

Thursday, June 9, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 23

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the June 9, 2016 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the June 2, 2016 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA16-0078 187256328-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit A (in 8 parts) from Lot 1, Block 8, Plan 152 5637 located north of 41 Avenue and east of 30 Street; LARKSPUR
2.	LDA16-0142 189010463-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 8, Block 26, Plan RN 76 located south of 122 Avenue and east of 85 Street; EASTWOOD
3.	LDA16-0164 189346539-001	Tentative plan of subdivision to create one (1) bare land parking unit and one remnant unit in ten (10) parts from Lot 102, Block 5, Plan 142 4127, located north of 41 Avenue SW and west of Adamson Drive SW; ALLARD
4.	LDA16-0171 188727528-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 9, Plan 1366 HW located south of 73 Avenue and east of 112 Street; MCKERNAN
5.	LDA16-0182 219314225-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 5, Block 103, Plan 3875 P, located south of 103 Avenue NW and east of 139 Street NW; GLENORA
6.	LDA16-0191 218797736-001	Tentative plan of subdivision to revise conditionally approved subdivision LDA14-0357 by adding two (2) single detached residential lots to the NE-8-52-23 W4M located west of Meridian Street and south of Whitemud Drive; MAPLE
7.	LDA16-0200 219442169-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 20, Block 53, Plan 2950 HW located south of 106 Avenue and west of 83 Street; FOREST HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

June 9, 2016

File NO. LDA16-0078

Urban Systems
200, 10345 – 105 Street
Edmonton, AB T5J 1E8

ATTENTION: Bruce Drake

Dear Mr. Drake:

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit A (in 8 parts) from Lot 1, Block 8, Plan 152 5637 located north of 41 Avenue and east of 30 Street; **LARKSPUR**

The Subdivision by Phased Condominium is APPROVED on June 9, 2016, 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 (i.e. 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 (\$2812.00) 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.

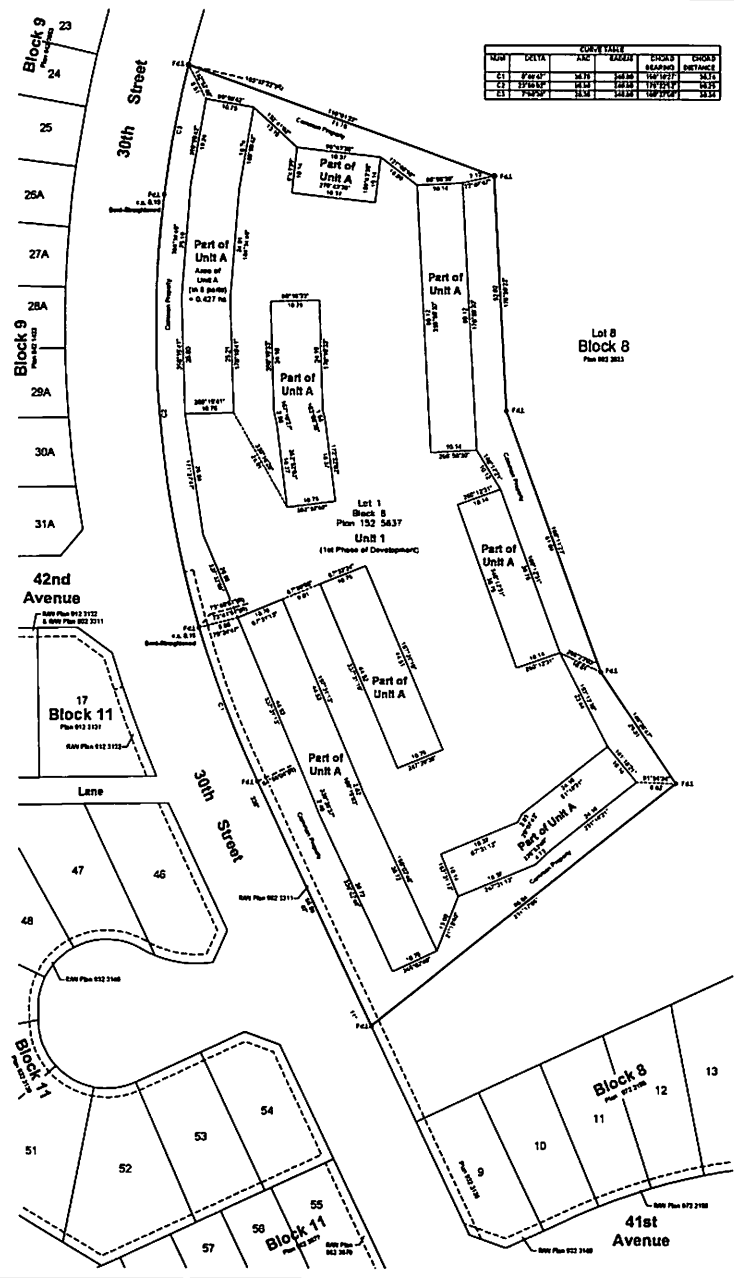
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #187256328-001

