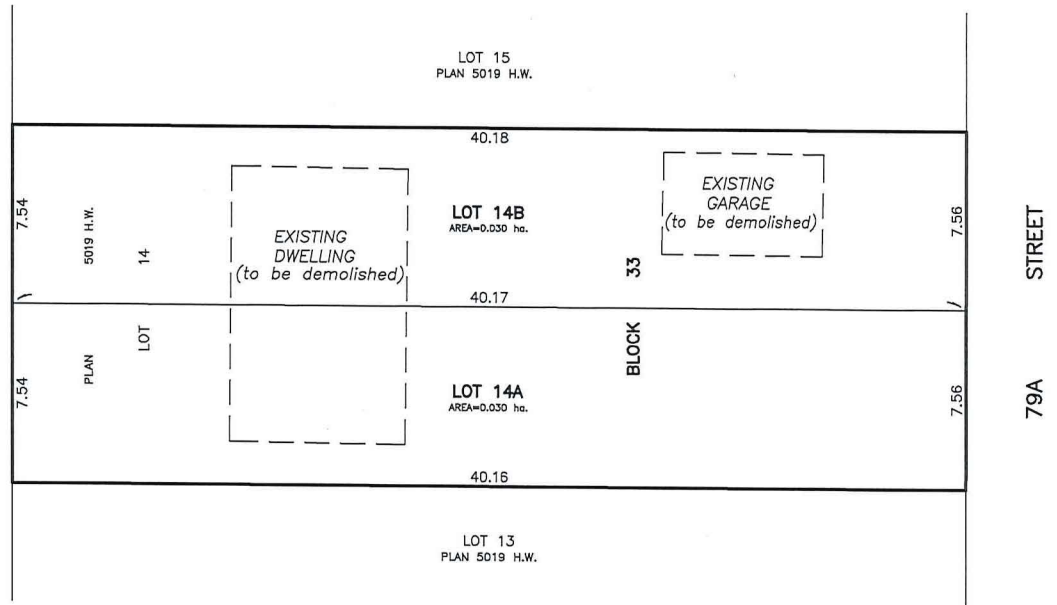
RIVER LOT 27, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.24 W.4 M.

CITY OF EDMONTON

SCALE 1:200 2018 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



TO 102nd AVENUE
80th STREET



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: April 27, 2018
REVISED: -

FILE NO. 18S0300

DWG.NO. 18S0300T



Subdivision Authority

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

July 26, 2018

File No. LDA18-0316

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

ATTENTION: Paul Riley

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 32, Block 17, Plan 162 2716, located south of Keene Crescent SW and east of Keswick Drive SW; **KESWICK AREA**

The Subdivision by Phased Condominium is APPROVED on July 26, 2018, subject to the following conditions:

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

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If you have further questions, please contact Jennifer Vos at 780-505-9519 or jennifer.vos@edmonton.ca

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue ink stamp.

Blair McDowell
Subdivision Authority

BM/jv/Posse #284340492-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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Building / Site

