

Thursday, October 11, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 41

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 11, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 4, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA18-0388
286646362-001

Tentative plan of subdivision to create one (1) commercial lot from Lot B, Block 22, Plan 112 2045 located north of Ellerslie Road SW and east of 54 Street SW; **CHARLESWORTH**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA14-0445
161436357-001

REVISION of conditionally approved tentative plan of subdivision to create 11 single detached residential lots, 12 semi-detached residential lots, and 40 row housing lots from the north half of the SE 23-51-24-W4M located south of 21 Avenue SW and west of 50 Street SW; **WALKER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA18-0235 281604937-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 18A, Plan 3453 HW, located north of 111 Avenue NW and west of 116 Street NW; PRINCE RUPERT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0429 287874879-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 15, Plan 2938 HW located south of 72 Avenue NW and east of 119 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0435 288507897-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 9, Plan 3624 HW located north of 109B Avenue NW and west of 135 Street NW; NORTH GLENORA
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0470 290188552-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 12, Plan 4629 KS located north of Buena Vista Road NW and east of 142 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0475 289864746-001	Tentative plan of subdivision to create 20 residential bare land condominium units from Lot 34, Block 1, Plan 182 0076, located north of Orchards Green SW and west of 91 Street SW; THE ORCHARDS AT ELLERSLIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0484 290652784-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 19, Plan 3824 HW, located south of University Avenue NW and east of 119 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA18-0486 290556650-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 12, Plan 4116 HW located south of 87 Avenue NW and west of 120 Street NW; WINDSOR PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA18-0491 290638463-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 2, Plan 762 1426, located north of 109A Avenue NW and east of 129 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA18-0509 291676064-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 3, Plan 1275 HW, located north of 75 Avenue NW and east of 116 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA18-0512 291246657-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 9, Plan 5435 V, located north of 129 Avenue NW and east of 69 Street NW; BALWIN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA18-0520 291869641-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 60, Plan 5132 HW, located south of 121 Avenue NW and west of 54 Street NW; NEWTON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



October 11, 2018

File No. LDA18-0388

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

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot B, Block 22, Plan 112 2045 located north of Ellerslie Road SW and east of 54 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on October 11, 2018, subject to the following conditions:

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

4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve (MR) for Lot B, Block 22, Plan 112 2045 was addressed by dedication with LDA12-0026.

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,

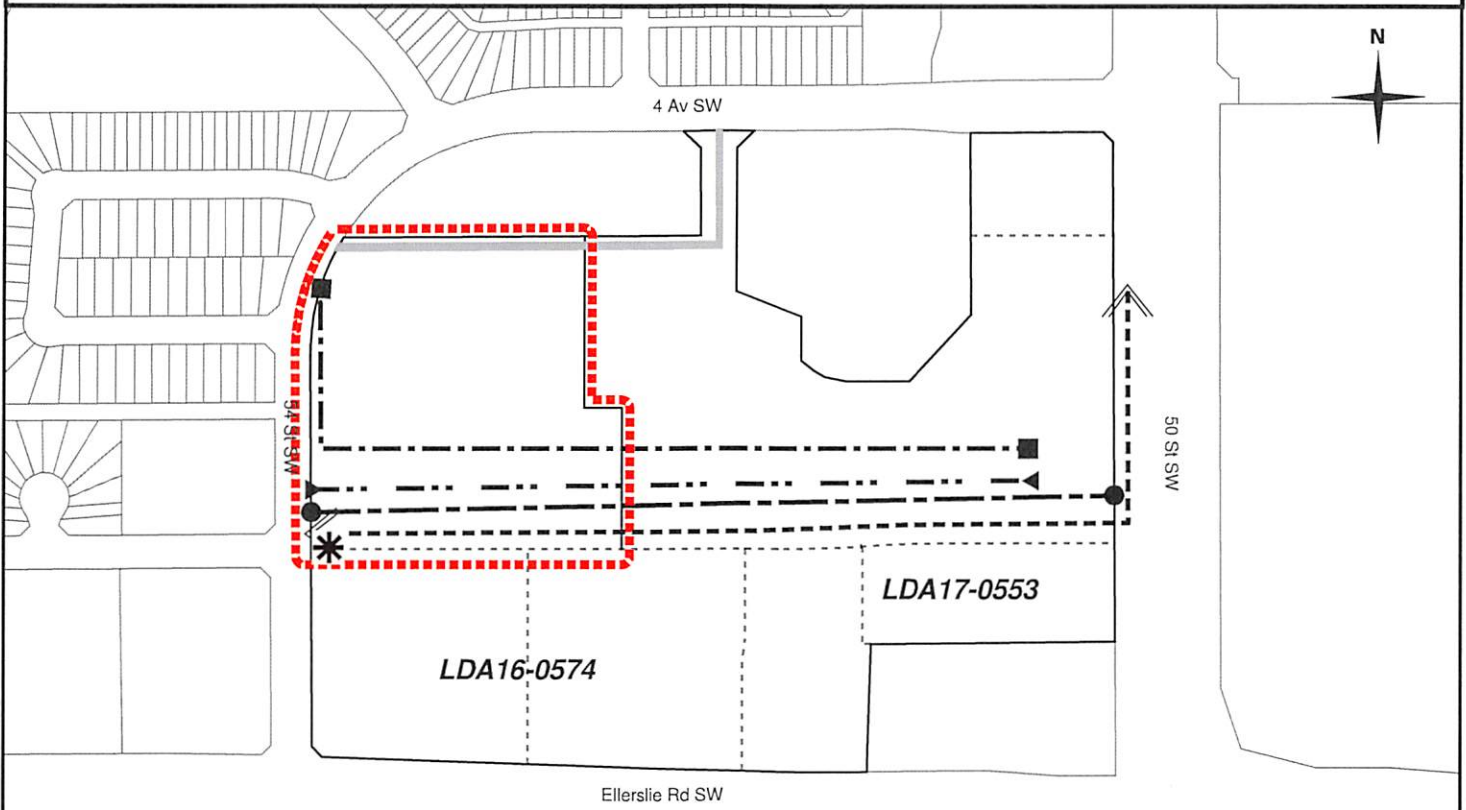


Blair McDowell
Subdivision Authority

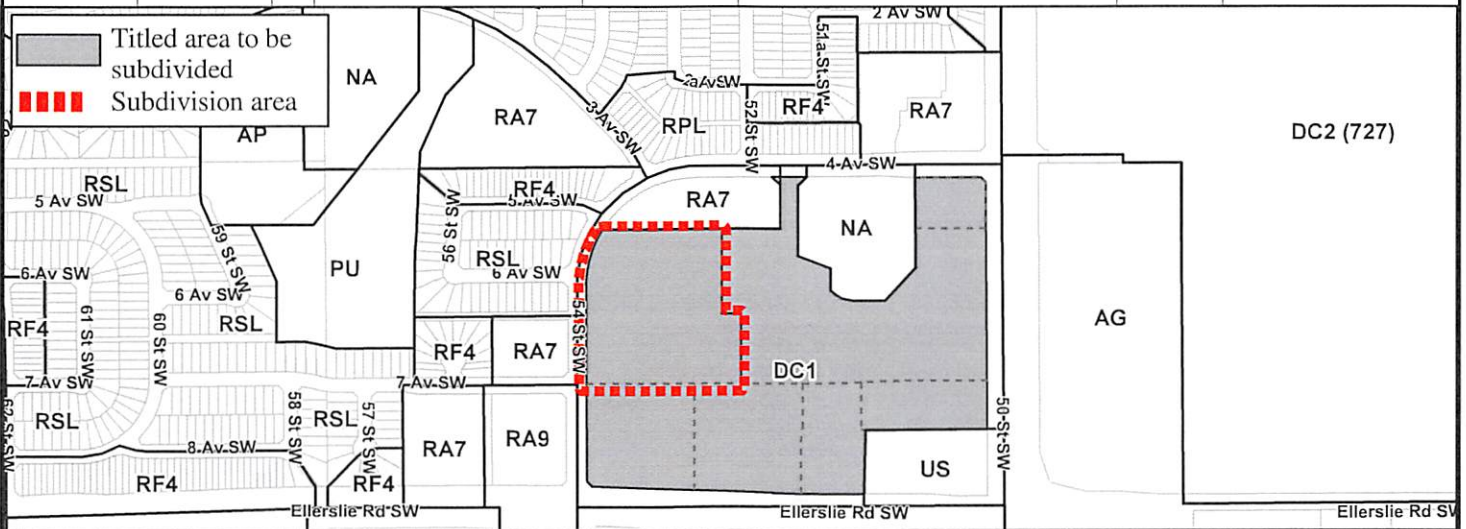
BM/cs/Posse #286646362-001

Enclosure

-  Limit of proposed subdivision
-  Sanitary sewer extension
-  Watermain extension
-  Storm sewer extension
-  Temporary major drainage infrastructure
-  Public access easement
-  Mutual access easement