Enclosure(s)



CURVATURE				
NO.	DATA	ARC	BEZEL	CHORD
C1	7.90	38.13	128.39	129.2237
C2	7.90	38.13	128.39	129.2237
C3	7.90	38.13	128.39	129.2237

POST TENSIONED CABLES STATEMENT This plan is accompanied by a certificate regarding post-tensioned cables and signed by NAME OF OCCUPATION stating there are no post-tensioned cables located anywhere on or within the building or the property on which the building is located.	ALBERTA REGISTRIES
	PLAN No. _____
NOTE For any endorsement, registration, notification or other entry that is to be made on this plan, please see the Condominium Additional Sheet (CAS) which is attached to this plan pursuant to the Condominium Property Regulation.	ENTERED AND REGISTERED ON _____
	INSTRUMENT No. _____
	A/D REGISTRAR _____
PHASE 1 SHEET 1 OF **	

**LARKSPUR
CITY OF EDMONTON
ALBERTA**

TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT
AFFECTING
LOT 1 BLOCK 8 PLAN 152 5637
WITHIN THE
N.W. 1/4 SEC 7 TWP 52 RGE 23 W4M
B.M. DRAKE, A.L.S. - 2016

SYMBOLS LEGEND:

Boundary line (shown as dashed line)	○
Boundary line (shown as solid line)	●
Abandonment of easement (shown as dashed line with 'A' symbol)	⊗
Abandonment of easement (shown as solid line with 'A' symbol)	⊙

NOTES:

All dimensions are given and shown in meters and decimals thereof. Distances shown are true north to true north unless otherwise indicated. All distances are rounded to the nearest millimeter and are lengths. All survey are horizontal unless otherwise stated.

C1 to C3 curves are shown and shown in meters and decimals thereof. Distances shown are true north to true north unless otherwise indicated.

Position required for Condominium is compared to Building Units that 1 Unit for each unit.

Area required for Condominium is 1.22 ha, and is outlined in red.

Boundary line (shown as dashed line) is shown true.

The items for this plan are as follows:
 Datum: North American Datum 1983 (NAD83)
 Reference Station: 1147 West Longitude
 Contained Scale Factor: 0.99971
 Transformation Parameters: NAD83 to NAD27
 NAD83 to NAD27
 NAD83 to NAD27
 NAD83 to NAD27

Condominium and boundaries are defined by walls and shown true. Condominium boundaries are shown true. 1:2.5 m.
 All areas not surveyed or not in the survey plan.
 Exterior corners and shown as not part of the lot.
 Condominium and boundaries are as defined by Section 1(1) of the Condominium Property Act or where the wall does not meet the vertical plane as defined by the document shown.
 Areas and shown and dimensions related to the condominium and boundaries and are an indication of the use of the wall and as defined from this survey and not from other drawings.
 Dimensions shown to the boundaries with any perpendicularity in property lines unless otherwise stated.
 The boundaries of Unit 1 with adjacent property in the survey are shown as indicated by the Survey Act.
 For all dimensions and cross-sections refer to sheets 2 to 5.