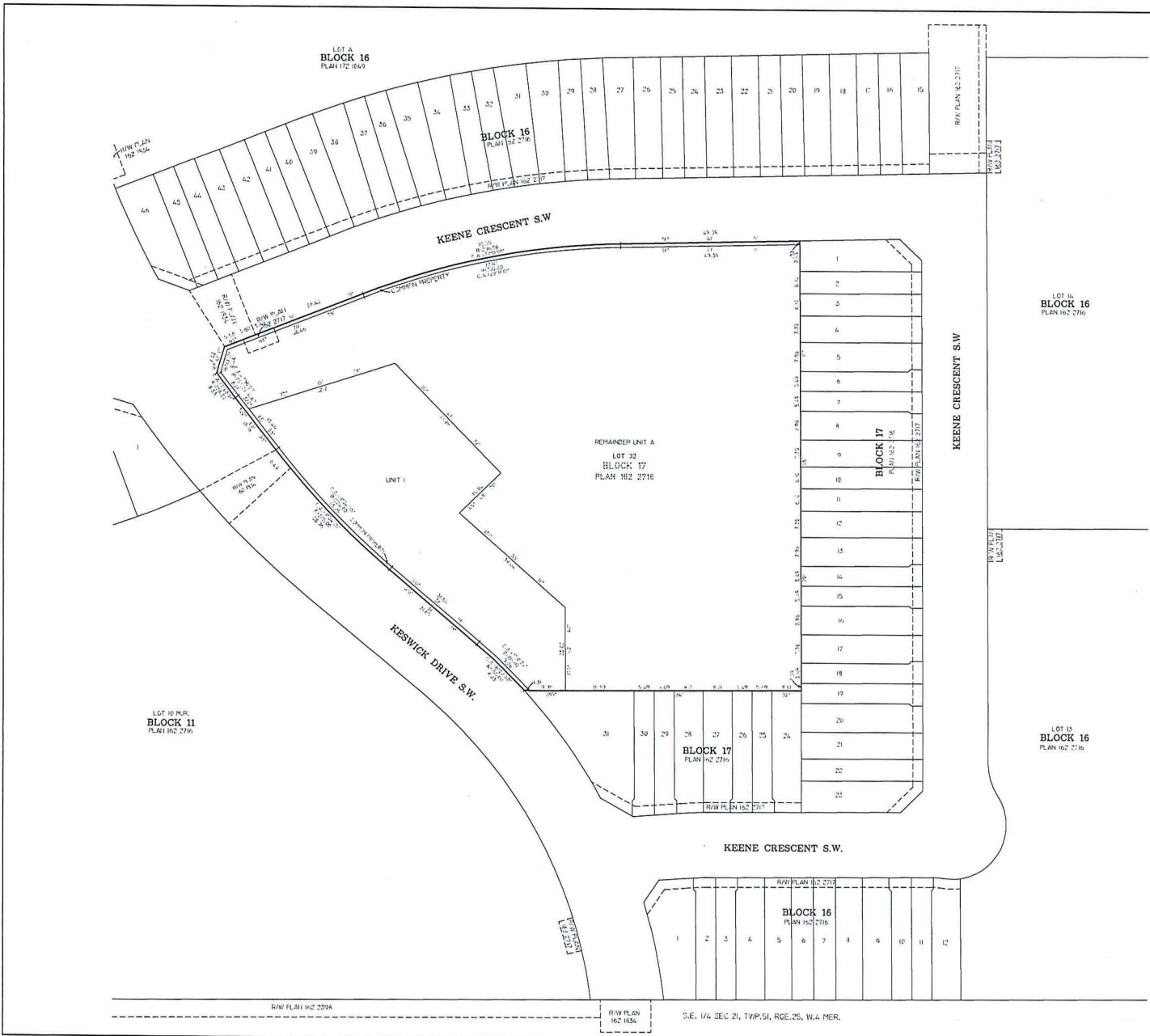
- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building 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.

Transportation

- There are existing boulevard trees adjacent to the site on Keene Crescent SW and Keswick Drive SW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

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.
- All municipal services must enter the site through Common Property.



DOLCE VITA
EDMONTON, ALBERTA
 TENTATIVE PLAN SHOWING SURVEY OF PHASED CONDOMINIUM OF PART OF
 LOT 32, BLOCK 17, PLAN 162 2716
 IN THE
 N.E. 1/4 SEC. 21, TWP. 51, RGE. 25, W. 4 MER.

SCALE: 1:500
 2018
 JOHN M. BYRNE, A.L.S.

