

Thursday, November 9, 2017

10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 45

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the November 9, 2017 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the November 2, 2017 meetings be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA16-0049 185352371-001	REVISION of conditionally approved plan of subdivision to create 68 single detached residential lots and 58 semi-detached residential lots from east half of NE, NW 15-51-24-W4M (Title Number 172 192 396 +70) located south of 25 Avenue SW and east of Orchards Way SW; <b>THE ORCHARDS AT ELLERSLIE</b>
2.	LDA17-0487 260877472-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot C, Block C, Plan 833 HW, located west of 90 Street NW and north of 92 Avenue NW; <b>BONNIE DOON</b>
3.	LDA17-0489 261059571-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 19, Plan 2306 HW, located south of 70 Avenue NW and east of 98 Street NW; <b>HAZELDEAN</b>
4.	LDA17-0519 262005276-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 1 and 2, Block 141, Plan 4590 W located south of 101 Avenue NW and west of 142 Street NW; <b>GROVENOR</b>
5.	LDA17-0524 262677076-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 1, Plan 798 MC, located east of 66 Street NW and south of 136 Avenue NW; <b>BELVEDERE</b>
6.	LDA17-0542 263505881-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 12, Plan 1367 HW, located north of 77 Avenue NW and west of 115 Street NW; <b>MCKERNAN</b>

7.	LDA17-0560 264054556-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 7, Plan 4065 AE, located north of 112 Avenue NW and east of 63 Street NW; <b>HIGHLANDS</b>
8.	LDA17-0562 264110735-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 24 - 25, Block 7, Plan 4587 AK, located north of 110 Avenue NW and east of 76 Street NW; <b>VIRGINIA PARK</b>
5.	<b>OTHER BUSINESS</b>	



November 9, 2017

File No. LDA16-0049

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

ATTENTION: Nick Dyjach

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

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Phases 1 and 2 of the original approval have been registered. The application revises Phases 3, 4, and 5 of the original approval by reversing the phasing such that the easternmost phase is registered first and by removing 10 semi-detached residential lots and adding 11 single detached residential lots.

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

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc. and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, MR, and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a freeboard restrictive covenant in favour of the EPCOR Drainage against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 25 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the walkways to the satisfaction of City Departments and affected utility agencies.

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

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

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



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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #185352371-001

Enclosure(s)





Subdivision Authority

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

November 9, 2017

File No. LDA17-0487

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

ATTENTION: Roy Maxwell

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

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

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

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

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

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

If you have further questions, please contact Steven Ketz at [steven.ketza@edmonton.ca](mailto:steven.ketza@edmonton.ca) or 780-944-0250.

Regards,

Blair McDowell  
Subdivision Authority

BM/sk/Posse #260877472-001  
Enclosure(s)



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.4 m north of the south property line of Lot C. A second set of services (water and sanitary) enter the proposed subdivision approximately 26.06 m north of the north property line of 92 Avenue NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).



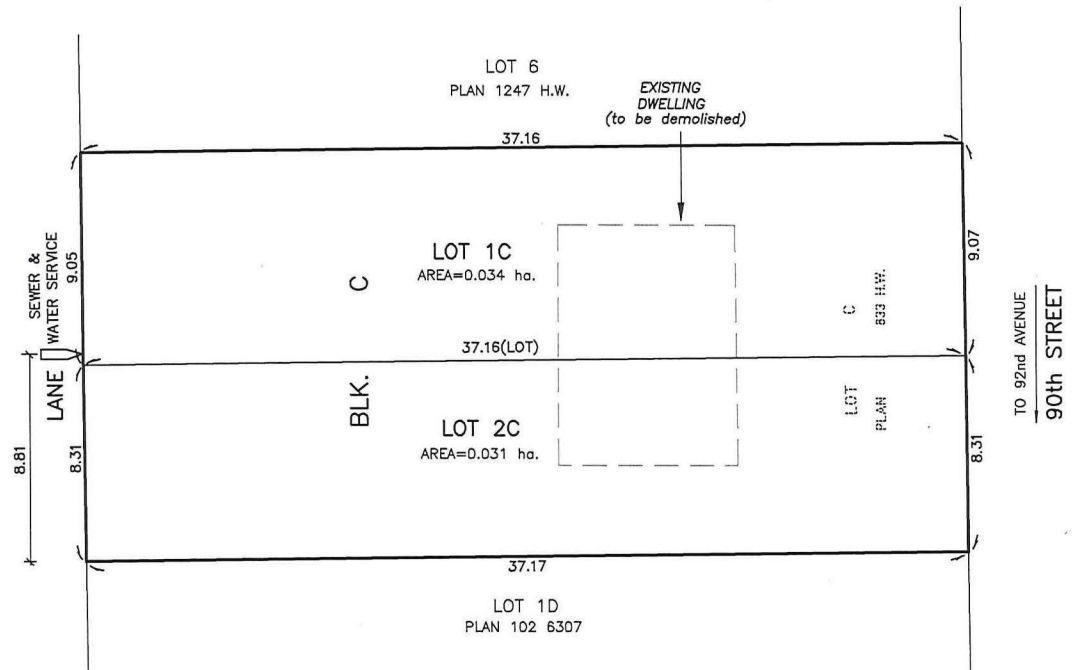
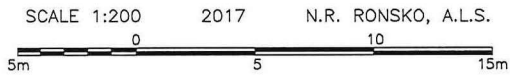
# TENTATIVE PLAN