ABBREVIATIONS:

A Air Station	HL Horizontal	SL Substation
A.L.S. Alberta Land Surveyor	HL Horizontal	SL Substation
Am Azimuth	HL Horizontal	SL Substation
C.A. Central Angle of Curve	HL Horizontal	SL Substation
C Curve	HL Horizontal	SL Substation
E East	HL Horizontal	SL Substation
CHS Closed Traverse Sighting System	HL Horizontal	SL Substation
HL Horizontal	HL Horizontal	SL Substation
L Station Line Point	HL Horizontal	SL Substation
M Marker	HL Horizontal	SL Substation

SURVEYOR:
 B.M. Drake, A.L.S.
 Surveyed between the dates of August 13, 2016, and March 29, 2017, in accordance with the provisions of the Survey Act.

CONDOMINIUM CORPORATION ADDRESS:
 590 81 Street SW
 Edmonton, Alberta
 T6X 0V1

APPROVING AUTHORITY:
 Name: THE CITY OF EDMONTON
 File No.: 0123456789

REGISTERED OWNERS:
 1.
 2.

Scale: 1:500

DRAWN BY: [Name] FILE NUMBER: 3879 0001 00
 DATE: 20/08/2017 DRAWING FILE: 3879-001-0001 REV. 0



June 9, 2016

File NO. LDA16-0142

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 8, Block 26, Plan RN 76 located south of 122 Avenue and east of 85 Street;
EASTWOOD

The Subdivision by Plan is APPROVED on June 9, 2016, subject to the following condition(s):

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), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), 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 next step in the subdivision process is to have a legal instrument prepared (i.e. 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 (\$636.00) 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 Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #189010463-001

Enclosure(s)

TENTATIVE PLAN

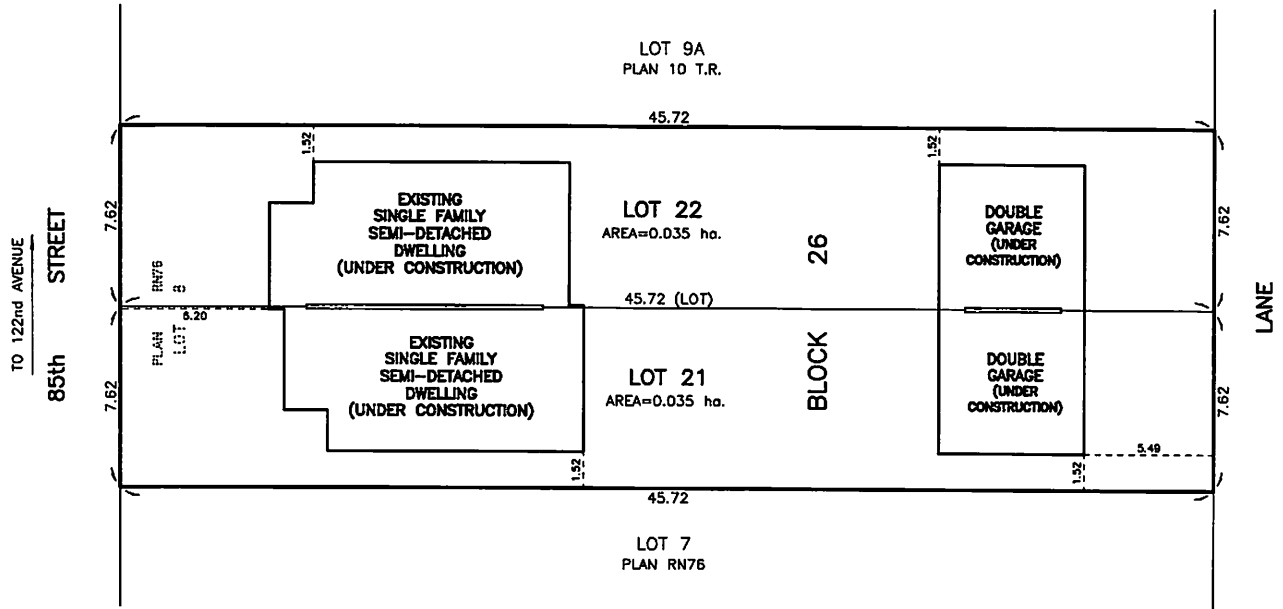
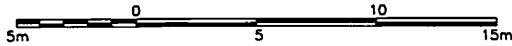
SHOWING SUBDIVISION OF

