

Thursday, October 26, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 43

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 26, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 19, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA17-0396
256726017-001

Tentative plan of subdivision to create one (1) Environmental Reserve Lot from the NW 20-53-25-W4M located south of 137 Avenue NW and west of Starling Drive NW; **STARLING**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA17-0420
257833676-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 1, Plan 4312 HW, located north of 109A Avenue NW and east of 133 Street NW; **NORTH GLENORA**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA17-0473 259671751-001	Tentative plan of subdivision to create one (1) commercial unit and one (1) remnant unit from Lot 1, Block 13, Plan 152 0589, located north of 170 Avenue NW and west of 65 Street NW; MCCONACHIE AREA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0477 259694611-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 5, Plan 6150 HW located north of 91 Avenue NW and east of 151 Street NW; JASPER PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0497 261534610-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 31, Block 52, Plan N3301 HW, located south of 81 Avenue NW and west of 77 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0516 261575005-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 3A, Plan 4278 V located south of 106 Avenue NW and east of 144 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0525 262667076-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 22, Plan 3875 P located south of 109 Avenue NW and west of 129 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	



Subdivision Authority

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

October 26, 2017

File No. LDA17-0396

WSP Canada Inc.
1200, 10909 Jasper Avenue NW
Edmonton, AB T5J 3L9

ATTENTION: Chuck McNutt

RE: Tentative plan of subdivision to create one (1) Environmental Reserve Lot from the NW
20-53-25-W4M located south of 137 Avenue NW and west of Starling Drive NW; **STARLING**

The Subdivision by Plan is APPROVED on October 26, 2017, subject to the following conditions:

1. that the owner register an easement for the maintenance of the 525 mm storm outlet, as shown on the attached sketch; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

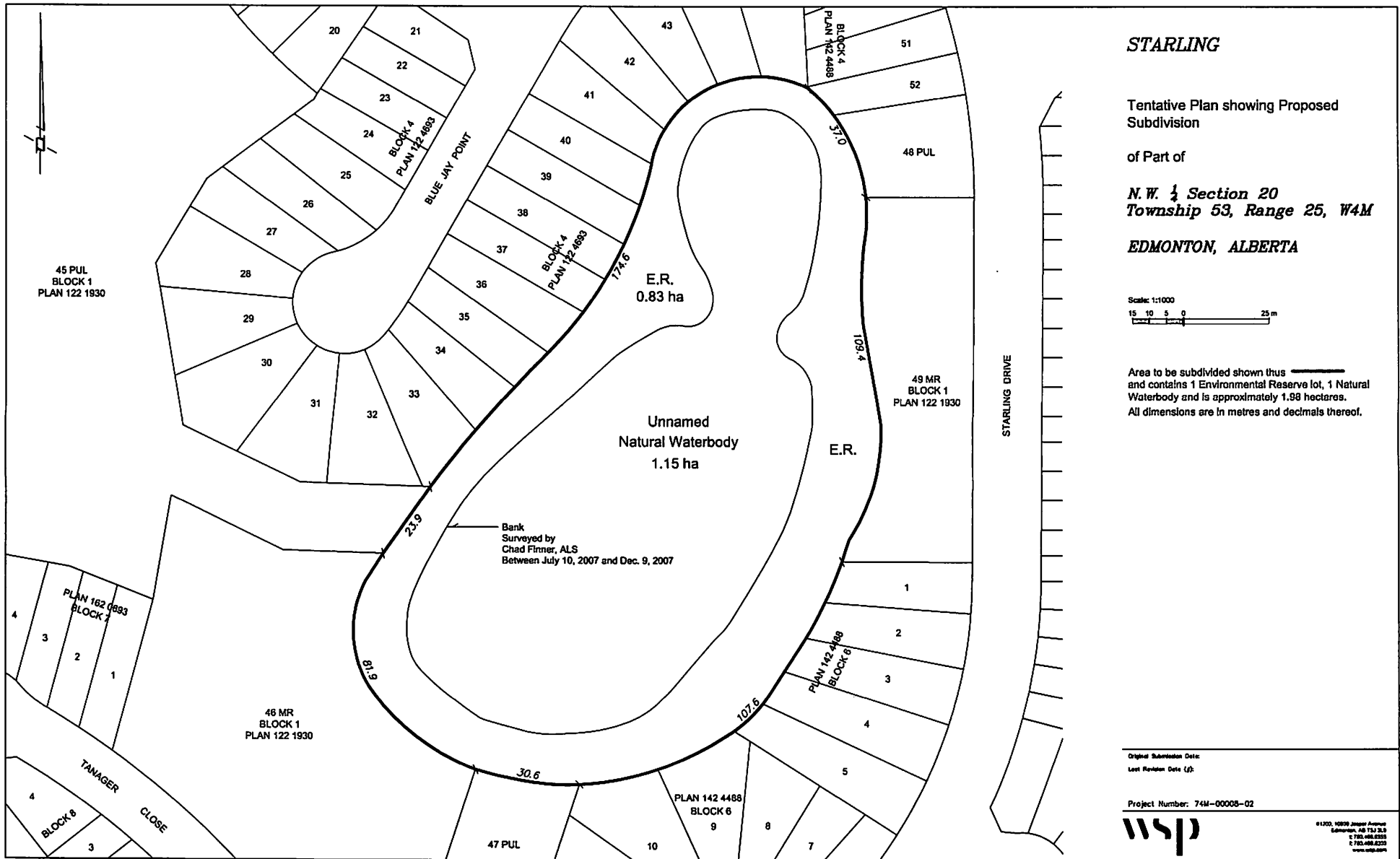
Please be advised of the following:

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

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

Regards,

Blair McDowell
Subdivision Authority
BM/sc/Posse #256726017-001
Enclosure(s)



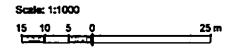
STARLING

Tentative Plan showing Proposed Subdivision

of Part of

**N.W. ¼ Section 20
Township 53, Range 25, W4M**

EDMONTON, ALBERTA



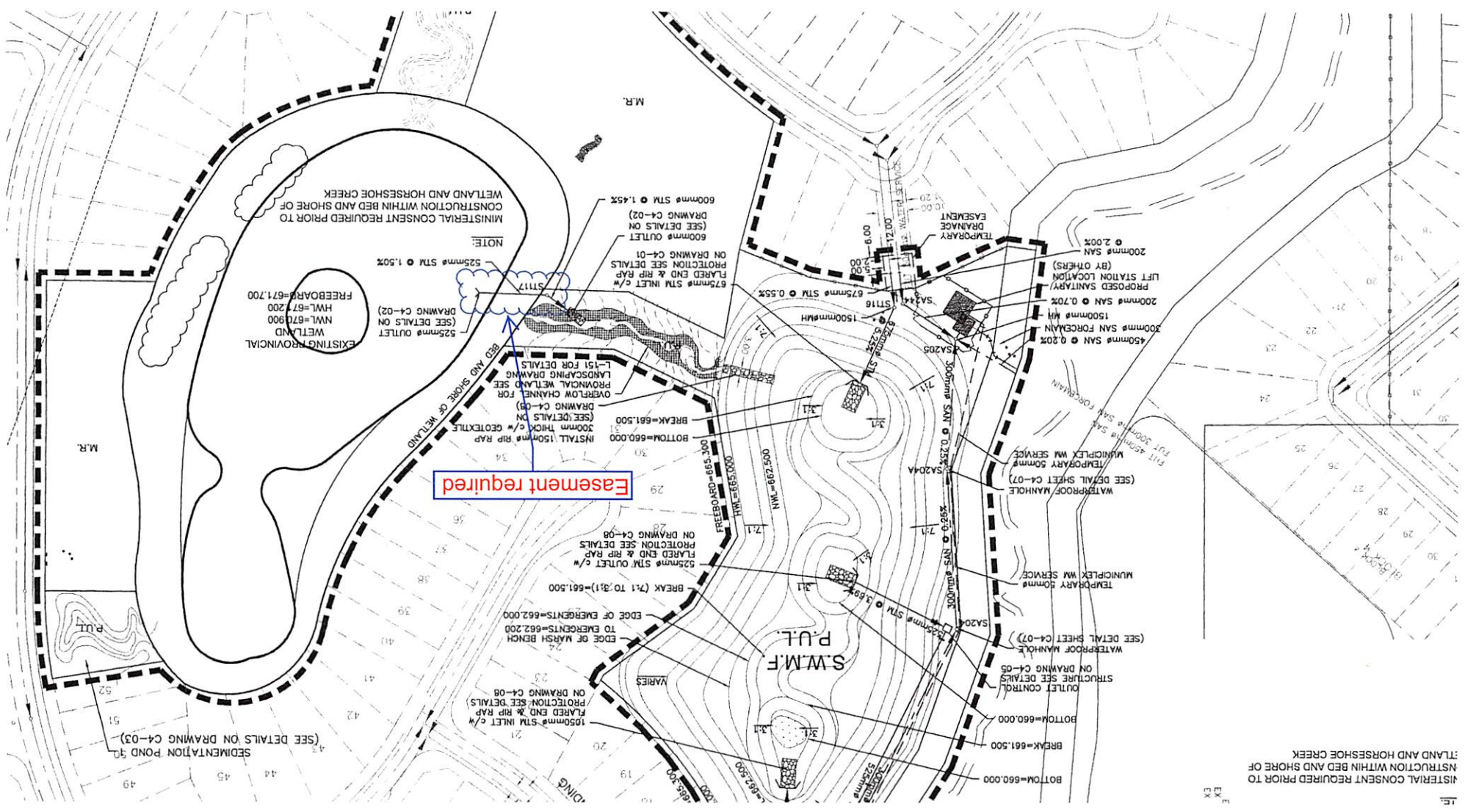
Area to be subdivided shown thus and contains 1 Environmental Reserve lot, 1 Natural Waterbody and is approximately 1.98 hectares. All dimensions are in metres and decimals thereof.

