

Thursday, November 9, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 45

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 9, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA16-0049
185352371-001

REVISION of conditionally approved plan of subdivision to create 68 single detached residential lots and 58 semi-detached residential lots from east half of NE, NW 15-51-24-W4M (Title Number 172 192 396 +70) located south of 25 Avenue SW and east of Orchards Way SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA17-0487
260877472-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot C, Block C, Plan 833 HW, located west of 90 Street NW and north of 92 Avenue NW; **BONNIE DOON**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA17-0489 261059571-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 19, Plan 2306 HW, located south of 70 Avenue NW and east of 98 Street NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0519 262005276-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 1 and 2, Block 141, Plan 4590 W located south of 101 Avenue NW and west of 142 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0524 262677076-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 1, Plan 798 MC, located east of 66 Street NW and south of 136 Avenue NW; BELVEDERE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0542 263505881-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 12, Plan 1367 HW, located north of 77 Avenue NW and west of 115 Street NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0560 264054556-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 7, Plan 4065 AE, located north of 112 Avenue NW and east of 63 Street NW; HIGHLANDS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0562 264110735-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 24 - 25, Block 7, Plan 4587 AK, located north of 110 Avenue NW and east of 76 Street NW; VIRGINIA PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

5.

ADJOURMENT

The meeting adjourned at 10:15 a.m.



Subdivision Authority

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

November 9, 2017

File No. LDA16-0049

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

ATTENTION: Nick Dyjach

RE: REVISION of conditionally approved plan of subdivision to create 68 single detached residential lots and 58 semi-detached residential lots from east half of NE, NW 15-51-24-W4M (Title Number 172 192 396 +70) located south of 25 Avenue SW and east of Orchards Way SW; **THE ORCHARDS AT ELLERSLIE**

Phases 1 and 2 of the original approval have been registered. The application revises Phases 3, 4, and 5 of the original approval, removes 10 semi-detached residential lots and adds 11 single detached residential lots.

I The Subdivision by Plan is APPROVED on November 9, 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., EPCOR Water Services Inc. and EPCOR Drainage 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 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, MR, and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a freeboard restrictive covenant in favour of the EPCOR Drainage against the lots backing onto the Storm Water Management Facility (SWMF) 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 owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 25 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves for the east half of NE, NW 15-51-24-W4M (Title Number 172 192 396 +70) was addressed by dedication through LDA14-0525.

Please be advised that this approval is valid for one (1) year from the date on this letter. 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 or 780-496-6295.