LOT 8, BLOCK 26, PLAN RN76 (LXXVI)

IN THE
S.E.1/4 SEC.16-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2016 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: March 22, 2016
REVISED: -

FILE NO. 15C0976

DWG.NO. 15C0976T



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

June 9, 2016

File NO. LDA16-0164

Urban Systems
10345 – 105 Street NW
Edmonton, AB T5J 1E8

ATTENTION: Bruce Drake

Dear Mr. Drake:

RE: Tentative plan of subdivision to create one (1) bare land parking unit and one remnant unit in ten (10) parts from Lot 102, Block 5, Plan 142 4127, located north of 41 Avenue SW and west of Adamson Drive SW; **ALLARD**

The Subdivision by Phased Condominium is APPROVED on June 9, 2016, 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 (\$2812.00) 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.

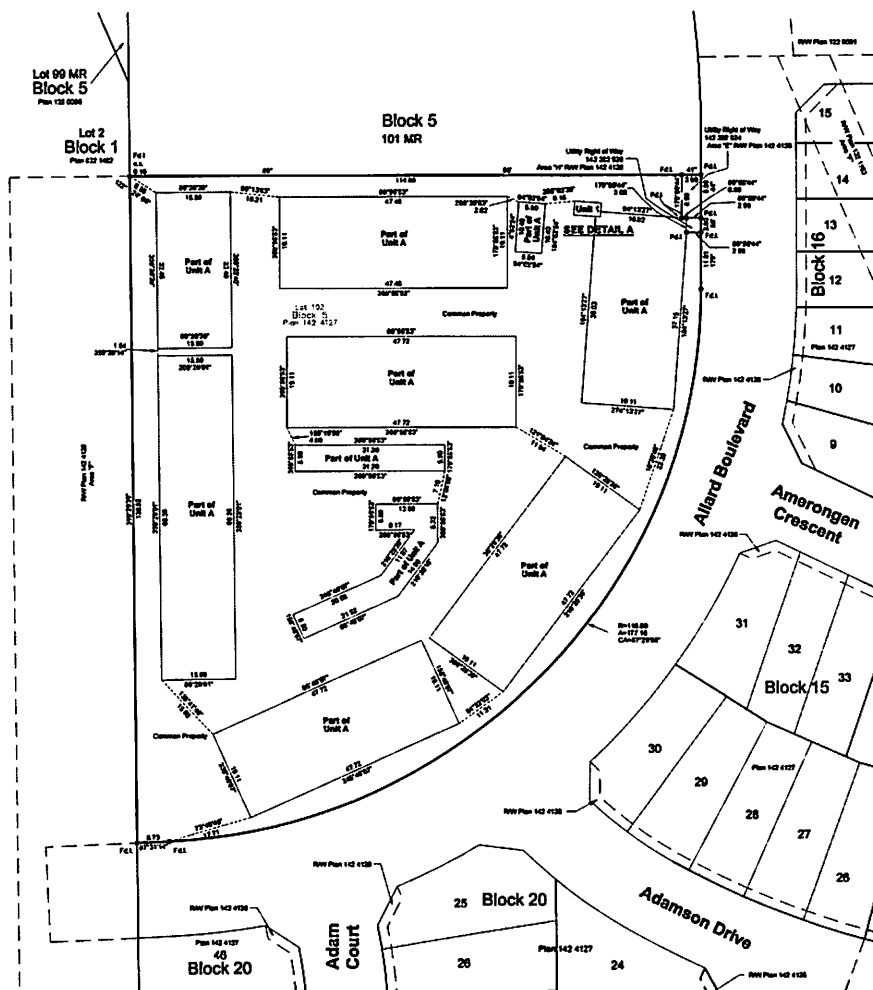
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #189346539-001