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





October 11, 2018

File No. LDA14-0445

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

ATTENTION: Latoya Powder

RE: REVISION of conditionally approved tentative plan of subdivision to create 11 single detached residential lots, 12 semi-detached residential lots, and 40 row housing lots from the north half of the SE 23-51-24-W4M located south of 21 Avenue SW and west of 50 Street SW; **WALKER**

Since the original approval of LDA14-0445, dated February 19, 2015, two revisions have been approved. The first revision was approved under LDA16-0195 on July 21, 2016. It reduced the number of lots from 12 semi-detached lots to ten (10) single detached lots in the southeast corner of the subdivision and also changed a portion of the housing product west of 51 Street from semi-detached to single detached lots. The second revision to create two (2) phases was approved under LDA14-0445 via email on April 3, 2017. As shown on Enclosure I, Phase 1 has been endorsed. This third revision increases the number of row housing lots within Phase 2 by two (2).

I The Subdivision by Plan is APPROVED on October 11, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. 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; and
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.

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

Municipal Reserves for the north half of the SE 23-51-24-W4M were addressed by Deferred Reserve Caveat (DRC) with LDA13-0517. The DRC was used to assemble a district park through LDA14-0553.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #161436357-001

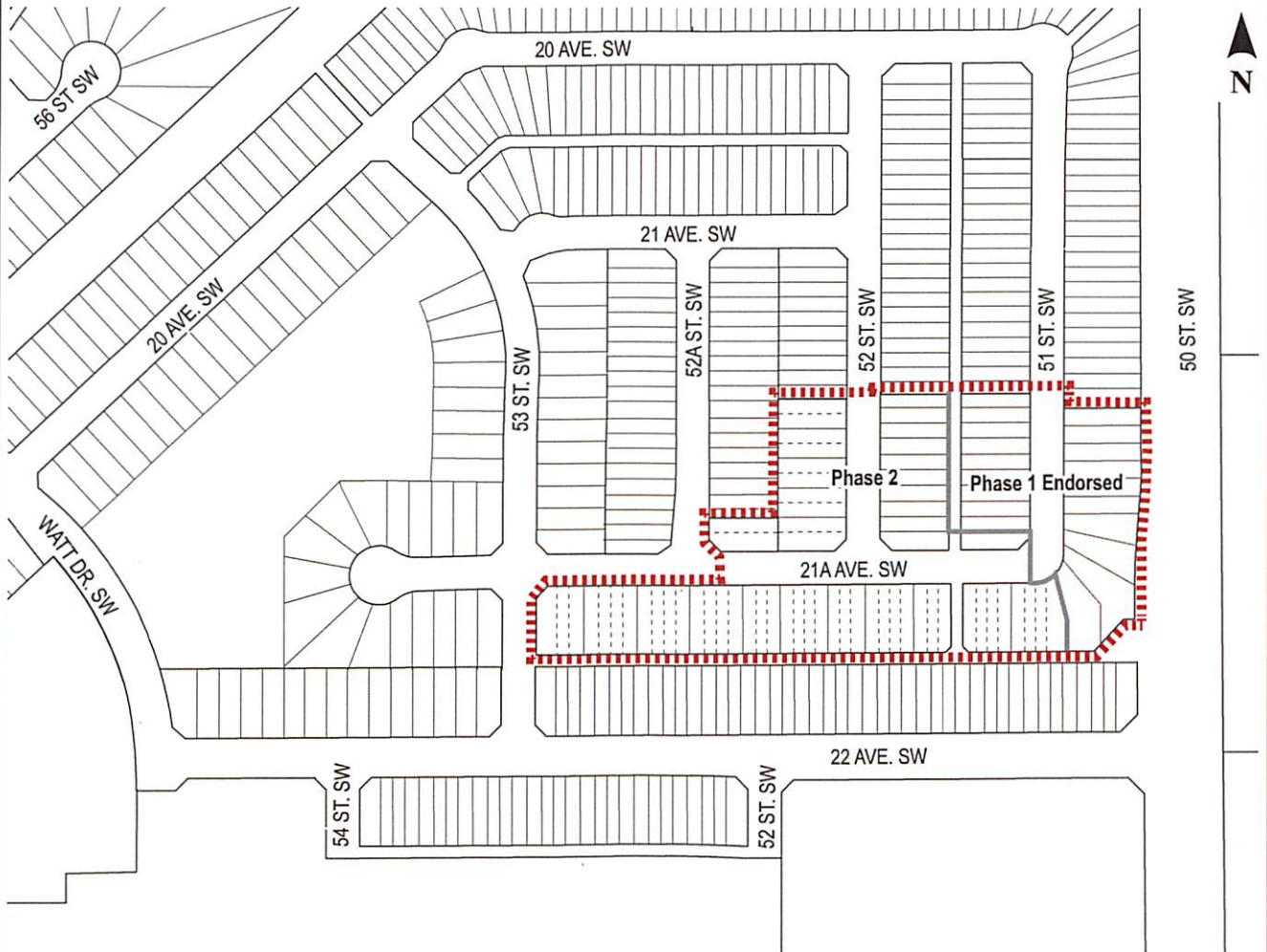
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

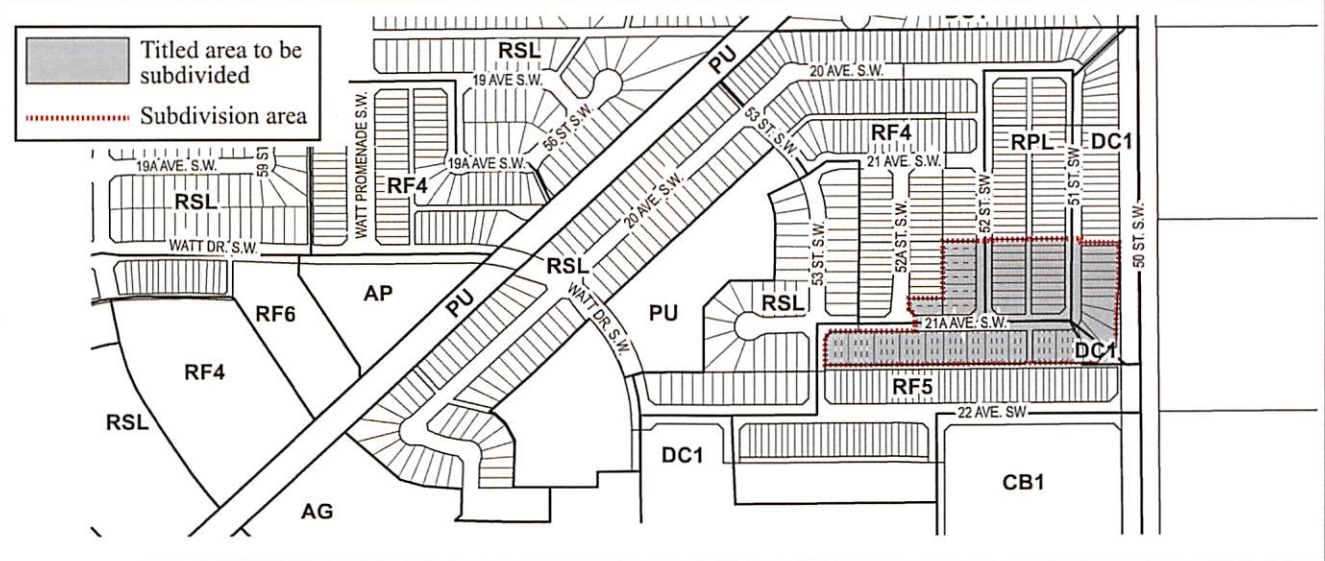
October 11, 2018

LDA14-0445

----- Limit of proposed subdivision ——— Phasing line



▒ Titled area to be subdivided
----- Subdivision area





Subdivision Authority

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

October 11, 2018

File No. LDA18-0235

Centuryland Homes Ltd.
1017 Connelly Way SW
Edmonton, AB T6W 0R5

ATTENTION: Chang Yu

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 18A, Plan 3453 HW, located north of 111 Avenue NW and west of 116 Street NW;
PRINCE RUPERT

The Subdivision by Plan is APPROVED on October 11, 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;
2. that the final plan of survey shall conform to the attached revised tentative plan; 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

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

Blair McDowell
Subdivision Authority

BM/mb/Posse #281604937-001
Enclosure

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

- 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 7.76 m west of the east property line of Lot 3 off 111 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole that will interfere with access to proposed Lot 3B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.
- 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).