Regards,

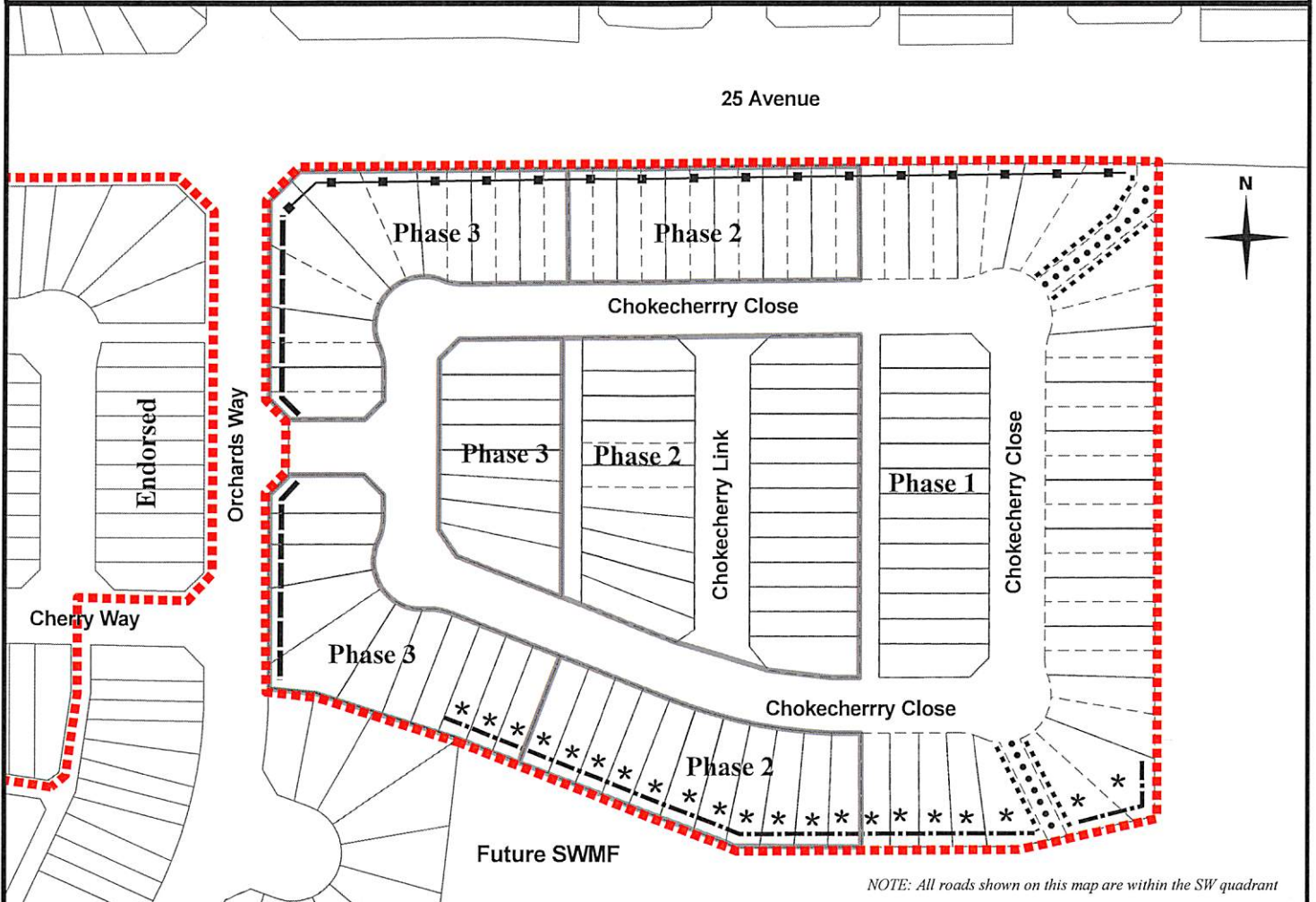


Blair McDowell
Subdivision Authority

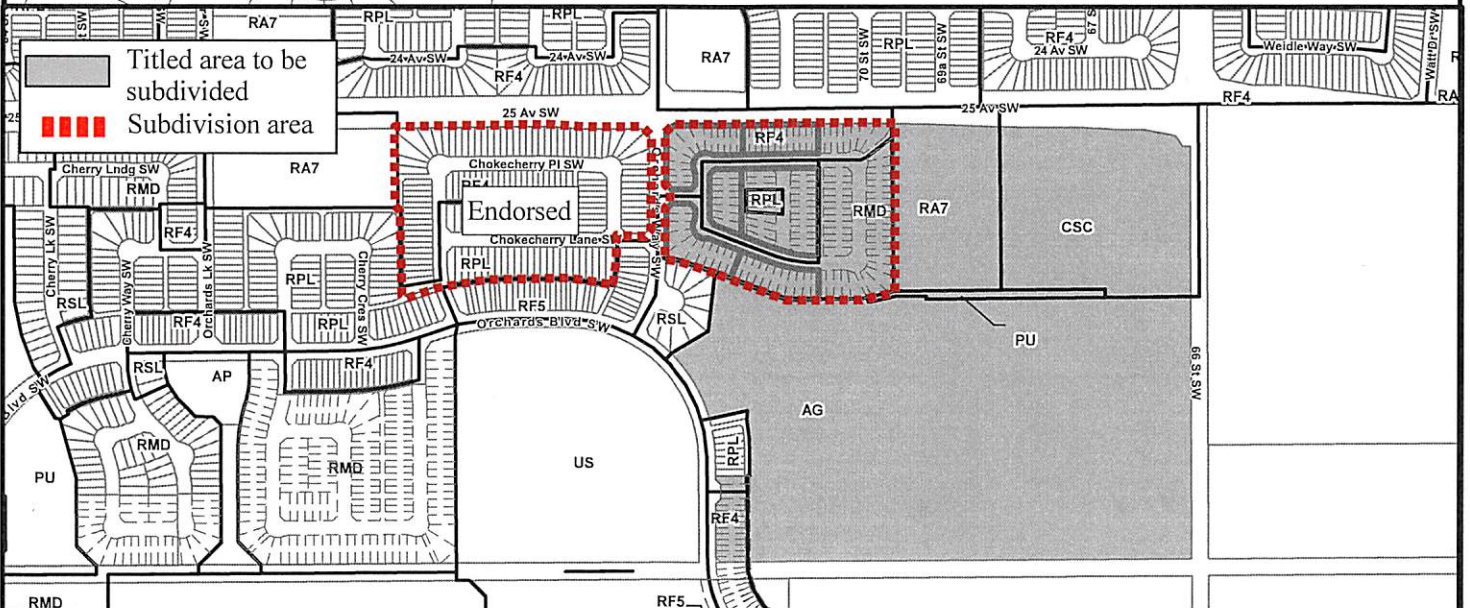
BM/gq/Posse #185352371-001

Enclosure(s)