Original Submission Date:
Last Revision Date (f):

Project Number: 74M-00008-02



1700, 10059 Jasper Avenue
Edmonton, AB T5J 3L3
T 780.488.2222
F 780.488.2223
www.wsp.com



Easement required

INSTALL 1500mm RIP RAP
 BOTTOM=660.000
 BREAK=661.500

SEDIMENTATION POND 50
 (SEE DETAILS ON DRAWING C4-03)

EXISTING PROVINCIAL WETLAND
 NWL=670.900
 HWL=671.200
 FREEBOARD=671.700

WETLAND AND HORSESHOE CREEK
 CONSTRUCTION WITHIN BED AND SHORE OF
 MINISTERIAL CONSENT REQUIRED PRIOR TO

MINISTERIAL CONSENT REQUIRED PRIOR TO
 CONSTRUCTION WITHIN BED AND SHORE OF
 WETLAND AND HORSESHOE CREEK

M.R.

P.U.I.

M.R.

P.U.I.

M.R.

P.U.I.

M.R.

P.U.I.

M.R.

P.U.I.



Subdivision Authority

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

October 26, 2017

File No. LDA17-0420

Alberta Geomatics Inc.
201, 8762 - 50 Avenue NW
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 1, Plan 4312 HW, located north of 109A Avenue NW and east of 133 Street NW; **NORTH GLENORA**

The Subdivision by Plan is APPROVED on October 26, 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.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing water service enters the proposed subdivision approximately 5.13 m south of the north property line of Lot 34, and the existing sanitary and storm service enters the proposed subdivision at approximately 7.2m north of the south property line of Lot 34. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

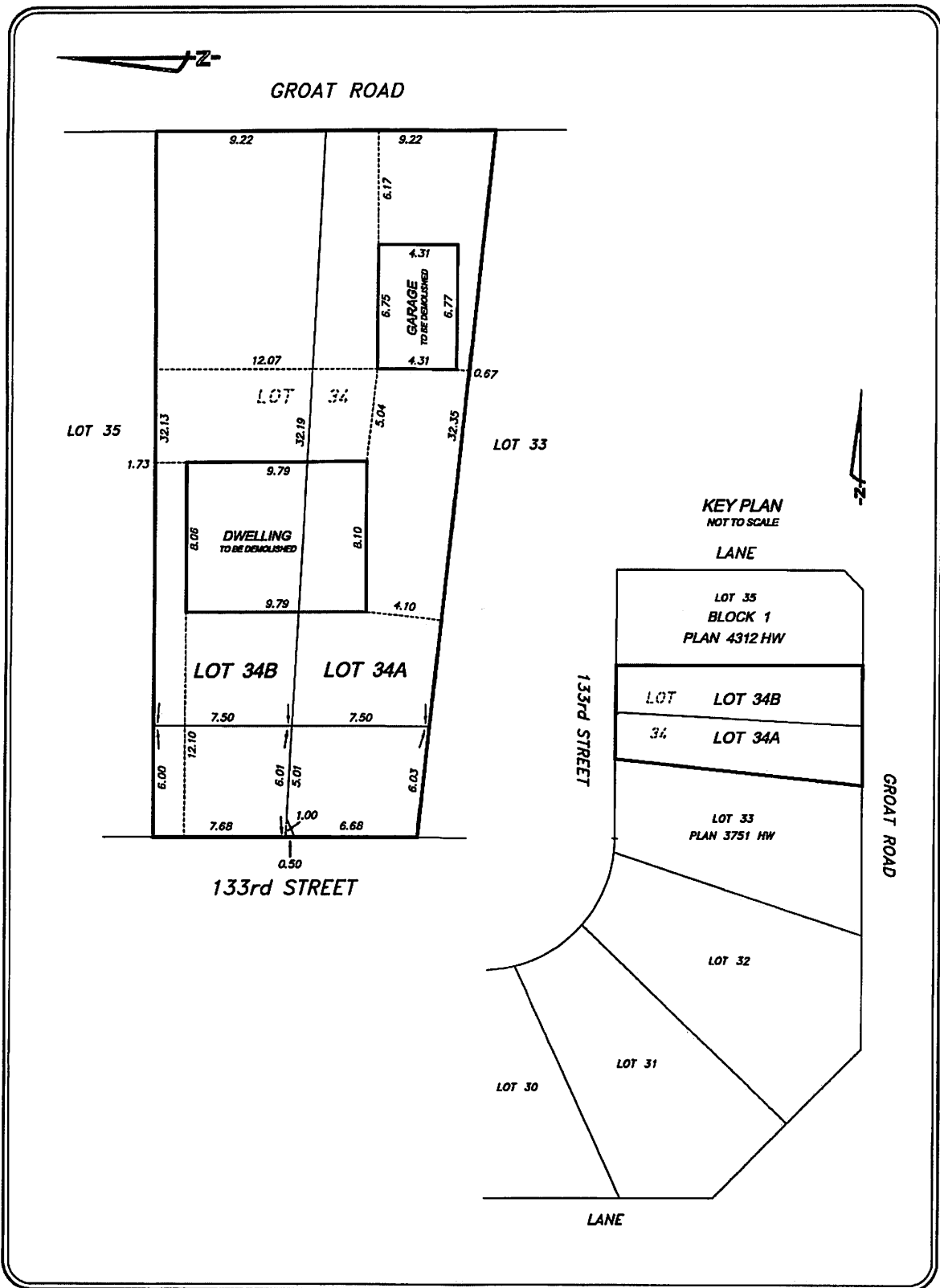
Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #257833676-001