- NOTES:**
1. THE DIMENSIONS SHOWN ON THIS PLAN WERE OBTAINED FROM THE SURVEY LEGAL PLAN AND ALL DIMENSIONS MUST BE OBTAINED BY THE FIELD PARTY TO ANY CONSTRUCTION.
 2. ALL DIMENSIONS ARE GIVEN IN METERS AND DECIMAL METERS.
 3. ALL DIMENSIONS ON THIS PLAN ARE APPROXIMATE AND ARE NOT TO BE USED FOR CONSTRUCTION.
 4. ALL DIMENSIONS ARE GIVEN IN METERS AND DECIMAL METERS.
 5. AREA REGISTERED SALES W/RECORDING: 1.52 Ha

LEGEND:

STY	.....	3-DIGIT	.....	THREE-DIGIT	.....	THREE-DIGIT
ALC	.....	ADDITIONAL LAND SURVEY	.....	ADDITIONAL LAND SURVEY	.....	ADDITIONAL LAND SURVEY
A.C.P.	.....	ALBERTA CIVIL PARTNERSHIP	.....	ALBERTA CIVIL PARTNERSHIP	.....	ALBERTA CIVIL PARTNERSHIP
C.A.	.....	CITY OF CALGARY	.....	CITY OF CALGARY	.....	CITY OF CALGARY
C.S.	.....	COUNCIL SERVICE	.....	COUNCIL SERVICE	.....	COUNCIL SERVICE
E.C.	.....	ENVIRONMENTAL SCIENCE	.....	ENVIRONMENTAL SCIENCE	.....	ENVIRONMENTAL SCIENCE
E.S.	.....	ESTIMATED	.....	ESTIMATED	.....	ESTIMATED
F.V.	.....	FUTURE VARIATION	.....	FUTURE VARIATION	.....	FUTURE VARIATION
G.H.S.	.....	GENERAL HAZARD SURVEY	.....	GENERAL HAZARD SURVEY	.....	GENERAL HAZARD SURVEY
H.A.	.....	HIGHWAY	.....	HIGHWAY	.....	HIGHWAY
I.	.....	INDUSTRIAL	.....	INDUSTRIAL	.....	INDUSTRIAL
M.P.	.....	METRIC	.....	METRIC	.....	METRIC
N.A.	.....	NORTH AMERICAN	.....	NORTH AMERICAN	.....	NORTH AMERICAN
N.W.	.....	NORTH WEST	.....	NORTH WEST	.....	NORTH WEST
N.E.	.....	NORTH EAST	.....	NORTH EAST	.....	NORTH EAST
N.R.	.....	NORTH RIVER	.....	NORTH RIVER	.....	NORTH RIVER
N.L.	.....	NORTH LINE	.....	NORTH LINE	.....	NORTH LINE
N.P.	.....	NORTH POINT	.....	NORTH POINT	.....	NORTH POINT

REGISTERED OWNER
 DOLCE VITA KESWICK GENERAL PARTNER LTD.

PREP BY:	DESIGNED BY:	IN CHARGE:
DATE:	DATE:	DATE:



Subdivision Authority

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

July 26, 2018

File No. LDA18-0318

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 47, Plan RN 22B located south of 109 Avenue NW and east of 127 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on July 26, 2018, 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 Kristen Rutherford at kristen.rutherford@edmonton.ca or 780-442-5047.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell".

Blair McDowell
Subdivision Authority

BM/kr/Posse #284383518-001

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 (\$662.00 - 2018 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 127 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 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 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 8.6 m north of the south property line of Lot 4 off of the lane. 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