- | | |
|---|--|
|  Limit of proposed subdivision |  1.8 m uniform screen fence as per Zoning Bylaw |
|  Noise attenuation fence |  1.5 m concrete sidewalk |
|  1.2 m uniform screen fence |  Restrictive covenant re: Freeboard |
|  1.8 m uniform fence |  Phasing line |



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





Subdivision Authority

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

November 9, 2017

File No. LDA17-0487

Hagen Surveys (1982) 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 C, Block C, Plan 833 HW, located west of 90 Street NW and north of 92 Avenue NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on November 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 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Steven Ketzka at steven.ketzka@edmonton.ca or 780-944-0250.

Regards,

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

Blair McDowell
Subdivision Authority

BM/sk/Posse #260877472-001
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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

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 Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.4 m north of the south property line of Lot C. A second set of services (water and sanitary) enter the proposed subdivision approximately 26.06 m north of the north property line of 92 Avenue NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

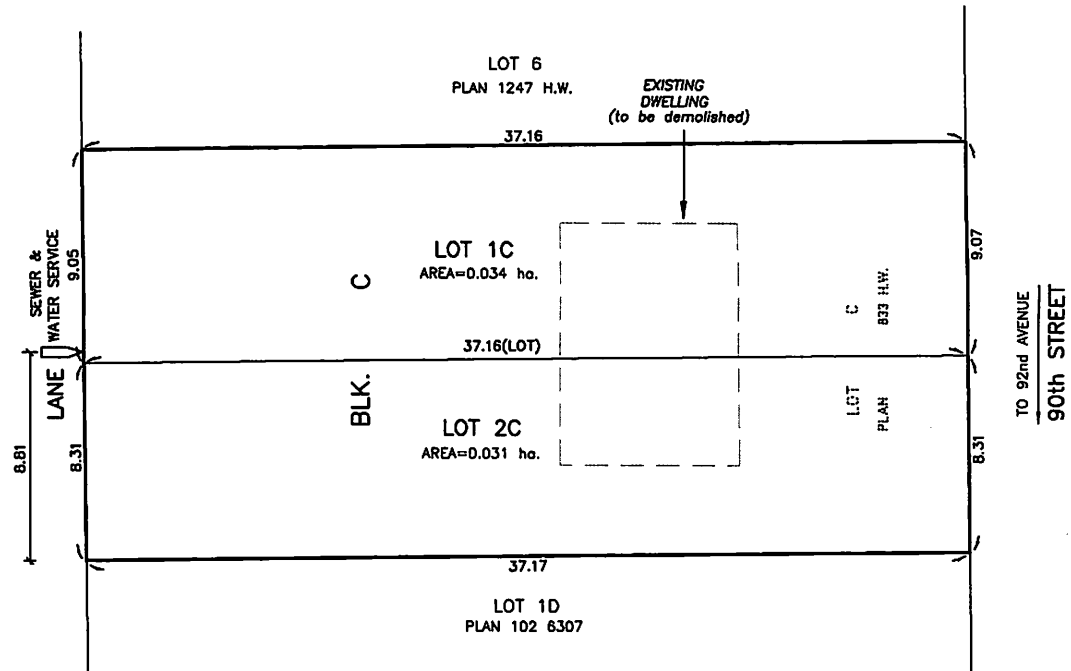
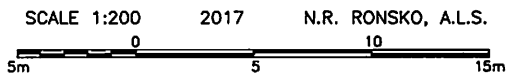
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT C, BLOCK C, PLAN 833 H.W.
RIVER, LOT 23, EDMONTON SETTLEMENT

IN THE

THEO. 52-24-4
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

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: RAW

DATE: AUGUST 30, 2017
REVISED: -

FILE NO. 17S0835

DWG.NO. 17S0835T



Subdivision Authority

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

November 9, 2017

File No. LDA17-0489

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

ATTENTION: Ryan Smith,

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 19, Plan 2306 HW, located south of 70 Avenue NW and east of 98 Street NW; **HAZELDEAN**

The Subdivision by Plan is APPROVED on November 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.