Enclosure



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024				NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY	
LOT: 34		BLOCK: 1		PLAN: 4312 HW	
SUBDIVISION: NORTH GLENORA		ADDRESS: 10929-133 STREET			
BUILDER/OWNER: RYAN PRODORUTTI			EDMONTON		
ZONING: RF1					
FILE: E14599	LOT AREA: 0.063ha.	SCALE: 1:250	DRAWN BY: D.S.	CHECKED BY: P.S.	2017-10-18



Subdivision Authority

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

October 26, 2017

File No. LDA17-0477

Westcastle Home Builders Inc.
2546 - Cameron Ravine Landing NW
Edmonton, AB T6M 0L2

ATTENTION: Jeff King

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 5, Plan 6150 HW located north of 91 Avenue NW and east of 151 Street NW;
JASPER PARK

The Subdivision by Plan is APPROVED on October 26, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), EPCOR Water Services (780-412-3955), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.39 m north of the south property line of Lot 13. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

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

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

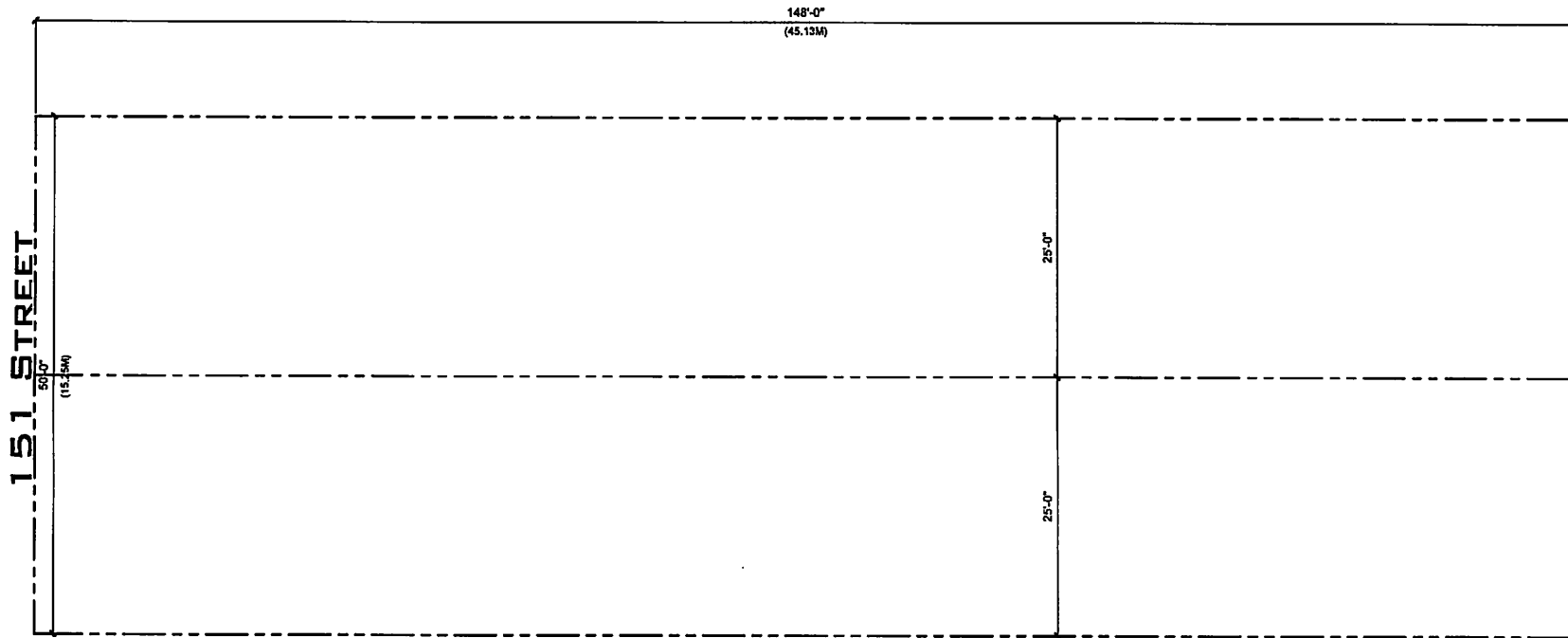
Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #259694611-001