SHOWING SUBDIVISION OF

LOT 4, BLOCK 47, PLAN RN 22B

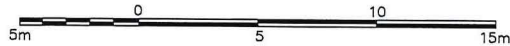
IN THE

R.L. 2, EDMONTON SETTLEMENT

THEO. TWP.53-24-4

EDMONTON ALBERTA

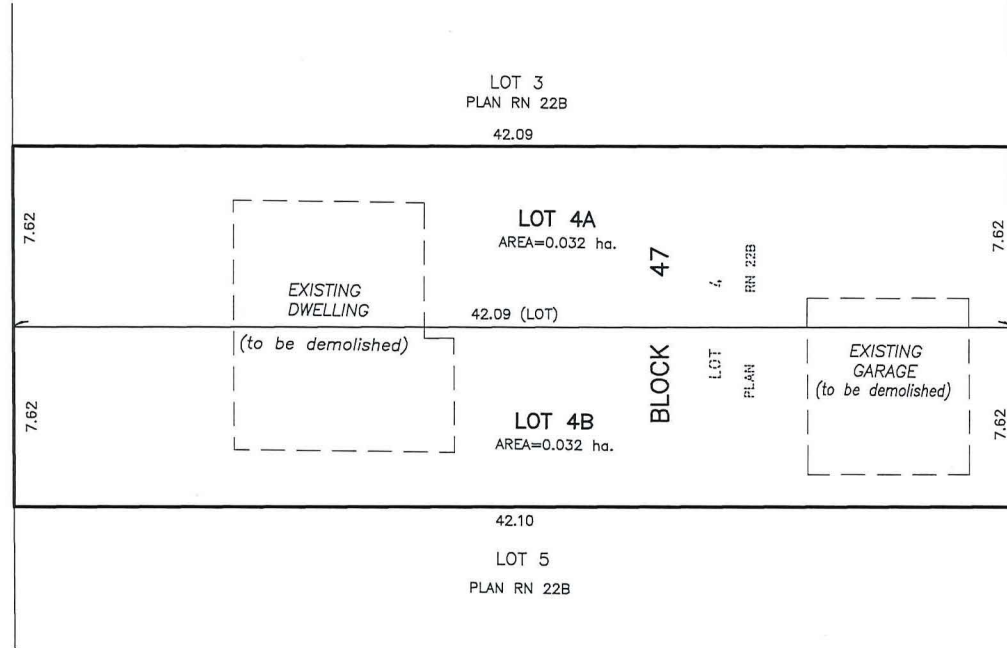
SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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

127th STREET

TO 109th AVENUE



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: JUNE 06, 2018
 REVISED: -

FILE NO. 18S0464

DWG.NO. 18S0464T



Subdivision Authority

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

July 26, 2018

File No. LDA18-0335

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 from Lot 10, Block 19, Plan 3067 HW, located south of 104 Avenue NW and west of 160 Street NW; **BRITANNIA YOUNGSTOWN**

The Subdivision by Plan is APPROVED on July 26, 2018, 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;
2. that the owner dedicate road right of way for a 6 m x 6 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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a faint blue circular stamp.

Blair McDowell
Subdivision Authority

BM/cs/Posse #284969378-001

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 (\$662.00 - 2018 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 160 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

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 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).
- 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 10, BLK.19, PLAN 3067 H.W.