MR Geomatics & Engineering LTD.
 9713-60 Avenue, Edmonton, AB T6E 0C4, Canada.
 Ph: (780)-807-0016, (587)-709-9181
 E-mail: info@mrengineering.ca
 Web: www.mrengineering.ca

TO: NING
 RE:
 LOT 3 BLOCK 18A PLAN 3453HW
 MA: 11618-111 AVENUE NW
 HB TWP.53 Rge.24 W4M
 EDMONTON,
 ALBERTA

TENTATIVE PLAN

SHOWING SUBDIVISION OF
 Lot-3 Block -18A
 Plan - 3453 HW

Municipality: City of Edmonton

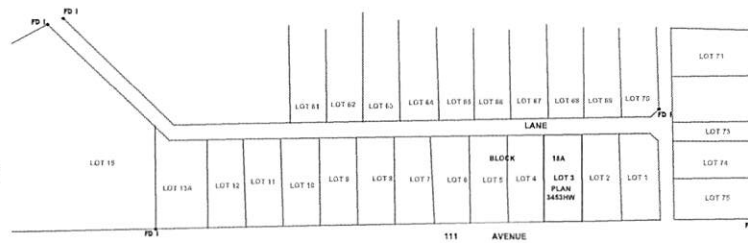
NOTES:

1. DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF.
2. AREA DEALT WITH BOUNDED THUS _____
3. Existing Trees shown thus

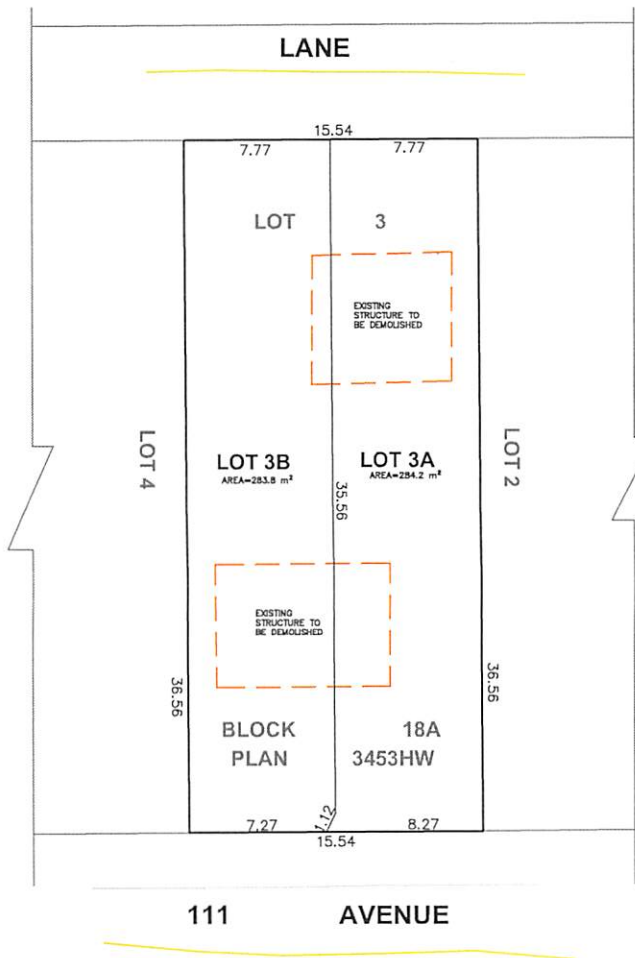
ANDREW MILES - ALBERTA LAND SURVEYOR
 (copyright reserved)

Date: SEPT 27, 2018
 SCALE = 1 : 250

W.S. 2018-MULT-RES-009-TOPO
 FILE No. 2018-MULT-RES-009
 FNB: 5&9/11 A.H. RB



KEY PLAN
 SCALE = 1 : 2000



PLAN
 SCALE = 1 : 250



Subdivision Authority

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

October 11, 2018

File No. LDA18-0429

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 Lot 12, Block 15, Plan 2938 HW located south of 72 Avenue NW and east of 119 Street NW;
BELGRAVIA

The Subdivision by Plan is REFUSED on October 11, 2018 for the following reasons:

1. The proposed subdivision does not comply with the minimum development regulation identified in Section 110.4(1)(b) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF1) Single Detached Residential Zone. The minimum site width identified in the RF1 Zone for single detached housing is 7.50 metres. The Edmonton Zoning Bylaw 12800 defines Site Width as “the horizontal distance between the side boundaries of the Site measured at a distance from the Front Lot Line equal to the required Front Setback for the Zone”. The Front Setback is 3.0 metres when a lot fronts onto a treed landscaped boulevard and vehicular access is from a lane (Section 110.4(9)). Based on this criteria, the site width of proposed Lot 12A is 7.16 metres which is deficient by 0.34 metres or 4.5%. Furthermore, the site width of proposed Lot 12B is 7.13 metres and it is deficient by 0.37 metres or 4.9%.
2. The proposed subdivision will create two non-conforming lots that do not meet the site width development regulation in the Edmonton Zoning Bylaw 12800. This situation will create unnecessary hardship for existing and future landowners. Landowners wishing to further develop or redevelop their site will require a Development Permit variance.

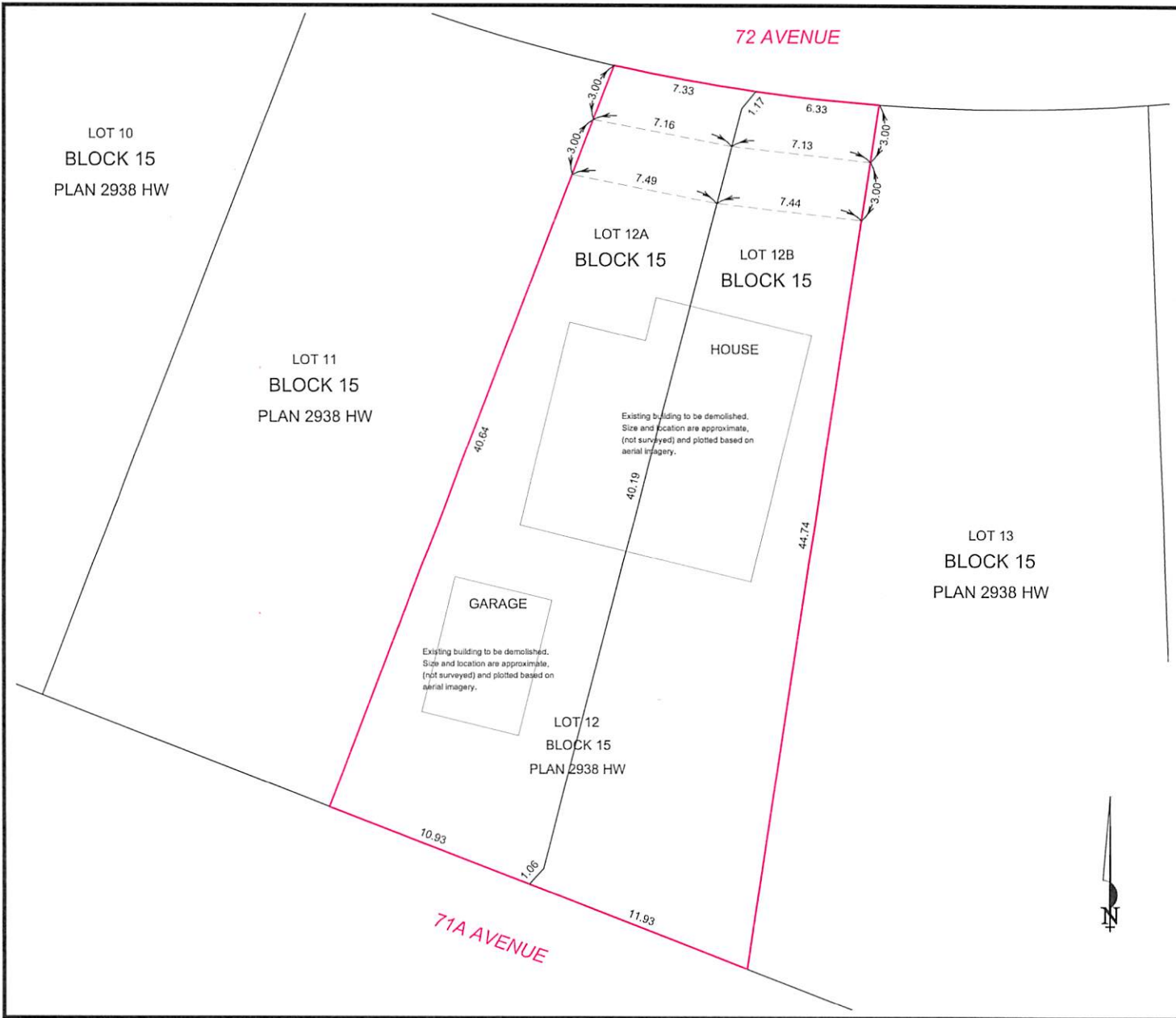
Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision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