Enclosure(s)



91 AVE

PRELIMINARY SITE LAYOUT


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

BUILDER

CLIENT
KING RESIDENCE

DESIGN MODEL
— Sq.Ft.

L 13 B L 5 S 6150HW
 CIVIC ADDRESS
 9101-151 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 PRELIM SITE LAYOUT Scale: N.T.S. (Print 11x17 paper)
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DATE **JUNE, 2016**

SHEET # **S 1**

LANE



Subdivision Authority

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

October 26, 2017

File No. LDA17-0473

Hagen Surveys (1982) Ltd.
8829 - 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) commercial unit and one (1) remnant unit from Lot 1, Block 13, Plan 152 0589, located north of 170 Avenue NW and west of 65 Street NW;
MCCONACHIE AREA

The Subdivision by Phased Condominium is APPROVED on October 26, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2013.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/sk/Posse #259671751-001

Enclosure(s)

TENTATIVE PLAN

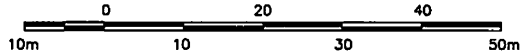
SHOWING PROPOSED PHASED CONDOMINIUM

LOT 1, BLK.13, PLAN 152 0589

IN THE
S.W.1/4 SEC.2-54-24-4

EDMONTON ALBERTA

SCALE 1:600 2017 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



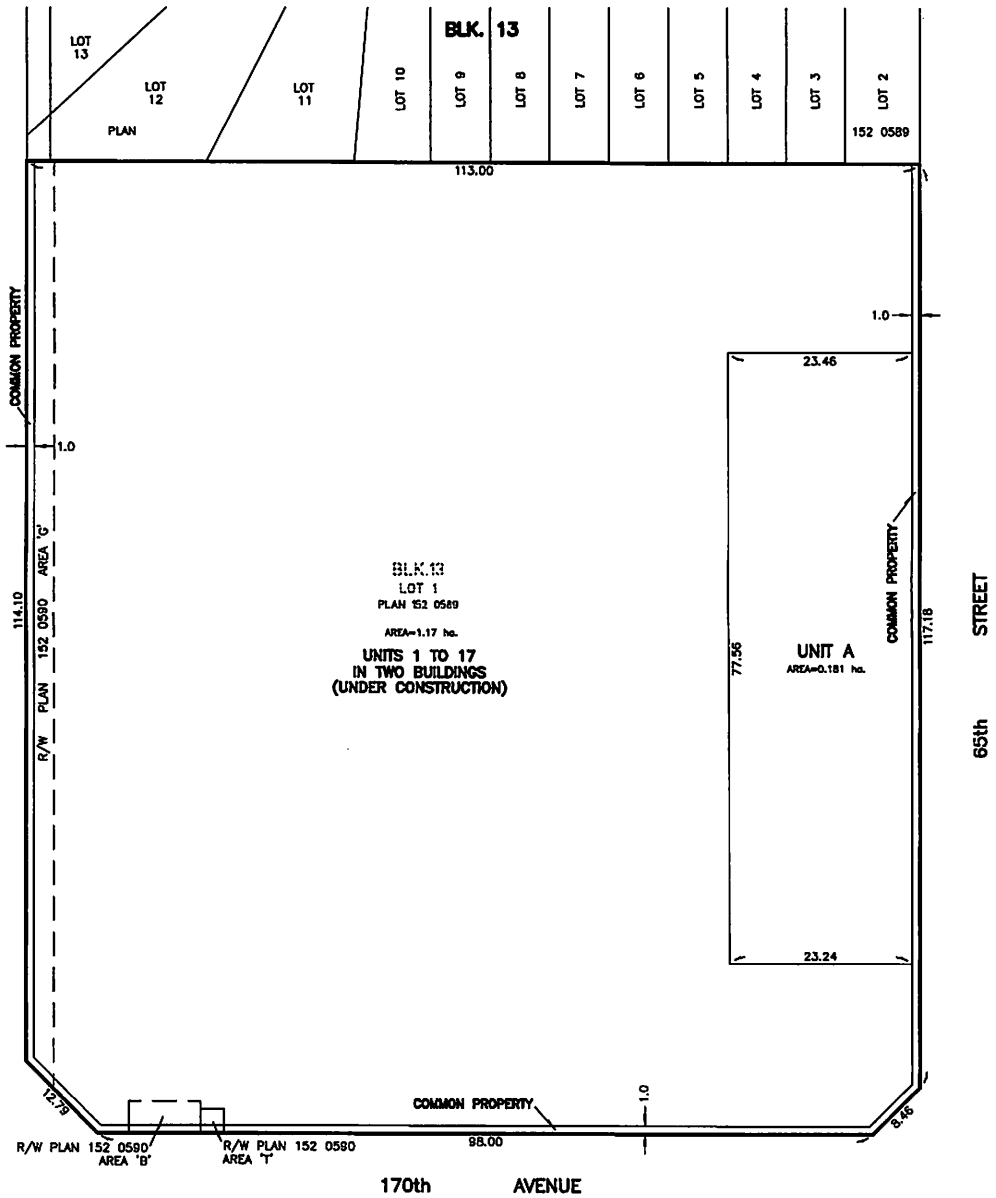
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: August 22, 2017
REVISED: September 1, 2017

FILE NO. 16C0410

DWG.NO. 16C0410T





Subdivision Authority

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

October 26, 2017

File No. LDA17-0497

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 31, Block 52, Plan N3301 HW, located south of 81 Avenue NW and west of 77 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on October 26, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the 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;

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

If you have further questions, please contact Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,



Blair McDowell
Subdivision Authority

BM/tl/Posse #261534610-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

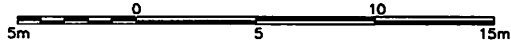
LOT 31, BLOCK 52, PLAN 3301 H.W.

IN THE

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

EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: S.C.

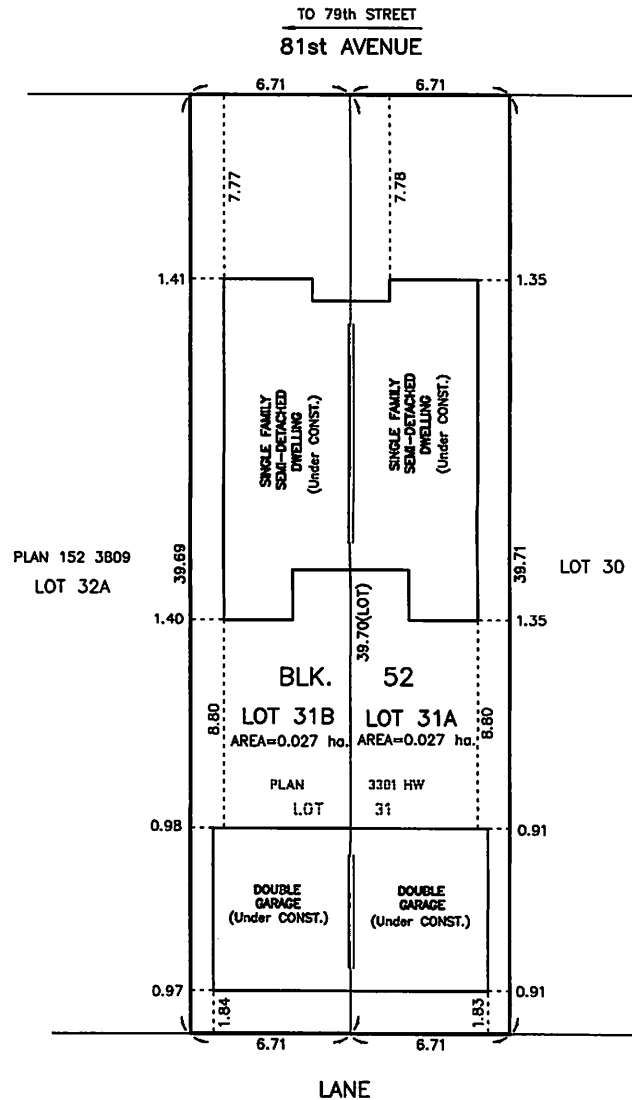
CALC'D. BY: S.C.