SHOWING SUBDIVISION OF

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

IN THE

THEO. 52-24-4  
EDMONTON ALBERTA



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

**HAGEN SURVEYS (1982) LTD.**  
8929-20 STREET, EDMONTON. Ph: 464-5506

	DRAWN BY: S.C.
	CALC'D. BY: RAW
	DATE: AUGUST 30, 2017 REVISED: -
	FILE NO. 17S0835
	DWG.NO. 17S0835T



Subdivision Authority

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

November 9, 2017

File No. LDA17-0489

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

ATTENTION: Ryan Smith,

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

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

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

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

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

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

If you have further questions, please contact Adam Todd at [geraldadam.todd@edmonton.ca](mailto:geraldadam.todd@edmonton.ca) or 780-496-8080.

Regards,

Blair McDowell  
Subdivision Authority

BM/at/Posse #261059571-001  
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval


- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

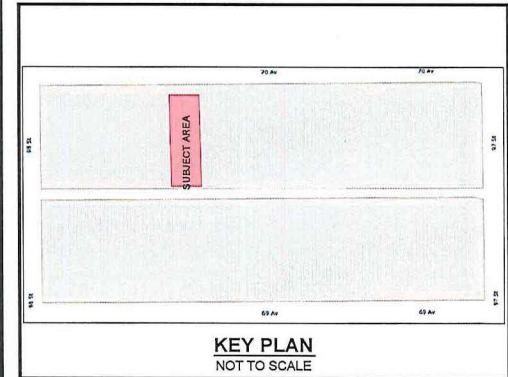
Servicing

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

ALAIR HOMES

NOTES:


- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS:  AND CONTAINS: 0.052 ha.
- Perp - PERPENDICULAR