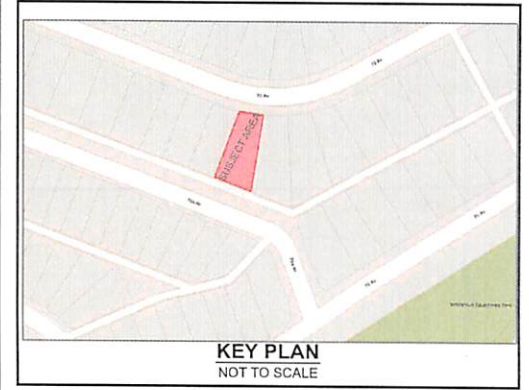
Blair McDowell
Subdivision Authority

BM/gq/Posse #287874879-001
Enclosure



DAYTONA HOMES

- 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 RF1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.076 ha.



REV. NO.	DATE	ITEM	BY
3	Oct. 5, 2018	ADD 3.0m SETBACK	JK
2	SEP. 17, 2018	ADD DEFLECTION TO BACK AND FRONT OF LOT	AN
1	AUG. 16, 2018	ADD 6.0m SETBACK	AN
0	JULY 18, 2018	ORIGINAL PLAN COMPLETED	AN

REVISIONS

BELGRAVIA
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 12, BLOCK 15, PLAN 2938 HW
WITHIN THE
N.W. 1/4 SEC. 19 - TWP. 52 - RGE. 24 - W. 4th MER.
EDMONTON - ALBERTA

2018

SCALE: 1:200

0 2 4 6 8 12 METRES

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

FILE NO. 61800117T DRAFTED BY: AN CHECKED BY: DS



Subdivision Authority

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

October 11, 2018

File No. LDA18-0435

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 9, Plan 3624 HW located north of 109B Avenue NW and west of 135 Street NW; **NORTH GLENORA**

The Subdivision by Plan is REFUSED on October 11, 2018 for the following reasons:

1. The proposed subdivision does not comply with the minimum development regulations identified in Section 110.4(1)(b) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF1) Single Detached Residential Zone. The minimum site width identified in the RF1 Zone for single detached housing is 7.50 metres. The site width of the proposed lots is 7.46 metres which is therefore deficient by 0.04 metres.
2. Bylaw 18050, which established a minimum site width of 7.50 metres for single detached housing in the RF1 Zone, was approved by City Council on June 12, 2017. At the same Public Hearing, City Council approved Bylaw 18058 which prevents site width measurements from being rounded up and limits a Development Officer's ability to vary site width for new single detached housing in the RF1 Zone.
3. Approval of the proposed subdivision would result in a non-standard lot, incurring development hardship at the development permit application stage. Section 11.4(1)(c) of the City of Edmonton Zoning Bylaw 12800 prevents a Development Officer from granting variances for new single detached housing that is less than the RF1 Zone's minimum 7.50 metre width threshold. Future development permit applications would therefore be refused by the Development Officer.

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,

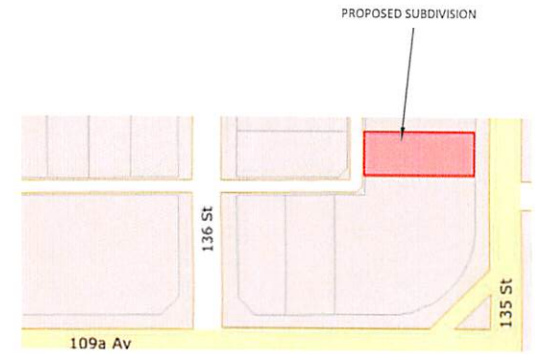
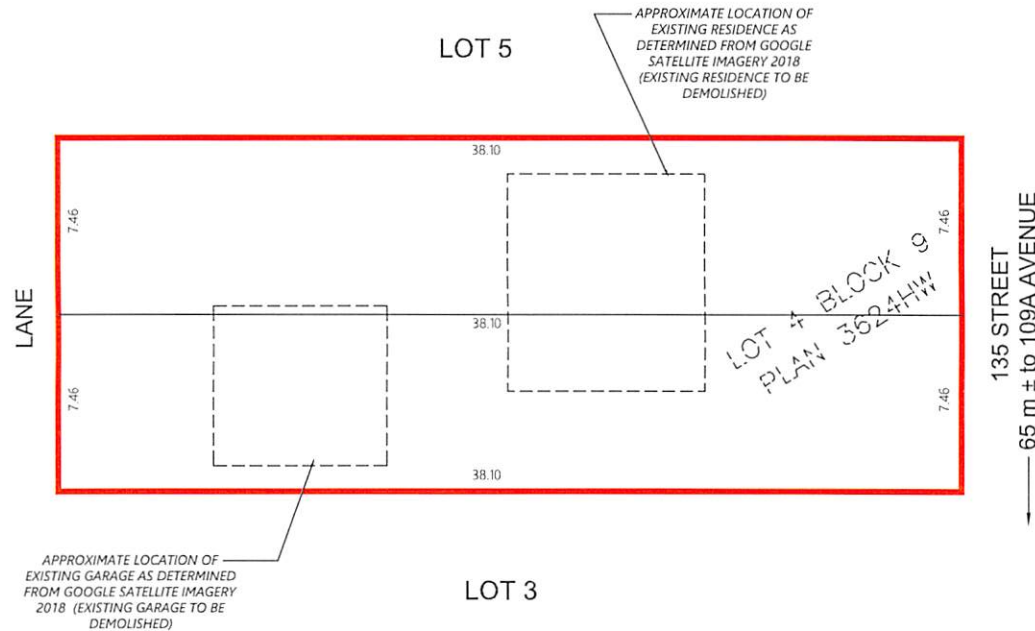
A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue horizontal line.

Blair McDowell
Subdivision Authority

BM/gq/Posse #288507897-001

Enclosure

TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 LOT 4, BLOCK 9, PLAN 3624HW
 WITHIN
 (S.W. 1/4 SEC. 12 - TP. 53 - RGE. 25 - W.4th MER.)
 NORTH GLENORA AREA
 EDMONTON, ALBERTA
 SCALE: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.057 ha



Satt Associates Inc.
Always Striving For Excellence.

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (587) 315 6887

Job # : SA 18- 464

Drawn by: AA

Checked by: FS



Subdivision Authority

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

October 11, 2018

File No. LDA18-0470

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 12, Plan 4629 KS located north of Buena Vista Road NW and east of 142 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on October 11, 2018, 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 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