IN THE

S.E.1/4 SEC.3-53-25-4

EDMONTON ALBERTA



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

LEGEND



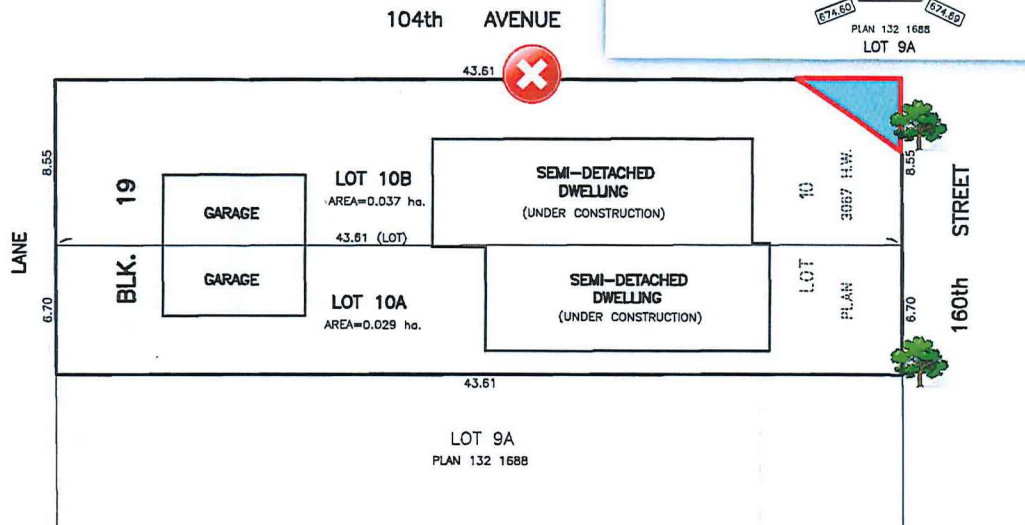
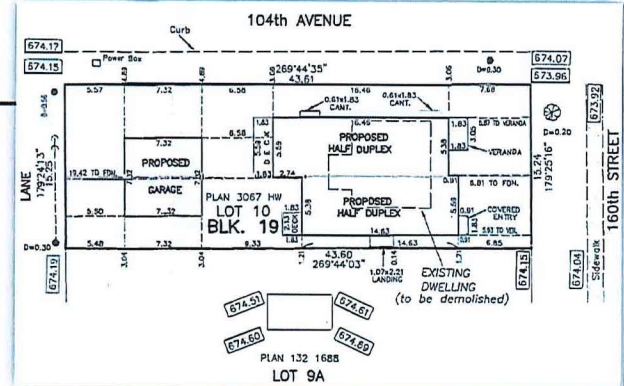
DEDICATE ROAD RIGHT-OF-WAY FOR A 6 M X 6 M CORNER CUT



EXISTING BOULEVARD TREES THAT MUST BE PROTECTED DURING CONSTRUCTION



EXISTING ACCESS TO BE REMOVED WITH DP #259180553-001



ENCLOSURE II

FILE: LDA18-0335
 DATE: JULY 9, 2018

TENTATIVE PLAN

SHOWING SUBDIVISION OF

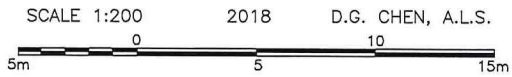
LOT 10, BLK.19, PLAN 3067 H.W.