Enclosure(s)



POST TENSIONED CABLES STATEMENT
 This plan is accompanied by a certificate regarding post-tensioned cables and signed by NAME / OCCUPATION stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

NOTE:
 For any encroachment, registration memorandum, notification or other entry that is to be made on this plan, please see the Condominium Additional Chart (23) which is added to this plan pursuant to the Condominium Property Regulation.

ALBERTA REGISTRIES
 PLAN No. _____
 ENTERED AND REGISTERED ON _____
 INSTRUMENT No. _____
 A D REGISTRAR
 PHASE 1 SHEET 1 OF **

ALLARD CITY OF EDMONTON ALBERTA

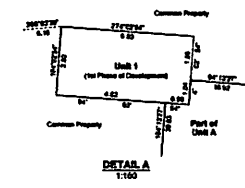
TENTATIVE PLAN SHOWING PROPOSED PHASED CONDOMINIUM DEVELOPMENT AFFECTING LOT 102 BLOCK 5 PLAN 142 4127 WITHIN THE S.E. 1/4 SEC 18 TWP 51 RGE 24 W4M B.M. DRAKE, A.L.S. - 2016

SYMBOLS LEGEND:
 Building Item Points: Shown as shown.
 Building Item Points: Shaded (P20) as shown.
 Address Survey Control Markers (ASCM) are shown.
 P4 to M4 Calculated positions are shown.
 On-site control point (P1) is shown.

NOTES:
 All dimensions are ground and shown in meters and fractions thereof. Distances shown are from point to point unless otherwise indicated. All dimensions are correct to the nearest millimeter. All angles are measured unless otherwise noted.

Point marked for Condominium is comprised of 1 Unit and 1 Unit for Lease purposes.
 Area required for Condominium is 2,321.25 m², and is outlined in red.
 Bearings are East (E) or West (W) of magnetic meridian. Reference Meridian 114°16'00" obtained from GNSS observations of ASCM 2008.

The basis for this plan is as follows:
 Datum: North American Datum 1983 (NAD 83)
 Reference Markers: 114° West Longitude
 Ge-Reference Point (P1): ASCM 2008
 NAD 83 datum: E 2710 224



Condominium unit boundaries not defined by walls are shown as: _____
 Condominium unit boundaries defined by walls are shown as: _____
 Enclosure and boundaries are shown as: _____
 Areas marked as P1, P2, P3, etc. are an Estimated Use Common Property and may be leased to or owned by a Unit as outlined in Section 10(1) of the Condominium Property Act.
 Unit numbers are shown from: 1 to 33.
 All areas are designated as Unit and common property.
 Exterior conditions and areas are not part of the Unit.
 Condominium unit boundaries are an inherent responsibility of the Condominium Property Act or where the wall does not exist, the unit shall be defined by the common areas.
 Areas and enclosed and dimensions related to the condominium unit boundaries and any an indication of the size of the unit and its enclosed area are shown as shown.
 Building dimensions are taken to the center of the wall unless otherwise noted.
 Dimensions shown to the foundation walls are perpendicular to property lines unless shown otherwise.
 The location of Unit A walls extends generally to the survey monuments shown according to the Survey Act.
 For unit dimensions and area sections refer to sheets 2 to 10.