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

Blair McDowell
Subdivision Authority

BM/gq/Posse #290188552-001
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

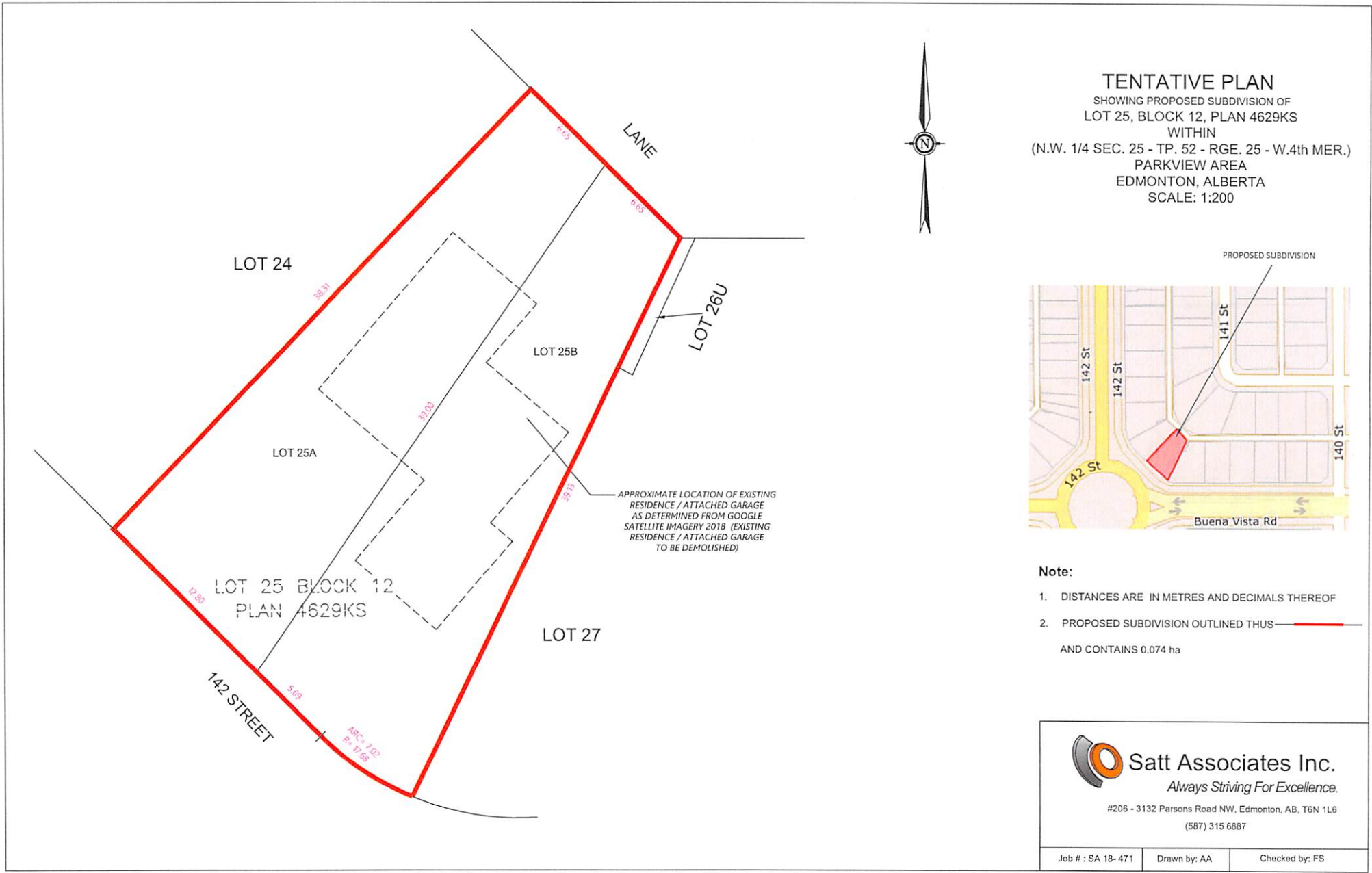
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.
- There is an existing access to 142 Street NW. Upon redevelopment of Lot 25, the existing residential access to 142 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.

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 sanitary service enters the proposed subdivision approximately 0.85 m east of the west property line of Lot 25 off the lane. The existing water service enters the proposed subdivision approximately 5.94 m west of the east property line of Lot 25 off the lane. The existing storm service enters the proposed subdivision approximately 13.68 m west of the east property line of Lot 25 off 142 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 LOT 25, BLOCK 12, PLAN 4629KS
 WITHIN
 (N.W. 1/4 SEC. 25 - TP. 52 - RGE. 25 - W.4th MER.)
 PARKVIEW AREA
 EDMONTON, ALBERTA
 SCALE: 1:200



- Note:**
- DISTANCES ARE IN METRES AND DECIMALS THEREOF
 - PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.074 ha

Satt Associates Inc.
Always Striving For Excellence.
 #206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (587) 315 6887

Job # : SA 18- 471	Drawn by: AA	Checked by: FS
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Subdivision Authority

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

October 11, 2018

File No. LDA18-0475

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 20 residential bare land condominium units from Lot 34, Block 1, Plan 182 0076, located north of Orchards Green SW and west of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

The Subdivision by Bare Land Condominium is APPROVED on October 11, 2018, subject to the following condition:

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton, Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

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

Blair McDowell
Subdivision Authority

BM/cs/Posse #289864746-001

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 (\$13,240.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land 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 applications. For further information regarding development and building permits please contact 311.

Servicing

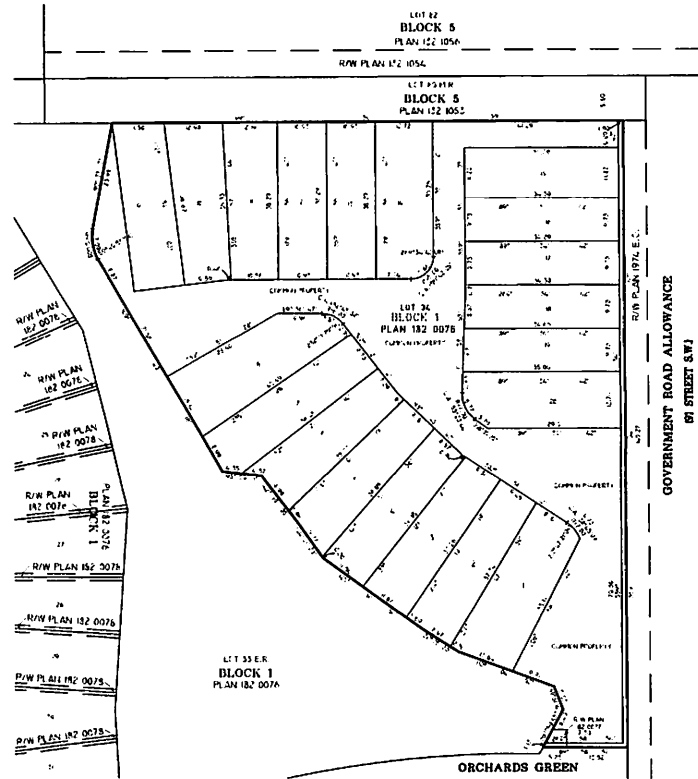
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

VISTAS AT ORCHARDS
EDMONTON, ALBERTA
 TENTATIVE PLAN SHOWING SURVEY OF SUBDIVISION OF PART OF
 LOT 34, BLOCK 1, PLAN 182 0076
 IN THE
 N.E. 1/4 SEC. 16, TWP. 51, RGE. 16, W. 4 MER.

SCALE 1"=100' 2018 JAMES H. BYRNE, A.L.S.
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 METERS

NOTES:

1. THE DIMENSIONS SHOWN ON THIS PLAN ARE THE RESULT OF A FIELD SURVEY AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
2. ALL DIMENSIONS ARE SHOWN IN METERS AND DECIMALS THEREOF.
3. ALL DISTANCES ON CURVED BOUNDARIES ARE AS SHOWN.
4. ALL NUMBERED CORNERS ARE TO BE ACCORDING TO THE NOTES.
5. DATA WERE OBTAINED FROM SURVEY DATA AND CONTAIN A 2018 DATE.



LEGEND

1	20' WIDE TRAILWAY	10	10' WIDE TRAILWAY
2	10' WIDE TRAILWAY	11	10' WIDE TRAILWAY
3	10' WIDE TRAILWAY	12	10' WIDE TRAILWAY
4	10' WIDE TRAILWAY	13	10' WIDE TRAILWAY
5	10' WIDE TRAILWAY	14	10' WIDE TRAILWAY
6	10' WIDE TRAILWAY	15	10' WIDE TRAILWAY
7	10' WIDE TRAILWAY	16	10' WIDE TRAILWAY
8	10' WIDE TRAILWAY	17	10' WIDE TRAILWAY
9	10' WIDE TRAILWAY	18	10' WIDE TRAILWAY
10	10' WIDE TRAILWAY	19	10' WIDE TRAILWAY
11	10' WIDE TRAILWAY	20	10' WIDE TRAILWAY
12	10' WIDE TRAILWAY	21	10' WIDE TRAILWAY
13	10' WIDE TRAILWAY	22	10' WIDE TRAILWAY
14	10' WIDE TRAILWAY	23	10' WIDE TRAILWAY
15	10' WIDE TRAILWAY	24	10' WIDE TRAILWAY
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26	10' WIDE TRAILWAY	35	10' WIDE TRAILWAY
27	10' WIDE TRAILWAY	36	10' WIDE TRAILWAY
28	10' WIDE TRAILWAY	37	10' WIDE TRAILWAY
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73	10' WIDE TRAILWAY	82	10' WIDE TRAILWAY
74	10' WIDE TRAILWAY	83	10' WIDE TRAILWAY
75	10' WIDE TRAILWAY	84	10' WIDE TRAILWAY
76	10' WIDE TRAILWAY	85	10' WIDE TRAILWAY
77	10' WIDE TRAILWAY	86	10' WIDE TRAILWAY
78	10' WIDE TRAILWAY	87	10' WIDE TRAILWAY
79	10' WIDE TRAILWAY	88	10' WIDE TRAILWAY
80	10' WIDE TRAILWAY	89	10' WIDE TRAILWAY
81	10' WIDE TRAILWAY	90	10' WIDE TRAILWAY
82	10' WIDE TRAILWAY	91	10' WIDE TRAILWAY
83	10' WIDE TRAILWAY	92	10' WIDE TRAILWAY
84	10' WIDE TRAILWAY	93	10' WIDE TRAILWAY
85	10' WIDE TRAILWAY	94	10' WIDE TRAILWAY
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87	10' WIDE TRAILWAY	96	10' WIDE TRAILWAY
88	10' WIDE TRAILWAY	97	10' WIDE TRAILWAY
89	10' WIDE TRAILWAY	98	10' WIDE TRAILWAY
90	10' WIDE TRAILWAY	99	10' WIDE TRAILWAY
91	10' WIDE TRAILWAY	100	10' WIDE TRAILWAY