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

REVISIONS

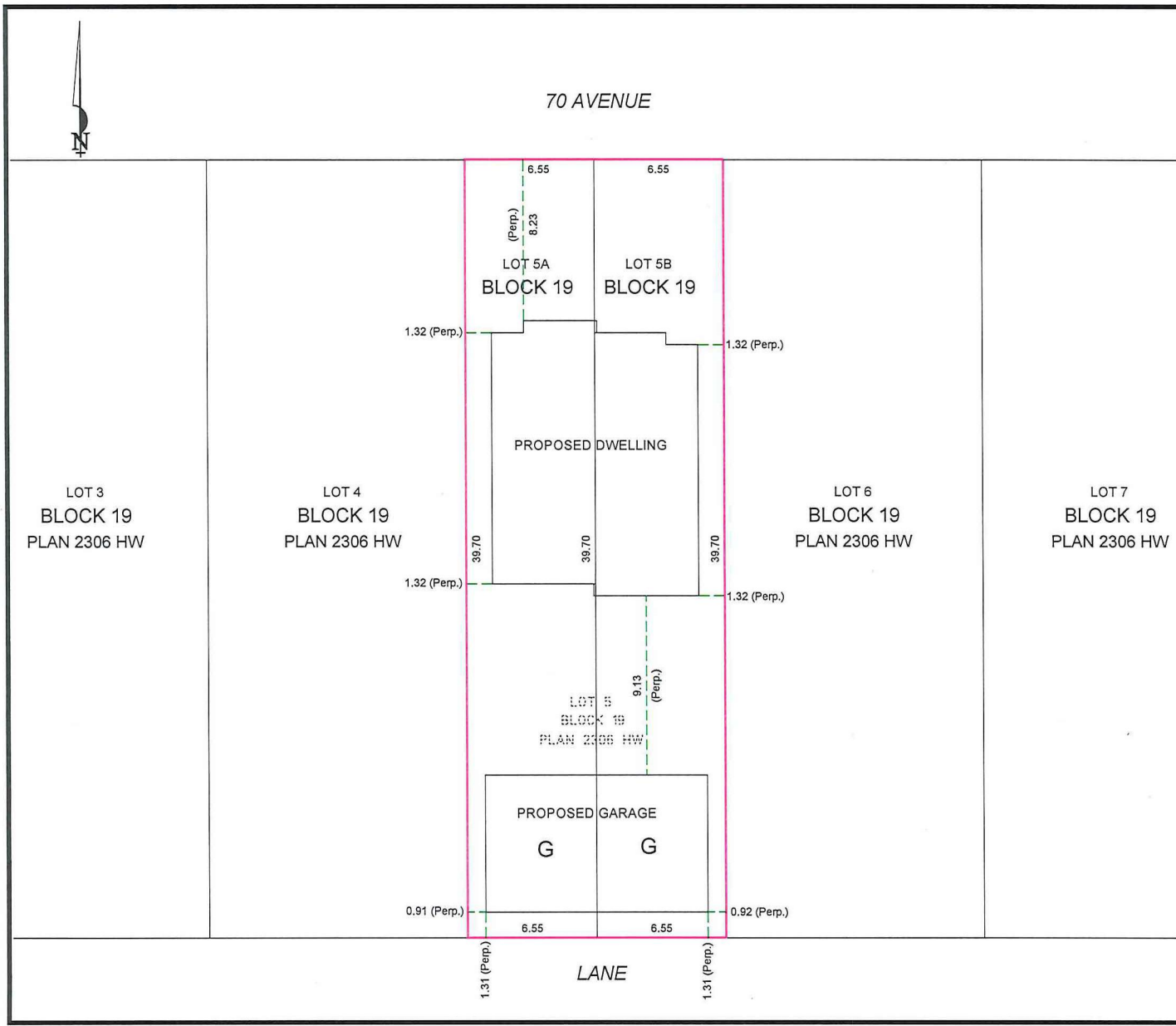
**HAZELDEAN**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 5, BLOCK 19, PLAN 2306 HW  
WITHIN THE  
N.W. 1/4 SEC. 21 - TWP. 52 - RGE. 25 - W. 4th MER.  
**EDMONTON - ALBERTA**

2017  
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.	61700065T	DRAFTED BY:	AN	CHECKED BY:	RS
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70 AVENUE







Subdivision Authority

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

November 9, 2017

File No. LDA17-0519

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

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

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #262005276-001  
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

Transportation

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

Building / Site

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

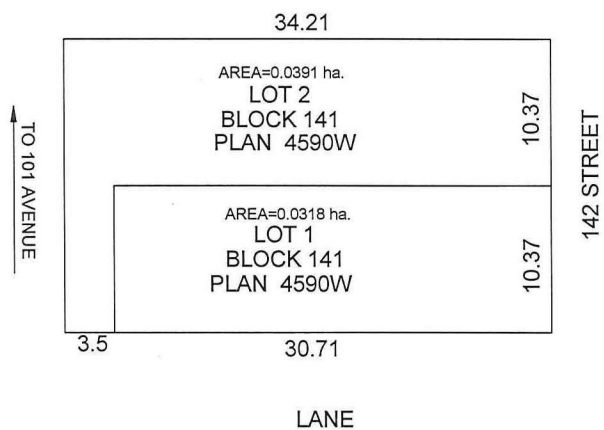
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 17.4 m west of the west property line of 142 Street off of the lane. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

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

EDMONTON ALBERTA

SCALE BAR 1:200





Subdivision Authority

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

November 9, 2017

File No. LDA17-0524

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

ATTENTION: Floyd Stochinski

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

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

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
2. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed northern lot and for the provision of separate services (storm) to the proposed southern lot; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/zj/Posse #262677076-001  
Enclosure(s)



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

Servicing

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



136 AVENUE

66 STREET

LOT 21

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

39.28

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

7.62

LOT 20B  
0.029 ha.