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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/at/Posse #261059571-001
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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

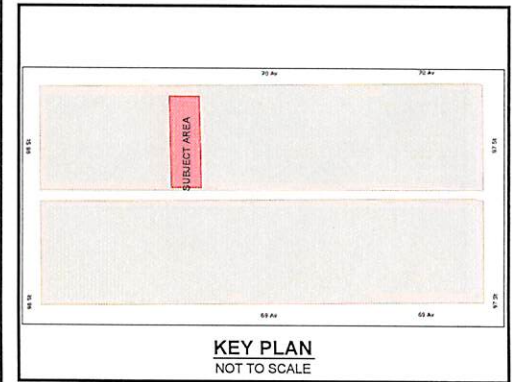
Servicing

- 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 Drainage Planning and Engineering (water and sewer 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 (contact EPCOR Land and Administration Group at 780-412-3252).

ALAIR HOMES

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: 0.052 ha.
- Perp - PERPENDICULAR



REV. NO.	DATE	ITEM	BY
0	AUG. 29, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

HAZELDEAN

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 5, BLOCK 19, PLAN 2306 HW

WITHIN THE

N.W. 1/4 SEC. 21 - TWP. 52 - RGE. 25 - W. 4th MER.

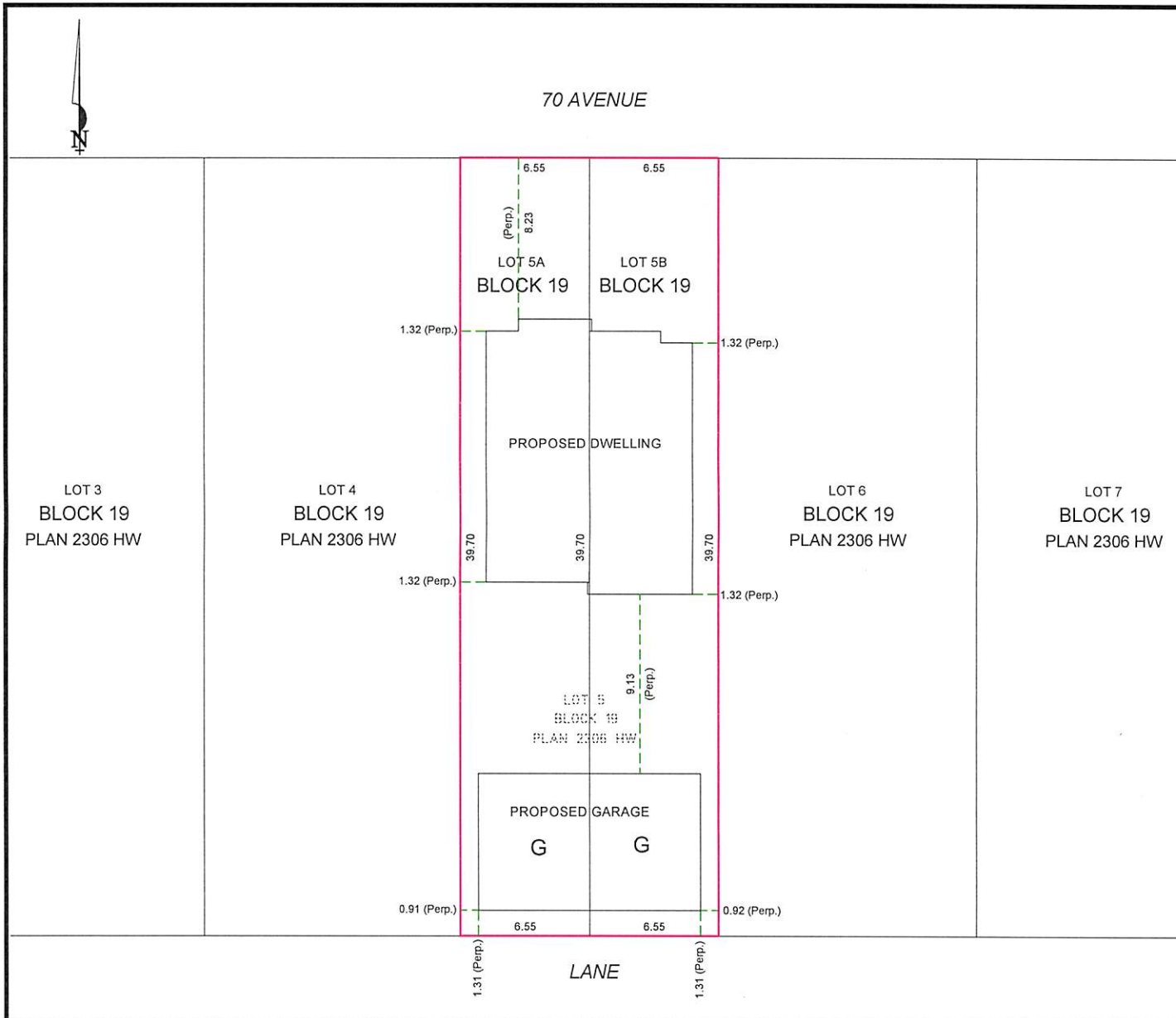
EDMONTON - ALBERTA



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

FILE NO. 61700065T	DRAFTED BY: AN	CHECKED BY: RS
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70 AVENUE





Subdivision Authority

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

November 9, 2017

File No. LDA17-0519

Jason Huang
10034 - 142 Street NW
Edmonton, AB T5N 2N5

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 1 and 2, Block 141, Plan 4590 W located south of 101 Avenue NW and west of 142 Street NW;
GROVENOR

The Subdivision by Plan is APPROVED on November 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 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

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

Blair McDowell
Subdivision Authority

BM/sc/Posse #262005276-001
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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

Transportation

- Access will not be permitted to 142 Street as it is an arterial roadway. Access will be limited to the adjacent alley only.