REGISTERED OWNER
 ROYAL LAND AT SUMMERSIDE ORCHARDS LTD.
 100-101
 100-101
 100-101



Subdivision Authority

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

October 11, 2018

File No. LDA18-0484

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 15, Block 19, Plan 3824 HW, located south of University Avenue NW and east of 119 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on October 11, 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.

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 Jennifer Vos at Jennifer.Vos@edmonton.ca or 780-508-9519.

Regards,

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

Blair McDowell
Subdivision Authority

BM/jv/Posse #290652784-001

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.

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 6.1 m west of the east property line of Lot 15 off of the lane. The existing storm service enters the proposed subdivision approximately 7.1 m west of the east property line of Lot 15 off of University Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 15, BLOCK 19, PLAN 3824 H.W.

IN THE
S.W.1/4 SEC.30-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 D.G. CHEN, 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.

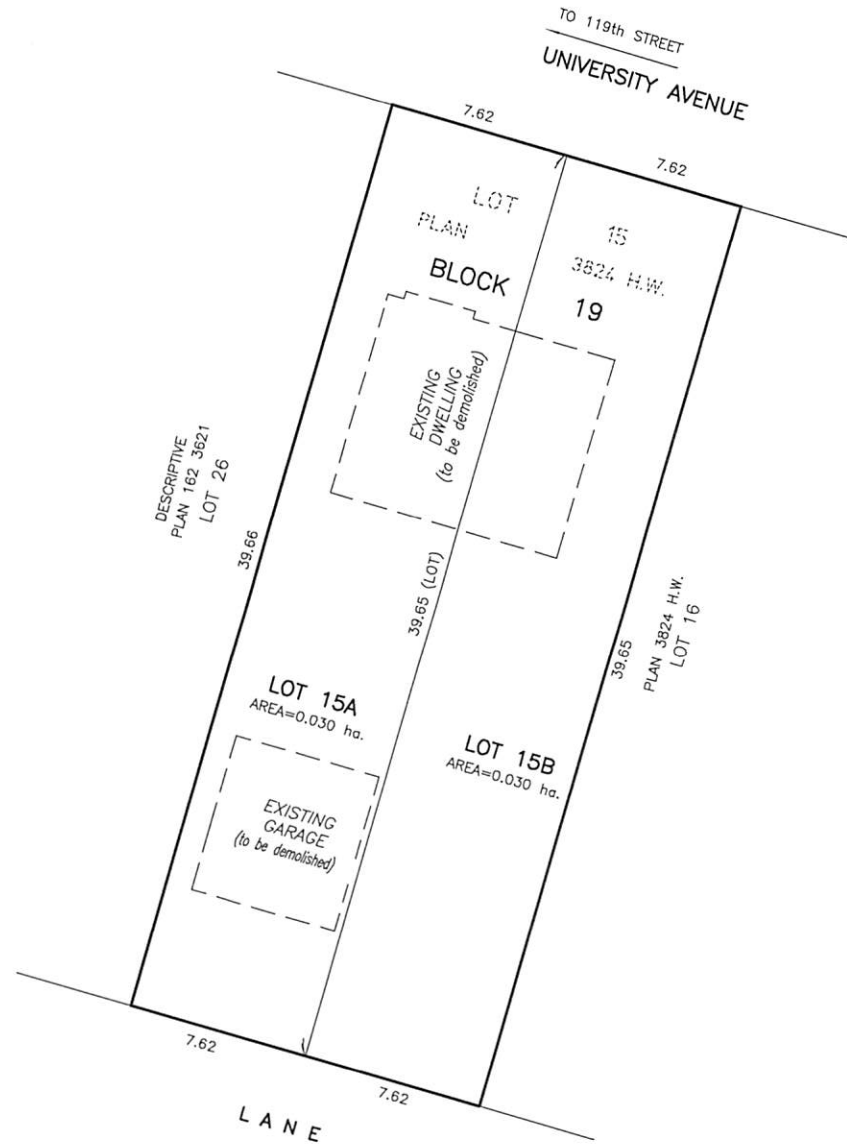
CALC'D. BY: -

DATE: AUGUST 21, 2018

REVISED: -

FILE NO. 18S0689

DWG.NO. 18S0689T





Subdivision Authority

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

October 11, 2018

File No. LDA18-0486

Bernhard Jess
401 - 8503 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 12, Plan 4116 HW located south of 87 Avenue NW and west of 120 Street NW; **WINDSOR PARK**

The Subdivision by Plan is **APPROVED** on **October 11, 2018**, subject to the following conditions:

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/gq/Posse #290556650-001
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

- 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. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

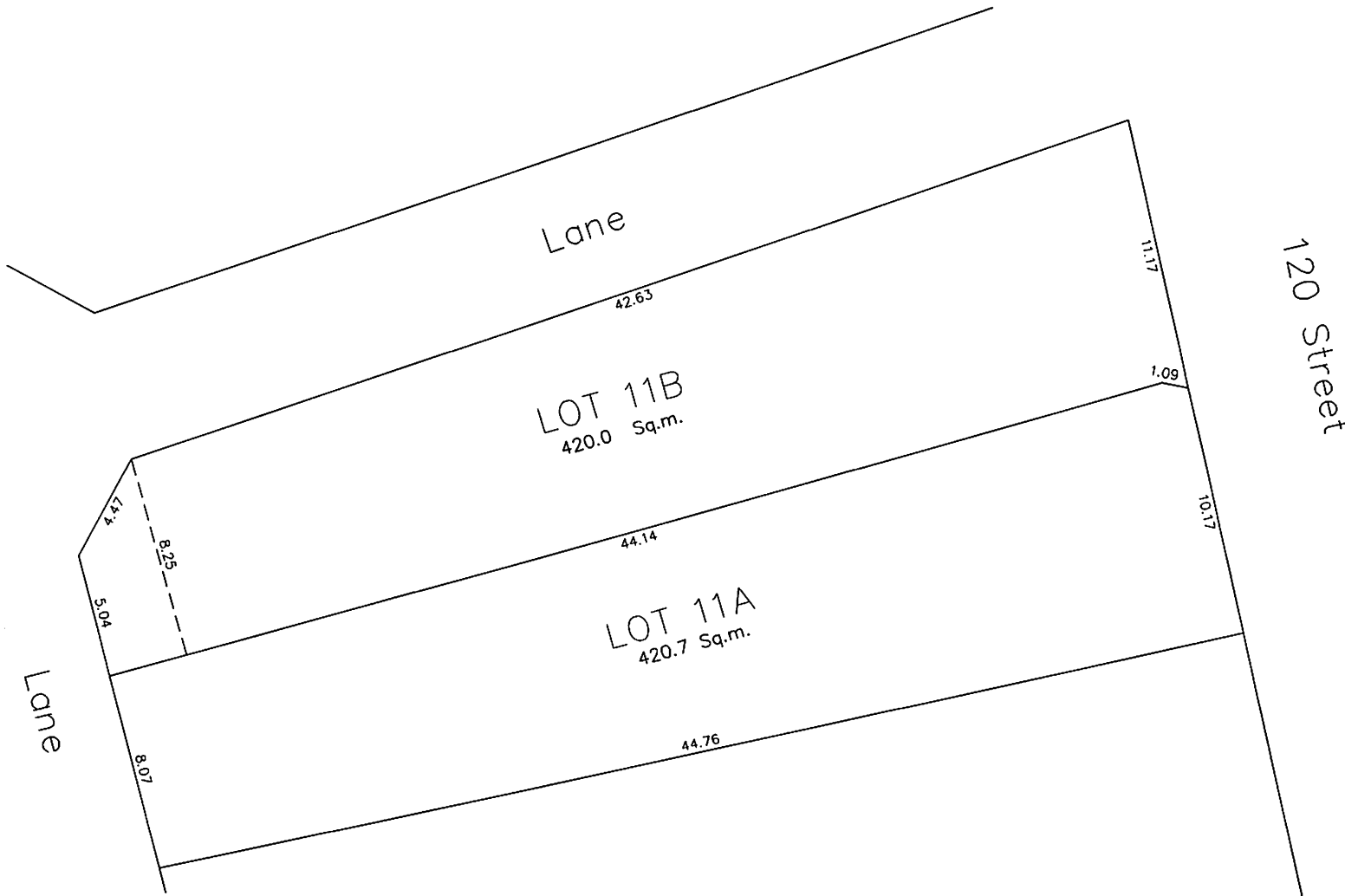
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 11.9 m north of the south property line of Lot 11 off 120 Street NW. The existing storm service enters the proposed subdivision approximately 10.67 m south of the north property line of Lot 11 off 120 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