7.12

38.28

LOT 20A  
0.031 ha.

8.12

7.62

LOT 20 BLOCK 7  
PLAN 798 MC

39.29

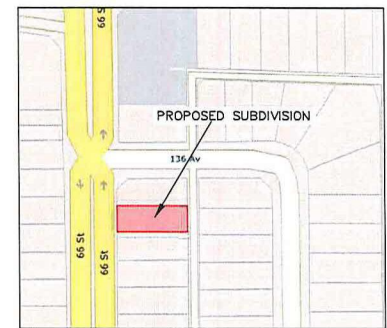
LOT 19

LANE


### TENTATIVE PLAN

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

Scale: 1:200



**Note:**

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



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

R1 - Nov 2, 2017 Revise Design

Job #: SA 17- 348

Drawn by: SP

Checked by: FS



Subdivision Authority

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

November 9, 2017

File No. LDA17-0542

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 12, Plan 1367 HW, located north of 77 Avenue NW and west of 115 Street NW;  
**MCKERNAN**

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

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

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If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #263505881-001  
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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

Transportation

- that the existing residential access to 115 Street NW must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Transportation Planning and Engineering. The owner must obtain a permit to remove the access from Sustainable Development;

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.9 m west of the east property line of Lot 25. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).



# TENTATIVE PLAN

SHOWING SUBDIVISION OF  
 LOT 25, BLOCK 12, PLAN 1367 H.W.

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

EDMONTON ALBERTA

SCALE 1:200 2017 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: S.C.

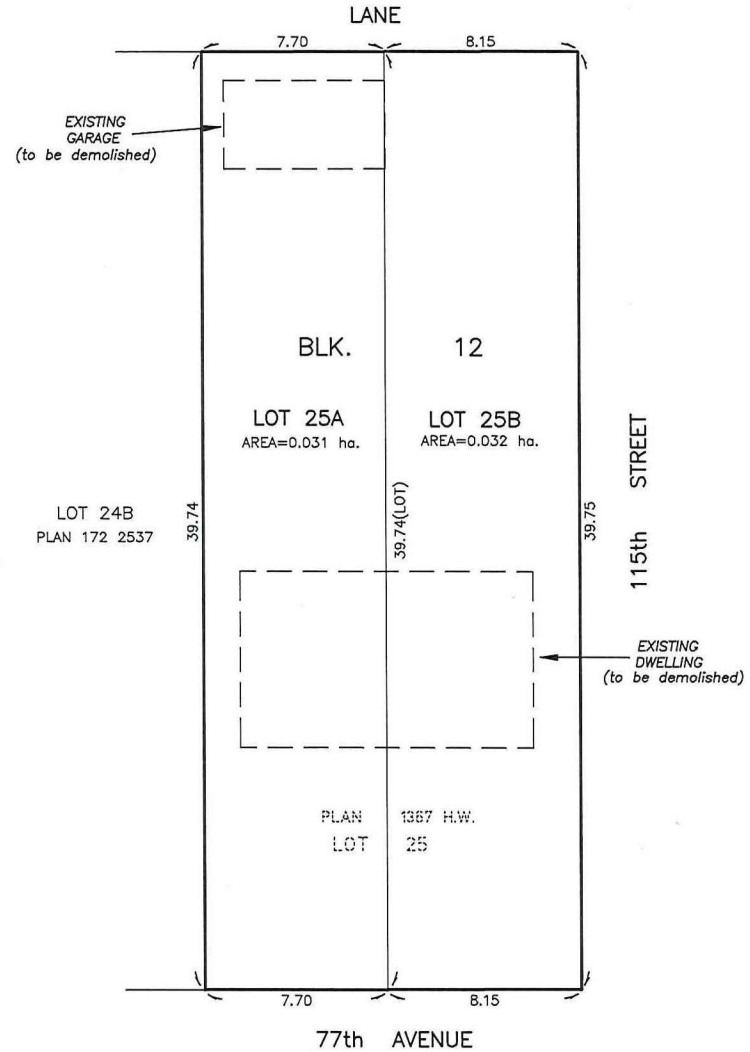
CALC'D. BY: S.C.