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.

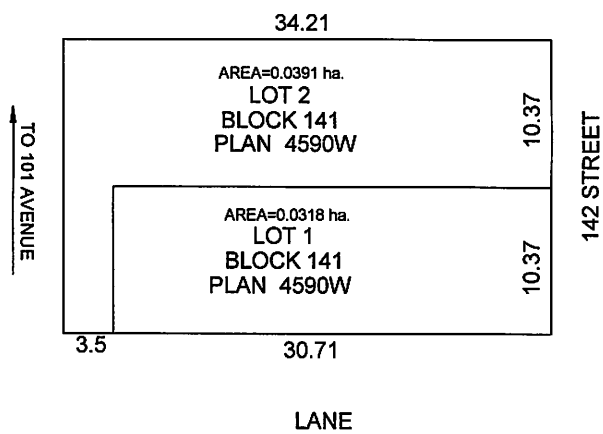
Servicing

- 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 Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 17.4 m west of the west property line of 142 Street off of the lane. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

TENTATIVE PLAN
SHOWING SUBDIVISION OF
LOT 1, LOT 2, BLOCK 141, PLAN 4590 W

EDMONTON ALBERTA

SCALE BAR 1:200





Subdivision Authority

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

November 9, 2017

File No. LDA17-0524

Satt Engineering Ltd.
207, 3132 - Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 1, Plan 798 MC, located east of 66 Street NW and south of 136 Avenue NW; **BELVEDERE**

The Subdivision by Plan is APPROVED on November 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
2. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed northern lot and for the provision of separate services (storm) to the proposed southern lot; 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Zahra Joseph-Wilson at zahra.joseph-wilson@edmonton.ca or 780-496-2603.

Regards,

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

Blair McDowell
Subdivision Authority

BM/zj/Posse #262677076-001

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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

Transportation

- Access will not be permitted to 66 Street as it is an arterial roadway. Access will be limited to the adjacent alley only.

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 Drainage Planning and Engineering (water and sewer 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 (contact EPCOR Land and Administration Group at 780-412-3252).



136 AVENUE

66 STREET

LOT 21

APPROXIMATE LOCATION OF EXISTING GARAGE AS DETERMINE FROM GOOGLE SATELLITE IMAGERY YEAR 2017 (EXISTING GARAGE TO BE DEMOLISHED)

39.28

LOT 20B
0.029 ha.

7.12

LOT 20A
0.031 ha.