Plan Showing Proposed Subdivision

Lot 11, Block 12, Plan 4116HW
8336-120 Street



Client: Salavatipour

Neighbourhood: Windsor Park

Zoning: RF1

Bernhard Jess ALS, CLS, P.Eng. © 2018

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:250

File: 1841 Planning App.dwg



Subdivision Authority

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

October 11, 2018

File No. LDA18-0491

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 Lot 25, Block 2, Plan 762 1426, located north of 109A Avenue NW and east of 129 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on October 11, 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #290638463-001

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

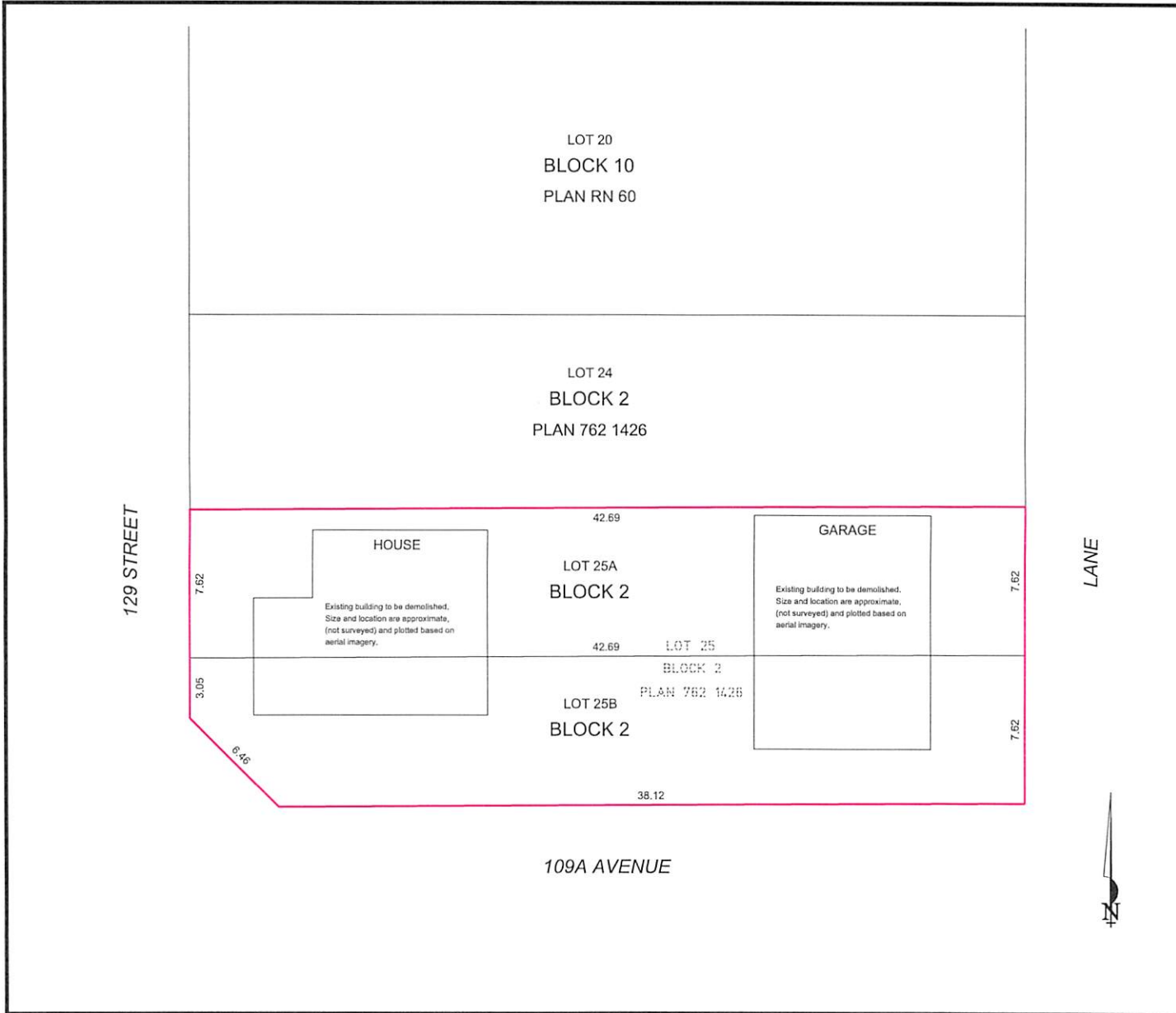
- There are existing boulevard trees adjacent to the site on 129 Street NW and 109A Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent 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

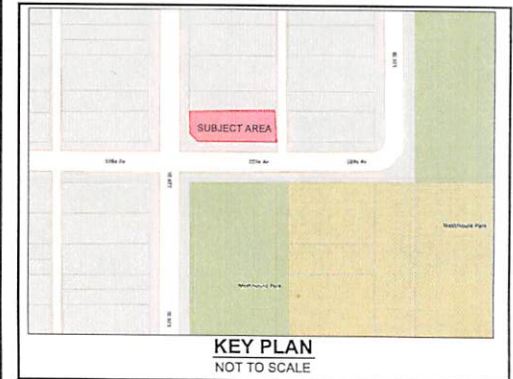
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 12.2m north of the south property line of Lot 25 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.
- 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).



URBAN AGE HOMES

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 RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.064 ha.



REV. NO.	DATE	ITEM	BY
0	AUG. 21, 2018	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

WESTMOUNT
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 25, BLOCK 2, PLAN 762 1426
WITHIN
N.E. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - W. 4th MER.
EDMONTON - ALBERTA

2018

SCALE: 1:200

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

FILE NO.	01800134T	DRAFTED BY:	AN	CHECKED BY:	DS
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Subdivision Authority

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

October 11, 2018

File No. LDA18-0509

Richard N. Heacock
9108 112 Avenue NW
Edmonton, AB T5B 0H3

ATTENTION: Richard N. Heacock

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 3, Plan 1275 HW, located north of 75 Avenue NW and east of 116 Street NW;
BELGRAVIA

The Subdivision by Plan is **APPROVED** on **October 11, 2018**, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
2. that the final plan of survey shall conform to the attached revised tentative plan; 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', written over a light blue horizontal line.

Blair McDowell
Subdivision Authority

BM/cs/Posse #291676064-001
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 75 Avenue 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 7.4 m east of the west property line of Lot 6 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 will 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).