DATE: SEPTEMBER 7, 2017

REVISED: -

FILE NO. 16C0381

DWG.NO. 16C0381T





Subdivision Authority

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

October 26, 2017

File No. LDA17-0516

Burgess Bredo Architect Ltd.
200, 10426 - 81 Avenue NW
Edmonton, AB T6E 1X5

ATTENTION: Henry Howard

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 3A, Plan 4278 V located south of 106 Avenue NW and east of 144 Street NW;
GROVENOR

The Subdivision by Plan is APPROVED on October 26, 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.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m north of the south property line of Lot 20. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that there is an existing boulevard tree adjacent to the site along 144 Street NW. The owner must contact City Operations, Parks and Roadways to arrange for hoarding and/or supervised root cutting prior to construction (Bonnie Fermanuik at 780-496-4960);
4. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

5. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
6. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
7. 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;
8. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
9. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #261575005-001

Enclosure(s)

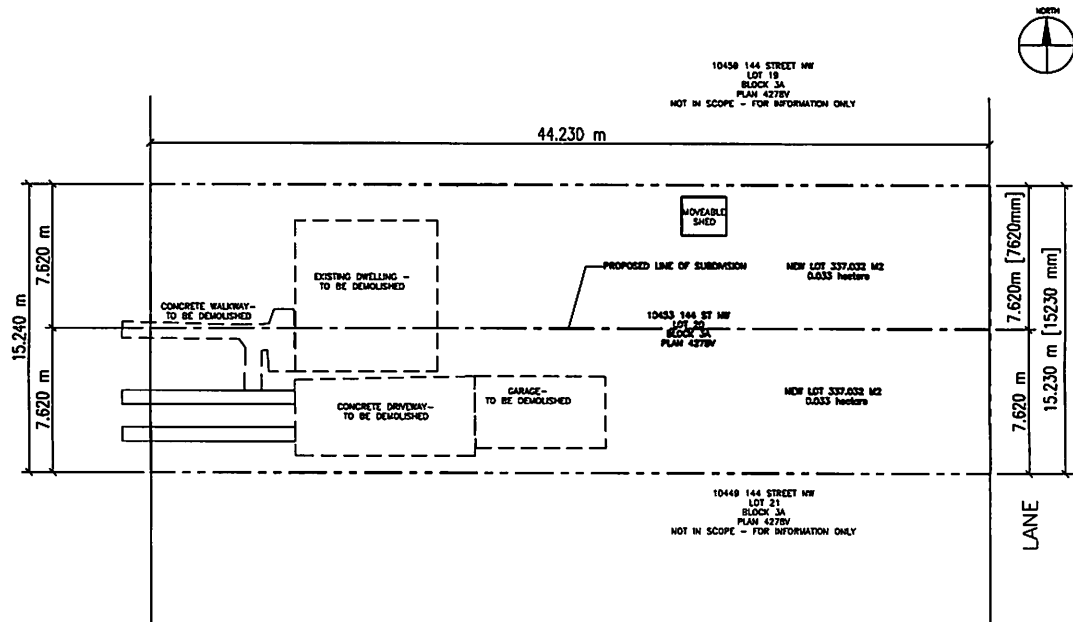
TENTATIVE PLAN

SHOWING SUBDIVISION OF

10453 144 STREET - LOT 20, BLOCK 3A, PLAN #4278V

EDMONTON ALBERTA

144 STREET



PREPARED FOR - SUBDIVISION OF 10453 144 STREET NW, EDMONTON, AB.