DATE: Septembe 28th, 2017

REVISED: -

FILE NO. 17S0922

DWG.NO. 17S0922T





Subdivision Authority

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

November 9, 2017

File No. LDA17-0560

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

ATTENTION: Giorgio Lupinacci

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

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

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

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

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

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

If you have further questions, please contact Tina Lee at [tina.lee@edmonton.ca](mailto:tina.lee@edmonton.ca) or 780-496-1758.

Regards,

Blair McDowell  
Subdivision Authority

BM/tl/Posse #264054556-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

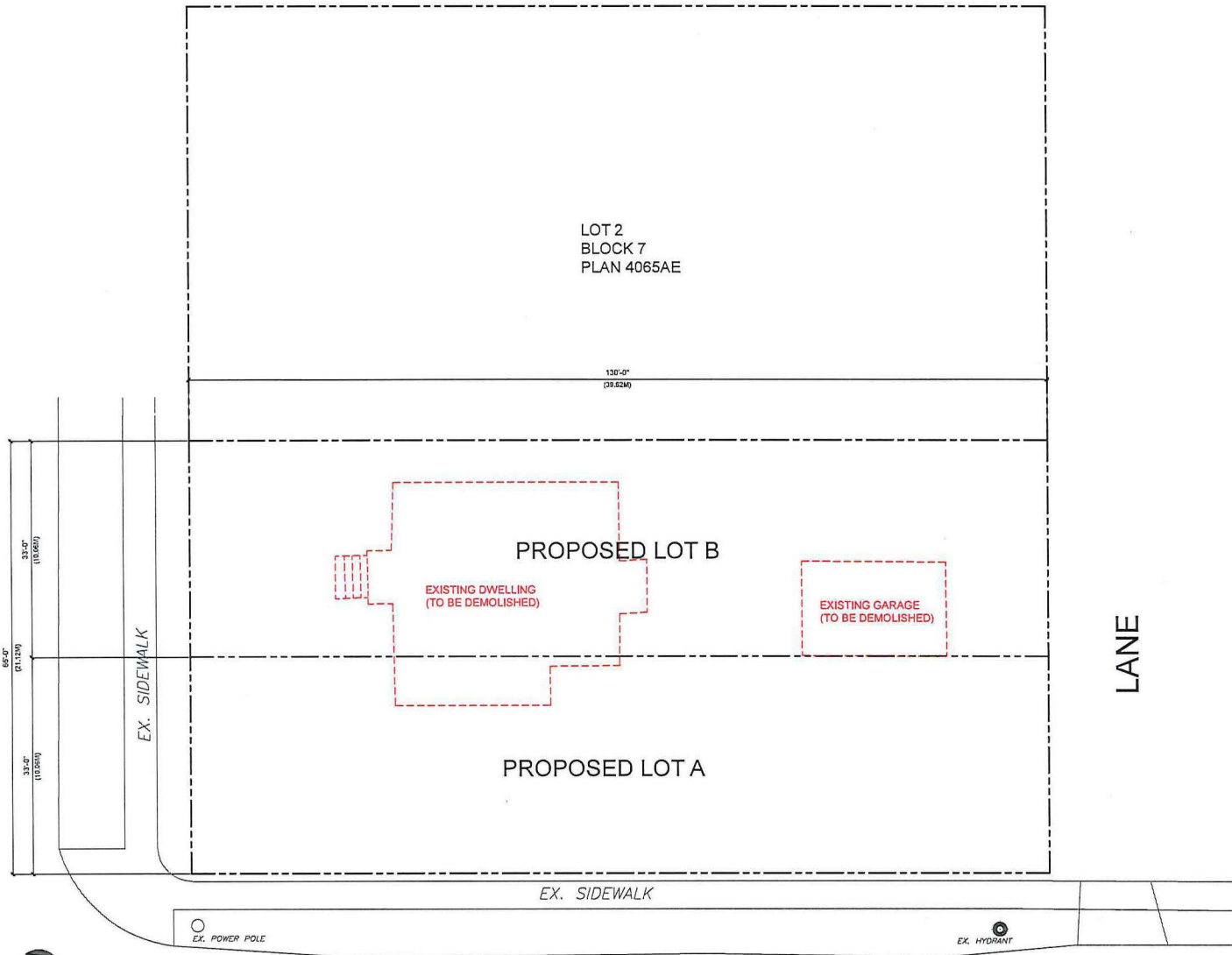
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 16.8 m north of the north property line of 112 Avenue NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