ABBREVIATIONS:

A	As Shown	U	Unit	W	Wall
A.L.S.	Alberta Licensed Surveyor	L	Lot	W.P.	Well Point
As	As shown	M	Metre	W.S.	Water Surface
CA	Control Angle of Curve	NA	North American Datum	TM	Traverse Method
CHS	Classical Horizontal Stationing System	R	Radius	Trp	Traverse

SURVEYOR:
 B.M. Drake, A.L.S.
 Surveyed between the dates of September 28, 2015, and March 09, 2016.
 In accordance with the provisions of the Survey Act.

CONDOMINIUM CORPORATION ADDRESS:
 820 94 Street SW
 Edmonton, Alberta
 T5C 0V1

APPROVING AUTHORITY:
 Name: CITY OF EDMONTON
 File No.: 0123456789
 Date Approved: Month Day, Year

REGISTERED OWNERS:
 ESSENTIAL ALLARD LTD.

Scale: 1:500

DRAWN BY: KJH FILE NUMBER: 3088-0001-00
 DATE: 20160322 DRAWING FILE: 3088-0001-00 [REV: 0]

URBAN systems survey inc.
 201 - 4545 - 105 Street Edmonton, Alberta T5C 0V1
 P 209 463-8888 F 463-8889



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

June 9, 2016

File NO. LDA16-0171

Northway Landscaping Ltd.
202, 16220 Stony Plain Road NW
Edmonton, AB T5P 4A4

Attention: Bora Gokcenlik

Dear Mr. Gokcenlik:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 9, Plan 1366 HW located south of 73 Avenue and east of 112 Street;
MCKERNAN

The Subdivision by Plan is APPROVED on June 9, 2016, 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), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), 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 south of the north property line of Lot 8 (see attached comments from Drainage Planning and Engineering). 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 (i.e. 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 (\$636.00) 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 Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #188727528-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 11th, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0171(SUB)

CADASTRAL NO.: 928+32-21

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Belgravia

OUR FILE NO.: 51-014-011-009

PREPARED BY: Joern Seemann
Water and Sewer Servicing Section
Drainage Services

The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments:

Water and Sewer Service Information

Following is the water and sewer servicing information for the proposed re-subdivision parcels:

Proposed North Parcel of Lot 7, Block 9

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane east of 112th St at 6.7m south of the north property line of proposed north parcel.

Proposed South Parcel of Lot 7, Block 9

Our records indicate that no water and/or sewer services exist to the proposed subdivision parcel directly off city mains.

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed south lot directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