8.12

39.29

LOT 19

APPROXIMATE LOCATION OF EXISTING RESIDENCE AS DETERMINE FROM GOOGLE SATELLITE IMAGERY YEAR 2017 (EXISTING RESIDENCE TO BE DEMOLISHED)

7.62

7.62

LOT 20 BLOCK 1
PLAN 798 MC

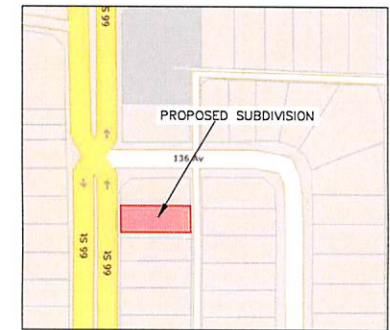
39.28

LANE


TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF
LOT 20, BLOCK 1, PLAN 798 MC
N.W. 1/4 SEC. 23 - TP. 53 - RGE. 24 - W.4th MER.
BELVEDERE
EDMONTON, ALBERTA

Scale: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS  AND CONTAINS 0.060 ha

 **Satt Associates Inc.**
Always Striving For Excellence

207 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(780) 218 3896

R1 - Nov 2, 2017 Revise Design

Job # : SA 17- 348

Drawn by: SP

Checked by: FS



Subdivision Authority

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

November 9, 2017

File No. LDA17-0560

Giorgio Lupinacci
11203 63 Street NW
Edmonton, AB T5W 4E5

ATTENTION: Giorgio Lupinacci

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 7, Plan 4065 AE, located north of 112 Avenue NW and east of 63 Street NW; **HIGHLANDS**

The Subdivision by Plan is APPROVED on November 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 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 Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,

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

Blair McDowell
Subdivision Authority

BM/tl/Posse #264054556-001

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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- 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.