63 STREET



112 AVENUE

LANE

# SUBDIVISION PLAN

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

BUILDER

CLIENT  
**LUPINACCI  
RESIDENCE**

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

LOT 1 BL 7 PL 4065AE  
CIVIC ADDRESS  
11203 63 Street NW  
Edmonton, Alberta

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

REVISIONS
1) —
2) —
3) —

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

DATE  
Sep. 25, 2017

SHEET #  
**S 1**





Subdivision Authority

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

November 9, 2017

File No. LDA17-0562

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

ATTENTION: Ryan Smith

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

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

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

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

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

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

If you have further questions, please contact Stephanie Mah at [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #264110735-001  
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 (\$649.00 - 2017 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

Transportation

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

Building / Site

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

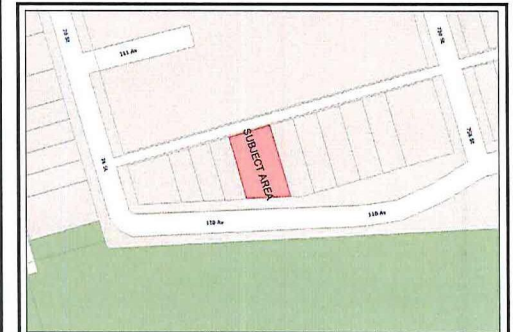
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.9m west of the east property line of Lot 24. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252).

# URBAN SKY DEVELOPMENT

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.066 ha.



**KEY PLAN**  
NOT TO SCALE

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

## VIRGINIA PARK

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOTS 24 AND 25, BLOCK 7, PLAN 4587 AK  
WITHIN RIVER LOT 26

S. 1/2 SEC. 10 - TWP. 53 - RGE. 24 - W. 4th MER.

## EDMONTON - ALBERTA



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

FILE NO. 61700074T DRAFTED BY: AN CHECKED BY: RS





Thursday, November 2, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 44

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the November 2, 2017 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the October 26, 2017 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA16-0556 236344644-001	Tentative plan of subdivision to create 53 single detached residential lots and 12 semi-detached residential lots, from the NE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; <b>KESWICK</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA15-0450 179367600-001	REVISION of conditionally approved plan of subdivision to create 24 single detached residential lots and 34 semi-detached residential lots, from Lot 2, Block 1, Plan 172 1102, located north of 151 Avenue NW and east of Victoria Trail NW; <b>FRASER</b>
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>



3.	LDA15-0449 179364313-001	REVISION of conditionally approved plan of subdivision to create 52 single family residential lots from Lot 1, Block 1, Plan 162 2160, located north of 151 Avenue NW and west of Victoria Trail NW; <b>KIRKNESS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA15-0036 166839754-001	REVISION of conditionally approved plan of subdivision to create 11 single family residential lots from Lot 1, Block 1, Plan 162 2160, located north of 151 Avenue NW and west of Victoria Trail NW; <b>KIRKNESS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA17-0488 261058195-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 50, Plan 3769 HW, located east of 152 Street NW and north of 92 Avenue NW; <b>SHERWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA17-0505 261710760-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 9, Plan 3543 HW located south of 66 Avenue NW and east of 105A Street NW; <b>ALLENDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA17-0517 262592162-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 11, Plan 4629 KS located south of Valleyview Crescent NW and west of 138 Street NW; <b>PARKVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA17-0528 259142318-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 38, Plan RN 46 located south of 118 Avenue NW and east of 123 Street NW; <b>INGLEWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
9.	LDA17-0531 263103290-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 4, Plan 2874 P, located north of 88 Avenue and east of 94 Street; <b>BONNIE DOON</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
10.	LDA17-0537 263219352-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 26, Plan 3875 P, located north of 107 Avenue NW and west of 128 Street NW; <b>WESTMOUNT</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
11.	LDA17-0539 259193888-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 22 and 23, Block 48, Plan 6800 AK, located south of 104 Avenue NW and west of 82 Street NW; <b>FOREST HEIGHTS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
12.	LDA17-0546 262999328-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 14A, Plan 264 RS, located south of 78 Avenue NW and west of 154A Street NW; <b>RIO TERRACE</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
13.	LDA17-0547 263179157-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 41, Plan 5782 NY, located north of 150 Avenue NW and east of 60 Street NW; <b>MCLEOD</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:30 a.m.		