PREPARED BY - H HOWARD, ARCHITECT, AAA

DATE - SEPT 07 2017



Subdivision Authority

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

October 26, 2017

File No. LDA17-0525

Michael Lee
17327 - 106A Avenue NW
Edmonton, AB T5S 1M7

ATTENTION: Michael Lee

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 22, Plan 3875 P located south of 109 Avenue NW and west of 129 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on October 26, 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.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.48 m south of the north property line of Lot 7. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #262667076-001

Enclosure(s)

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF

LOT 7, BLOCK 22, PLAN 3875P
CITY OF EDMONTON - ALBERTA

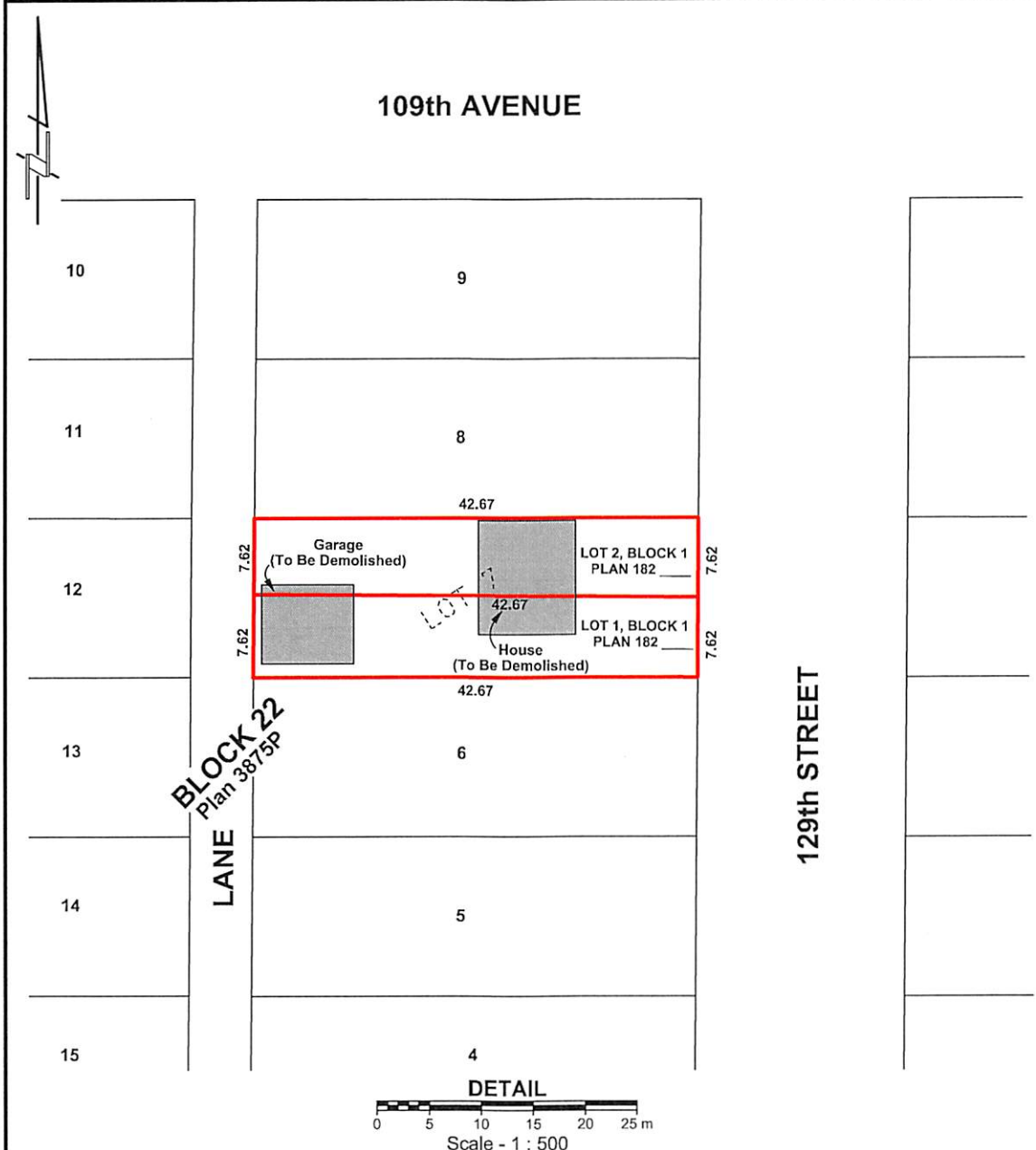
SUBJECT TO APPROVAL OF THE LOCAL APPROVING AUTHORITY

CLIENT

ANTONIO NUNES
72 NEWGATE WAY
ST. ALBERT, ALBERTA
T8N 4H1

DESCRIPTION OF PROPERTY

LOT 7, BLOCK 22, PLAN 3875P
10826 129 STREET
EDMONTON, ALBERTA
T5M 0X7



NOTES:

- Distances are ground and in metres and decimals thereof.
- Portions referred to outlined thus and contains 0.065 ha.

SUBDIVISION APPROVAL STAMP