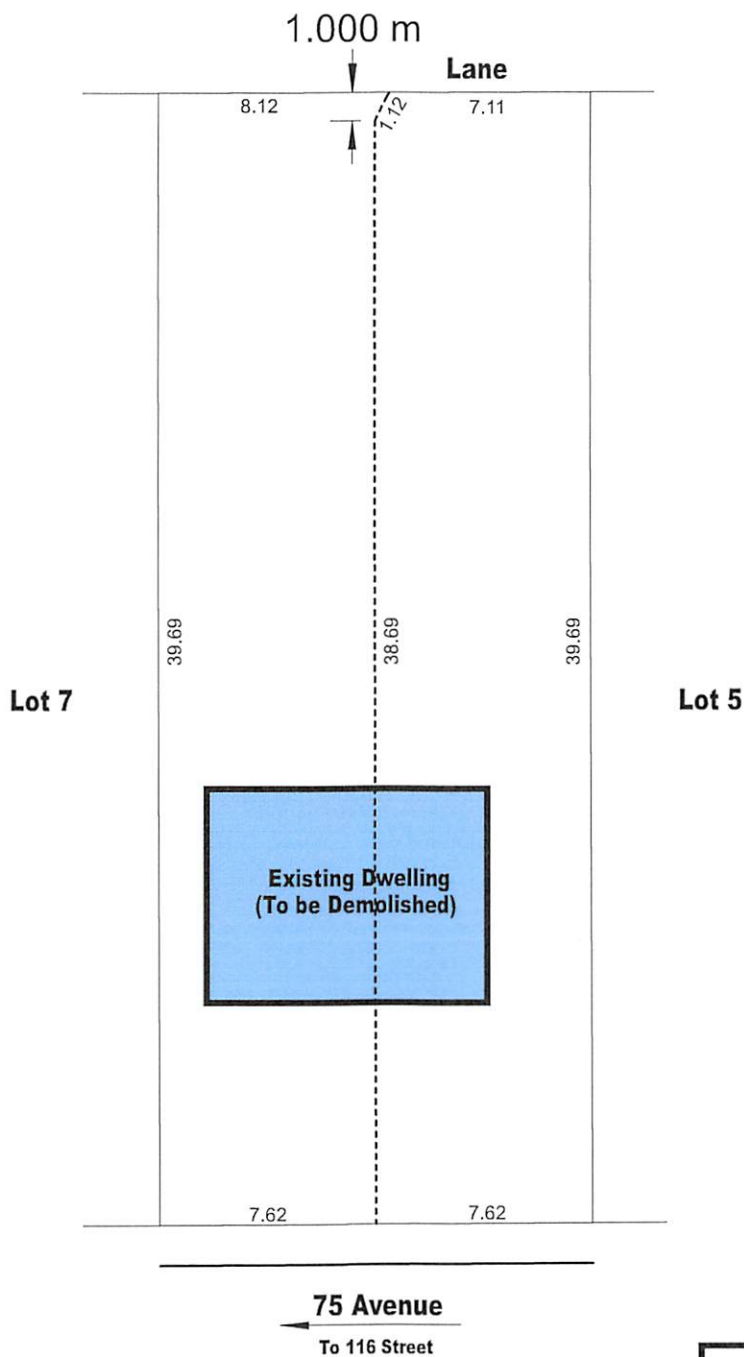
Plan Showing Proposed Subdivision of: Lot 6 Block 3 Plan 1275 H.W. 11526-75 Ave. NW City of Edmonton

Lot Area to be subdivided: 604.7m²

04 October 2018



Scale 1:250



DRAWN BY ZJP

Client:
Jonathan Curtis

R.N. Heacock ALS
(780) 479-3087



Subdivision Authority

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

October 11, 2018

File No. LDA18-0512

Luis Mora
25 Westbrook Wynd
Fort Saskatchewan AB, T8L0J9

ATTENTION: Luis Mora

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 9, Plan 5435 V, located north of 129 Avenue NW and east of 69 Street NW; **BALWIN**

The Subdivision by Plan is APPROVED on October 11, 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.

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 Jennifer Vos at Jennifer.Vos@edmonton.ca or 780-508-9519.

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/jv/Posse #291246657-001

Enclosure

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 69 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).
- 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).

69 STREET NW
TO 130 AVENUE NW

7.61m

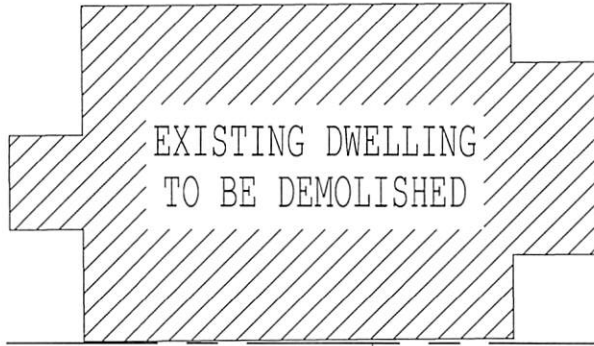
7.61m

LOT 25

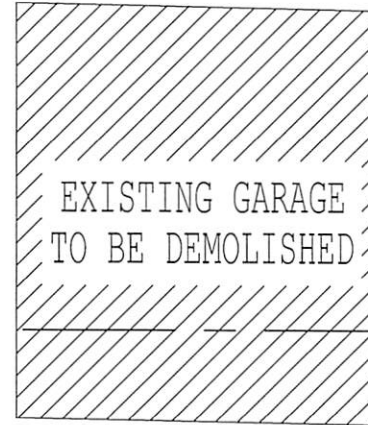
35.48m

35.48m

35.48m



PROPOSED
SUBDIVISION LINE



EXISTING DRIVEWAY
TO BE DEMOLISHED

7.61m

7.61m

LANE

LOT 6



LEGAL DESCRIPTION: 7 / 9 / 5435 V

REVISIONS	SERGIO F.	Semidetached Dwelling	Drawn by:	SF
	Mobile: +1 780 251 3115 srfp8@gmail.com	12929 69 street NW, Edmonton	Checked by:	
		Lot: 7 / Block: 9 / Plan: 5435 V	Scale:	3/16" = 12"
		Client:	Project No:	2018-01
		Edmonton Custom Home Builders	Issue Date:	04/01/2018
		SITE PLAN	Sheet:	1/1



Subdivision Authority

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

October 11, 2018

File No. LDA18-0520

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 11, Block 60, Plan 5132 HW, located south of 121 Avenue NW and west of 54 Street NW; **NEWTON**

The Subdivision by Plan is APPROVED on October 11, 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 jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

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

Blair McDowell
Subdivision Authority

BM/jv/Posse #291869641-001

Enclosure

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.

Building / Site

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- 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

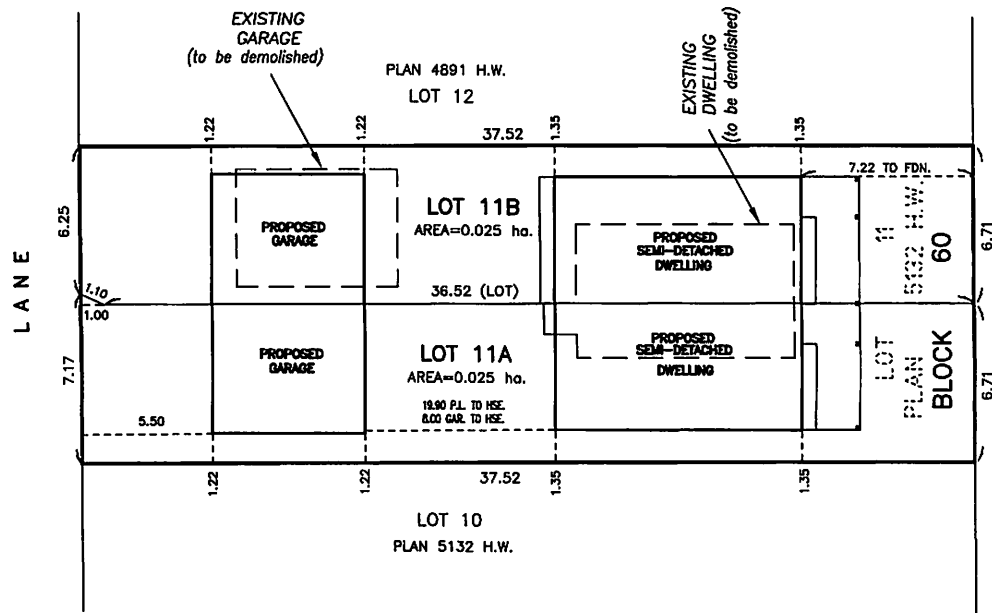
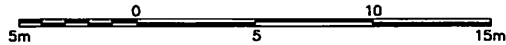
SHOWING SUBDIVISION OF

LOT 11, BLOCK 60, PLAN 5132 H.W.

IN THE
S.E.1/4 SEC.14-53-24-4

EDMONTON ALBERTA

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



TO 121st AVENUE
54th 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: E.S.D.

CALC'D. BY: -

DATE: AUGUST 29, 2018
REVISED: -

FILE NO. 18C0197

DWG.NO. 18C0197T