IN THE

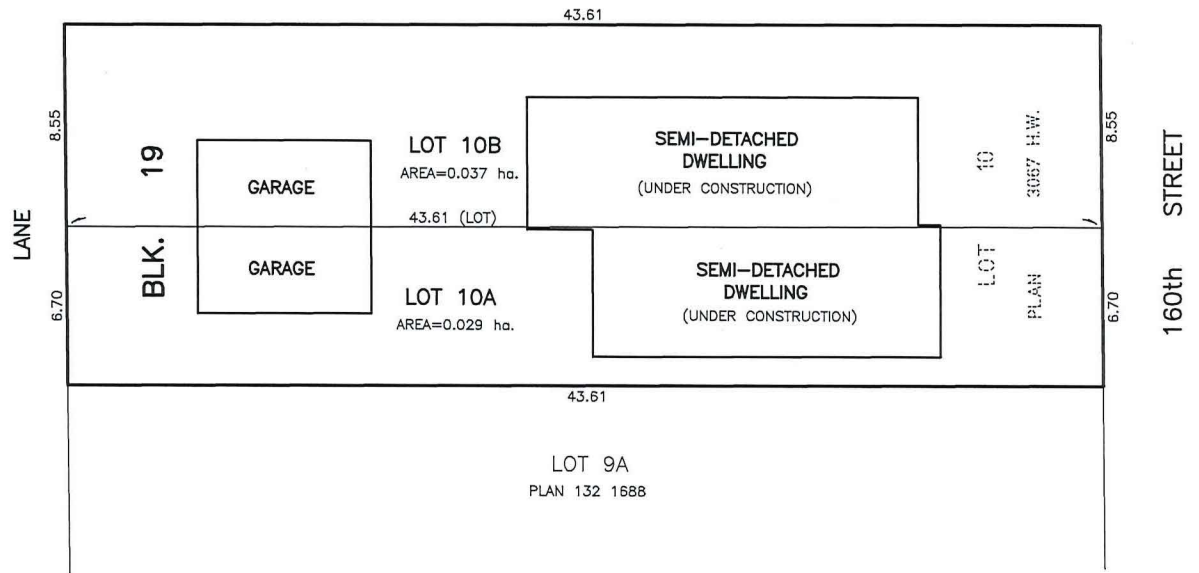
S.E.1/4 SEC.3-53-25-4

EDMONTON ALBERTA

104th AVENUE



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: DA

CALC'D. BY: DA

DATE: JUNE 12, 2018

REVISED: -

FILE NO. 15C0859

DWG.NO. 15C0859T



Subdivision Authority

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

July 26, 2018

File No. LDA18-0340

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 3, Plan 744 HW located north of 104 Avenue NW and east of 143 Street NW;
GROVENOR

The Subdivision by Plan is APPROVED on July 26, 2018, 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.

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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 #285453340-001

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 (\$662.00 - 2018 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 143 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 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 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 5.0 m north of the south property line of Lot 7 off of the lane. 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

SHOWING SUBDIVISION OF

LOT 7, BLOCK 3, PLAN 744 H.W.

IN THE

S.E.1/4 SEC.2-53-25-4

EDMONTON ALBERTA

SCALE 1:200 2018 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: E.S.D.

CALC'D. BY: -

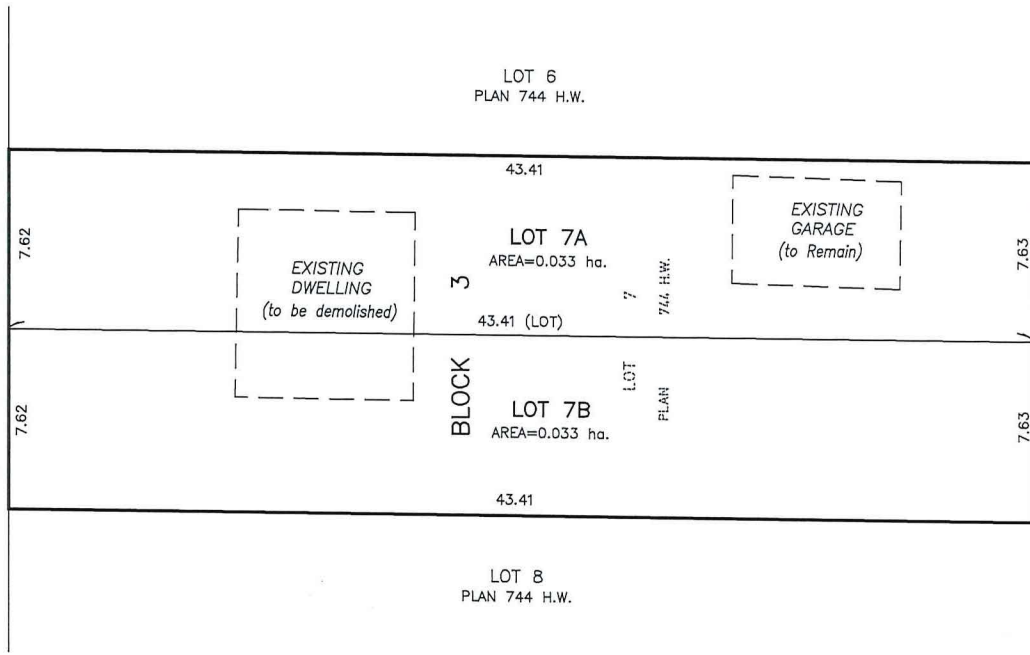
DATE: JUNE 19, 2018

REVISED: -

FILE NO. 18S0502

DWG.NO. 18S0502T

TO 106th AVENUE
143rd STREET



LANE