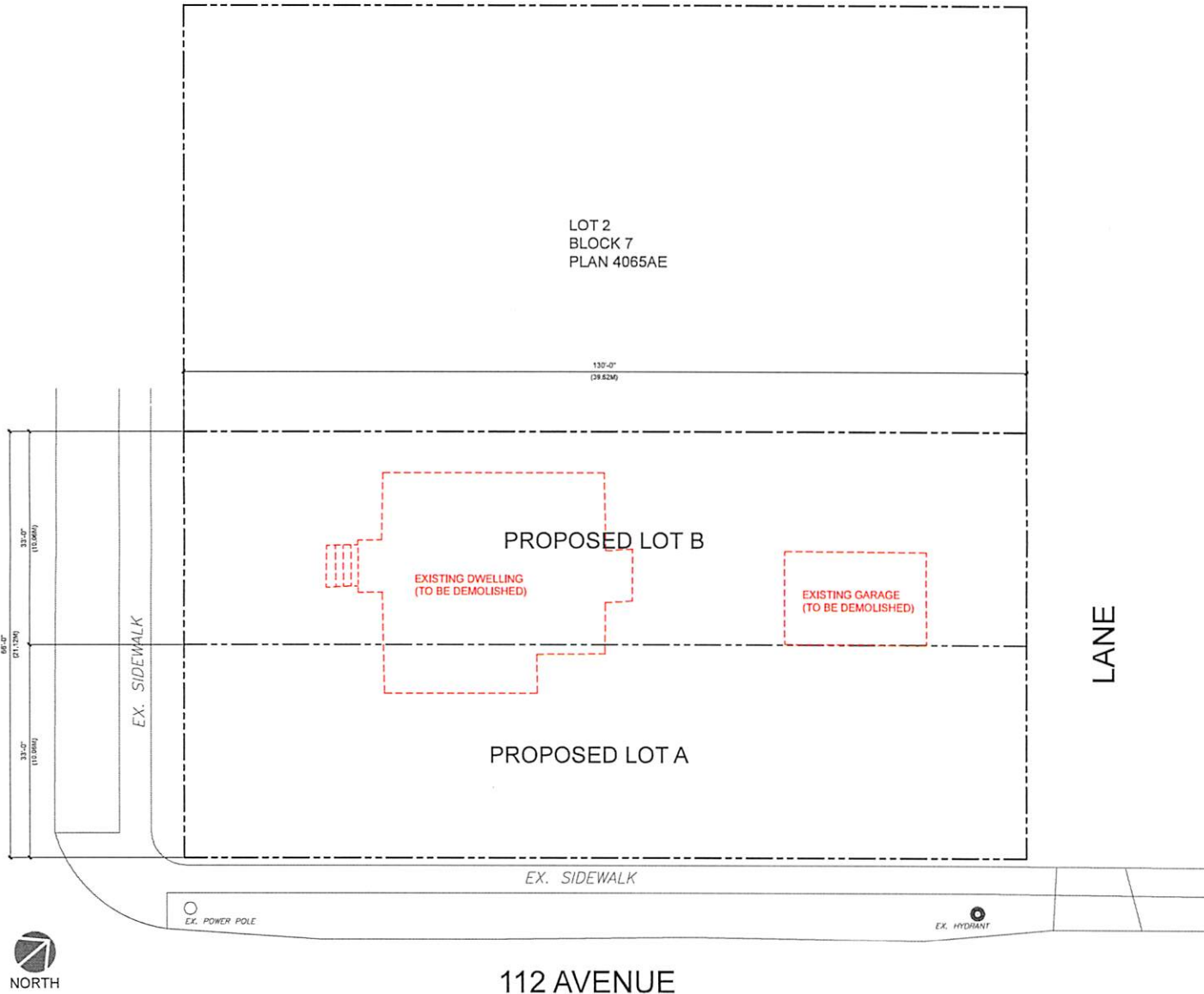
Building / Site

- 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 Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 16.8 m north of the north property line of 112 Avenue NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

63 STREET



SUBDIVISION PLAN

STB HOME DESIGN
RESIDENTIAL ARCHITECTURE
CUSTOM HOME DESIGN & DRAFTING
WWW.STBHOMEDSIGN.CA
780.218.2149
STBHOMEDSIGN@GMAIL.COM

BUILDER

CLIENT
**LUPINACCI
RESIDENCE**

DESIGN
MODEL
**PROPOSED
SUBDIVISION**
— Sq.Ft.

LOT 1 X 7 Y 2 4065AE
CIVIC ADDRESS
11203 63 Street NW
Edmonton, Alberta

• CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND DETAILS AND NOTIFY DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE COMMENCEMENT OF WORK.
• DRAWINGS NOT TO BE SCALED.
© ALL RIGHTS RESERVED

REVISIONS
1) —
2) —
3) —

DRAWING
SUBDIVISION PLAN
Scale: 1/16" = 1'-0"
(Print 11x17 paper)

DATE
Sep. 25, 2017

SHEET #
S 1



Subdivision Authority

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

November 9, 2017

File No. LDA17-0562

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 24 - 25, Block 7, Plan 4587 AK, located north of 110 Avenue NW and east of 76 Street NW;
VIRGINIA PARK

The Subdivision by Plan is APPROVED on November 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 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

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

Blair McDowell
Subdivision Authority

BM/sm/Posse #264110735-001
Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

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- 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.

Transportation

- There is an existing access to 110 Avenue. Upon redevelopment of proposed Lot 25, the existing residential access to 110 Avenue must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 - 104 Avenue. Further access details will be reviewed upon submission of a detailed site plan or Development Permit application.

Building / Site

- There are minimum site area requirements for a Secondary Suite and a Garden Suite at the Development Permit stage. Please contact Development and Zoning Services (780-496-8487 or sddevelopmentquestions@edmonton.ca) for more information regarding these development regulations.

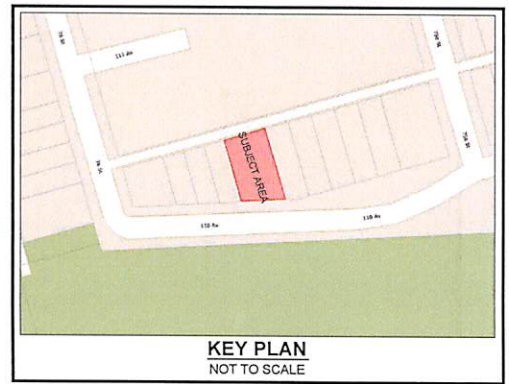
Servicing

- 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 Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.9m west of the east property line of Lot 24. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).



URBAN SKY DEVELOPMENT

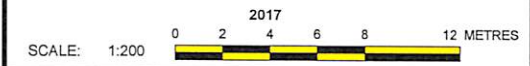
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS R-F1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.066 ha.



REV. NO.	DATE	ITEM	BY
0	OCT. 3, 2017	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

VIRGINIA PARK
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOTS 24 AND 25, BLOCK 7, PLAN 4587 AK
WITHIN RIVER LOT 26
S. 1/2 SEC. 10 - TWP. 53 - 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. 6170074T	DRAFTED BY: AN	CHECKED BY: RS
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