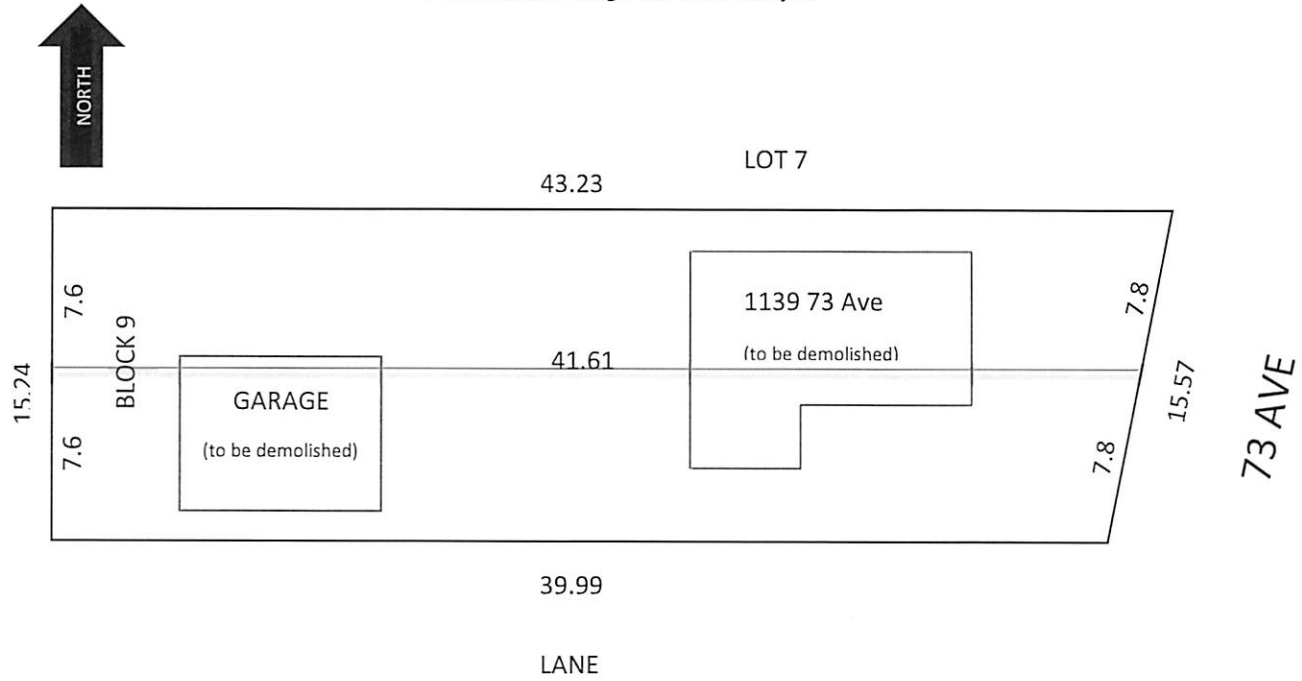
General

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
 2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.
- c. Epcor Water Services – ecirc-water@epcor.ca

Joern Seemann.

Tentative Plan Showing Subdivision of Lot 8, Block 9, Plan 1366 HW Edmonton Alberta

House and Garage will be destroyed





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

June 9, 2016

File NO. LDA16-0182

LN Land Development Technologies Inc.
10634 – 178 Street NW
Edmonton, AB T5S 1H4

ATTENTION: Geoff Scott

Dear Mr. Scott:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 5, Block 103, Plan 3875 P, located south of 103 Avenue NW and east of 139 Street NW; **GLENORA**

The Subdivision by Plan is APPROVED on June 9, 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 Sustainable Development, 5th floor, 10250 – 101 Street 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. (Residential and Business 780-423-2500), 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 14.3 m south of the south property of 103 Avenue NW off of the lane (see attached comments from Drainage Planning and Engineering). 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 (\$636.00) 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;
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If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #219314225-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 10, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0182(SUB)

CADASTRAL NO.: 934+32-07

CONTACT: Stuart Carlyle

SUBDIVISION: Glenora

OUR FILE NO.: 51-014-011-009

PREPARED BY: Nina Lumabi
Water and Sewer Servicing Section
Drainage Services

The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments.

Water and Sewer Service Information

Plan 3875P, Block 103, Lot 5 (10229-139 Street)

Proposed Lot 2

- 1-20mm water service and 1-150mm sanitary service exist off the Lane East of 139 Street at 14.3m South of the South Property Line of 103 Avenue.

Proposed Lot 1

- Our records indicate that no water and/or sewer services exist directly off city mains.

Water and Sewer Servicing Conditions

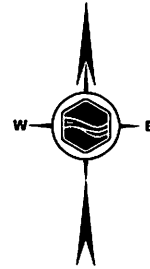
1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains.** A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sewer services will be required for proposed Lot 1 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

General

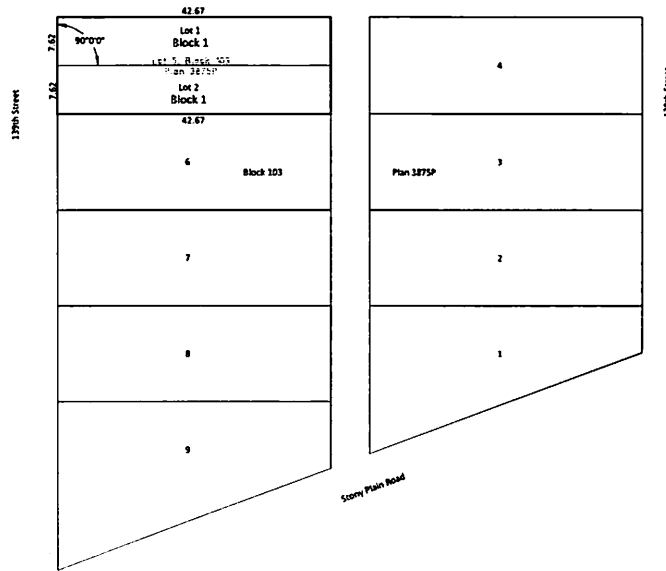
1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding water main locations, capacities and/or mainline extensions.

c. Epcor Water Services – ecirc-water@epcor.ca

Nina Lumabi



103rd Avenue



Condominium
Plan 872 2879

Stony Plain Road

PLAN No.
ENTERED AND REGISTERED
ON _____
INSTRUMENT No. _____
A.D. REGISTRAR _____

UNREGISTERED

NAME: GEOFFREY SCOTT, A.L.S.

NO FIELD INSPECTION WAS CARRIED OUT AND
BOUNDARIES WERE NOT ESTABLISHED ON THE
GROUND.



ABBREVIATIONS

Ac. acres
A.L.S. Alberta Land Surveyor
ASCM Alberta Survey Control Marker
Bl. block
Bdy. boundary
Calc. calculated
C.M. check measured
C.S. courses/side
C. of T. Certificate of Title
E. East
F. found
ha hectare
I. iron post
I.Bar iron bar
M. mound or meridian
M.P. marker post
M.S. mark
Mtd. marked
N. North
P. standard C.L.S. Post (Brass Cap)
Pl. placed
P/L pipeline
Pt. 4 pts
R.B. Radial bearing
Ref. reference
Re-est. re-established
Res. restored
Rge. range
R/W right-of-way
S. South
Sec. section
Twp. Township
W. West

LEGEND

Alberta Survey Control Marker shown thus
 Statutory Iron Post shown thus
 Statutory Iron Posts placed and stamped P274
 shown thus
 Iron Bars shown thus
 Witness Monuments found shown thus
 Temporary Posts shown thus
 Geo-Reference point shown thus
 Where applicable marker posts are placed 0.30 metre North of planted posts
 Area to be registered under this plan shown thus
 and contains Lot 1, Block 1 = 0.032 ha
 Lot 2, Block 1 = 0.032 ha
 Total = 0.064 ha

REGISTERED OWNERS

DAVID LAWRENCE MARSTEN

SUBDIVISION AUTHORITY:
CITY OF EDMONTON

FILE No.: _____

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
WITHIN
LOT 5, BLOCK 103, PLAN 3875P
IN
S.W. 1/4 Sec. 1
Twp. 53 Rge. 25 W. 4M.
CITY OF EDMONTON
ALBERTA



JOB NO. LND02717-001_SUB_0
DWN: MD
CDD: GS

LN LAND DEVELOPMENT TECHNOLOGIES
#191 10024 179 Street #200 808 Franklin Avenue
Edmonton, Alberta T5S 1A8 Fort Saskatchewan, Alberta T9A 3S6
Phone: 780-488-8084 Phone: 780-781-0075



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

June 9, 2016

File NO. LDA16-0191

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to revise conditionally approved subdivision LDA14-0357 by adding two (2) single detached residential lots to the NE-8-52-23 W4M located west of Meridian Street and south of Whitemud Drive; **MAPLE**

The Subdivision by Plan is APPROVED on June 9, 2016, subject to the following conditions:

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination;
2. that this subdivision be registered concurrent with approved subdivision file LDA14-0357; 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 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;
2. 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
3. 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.

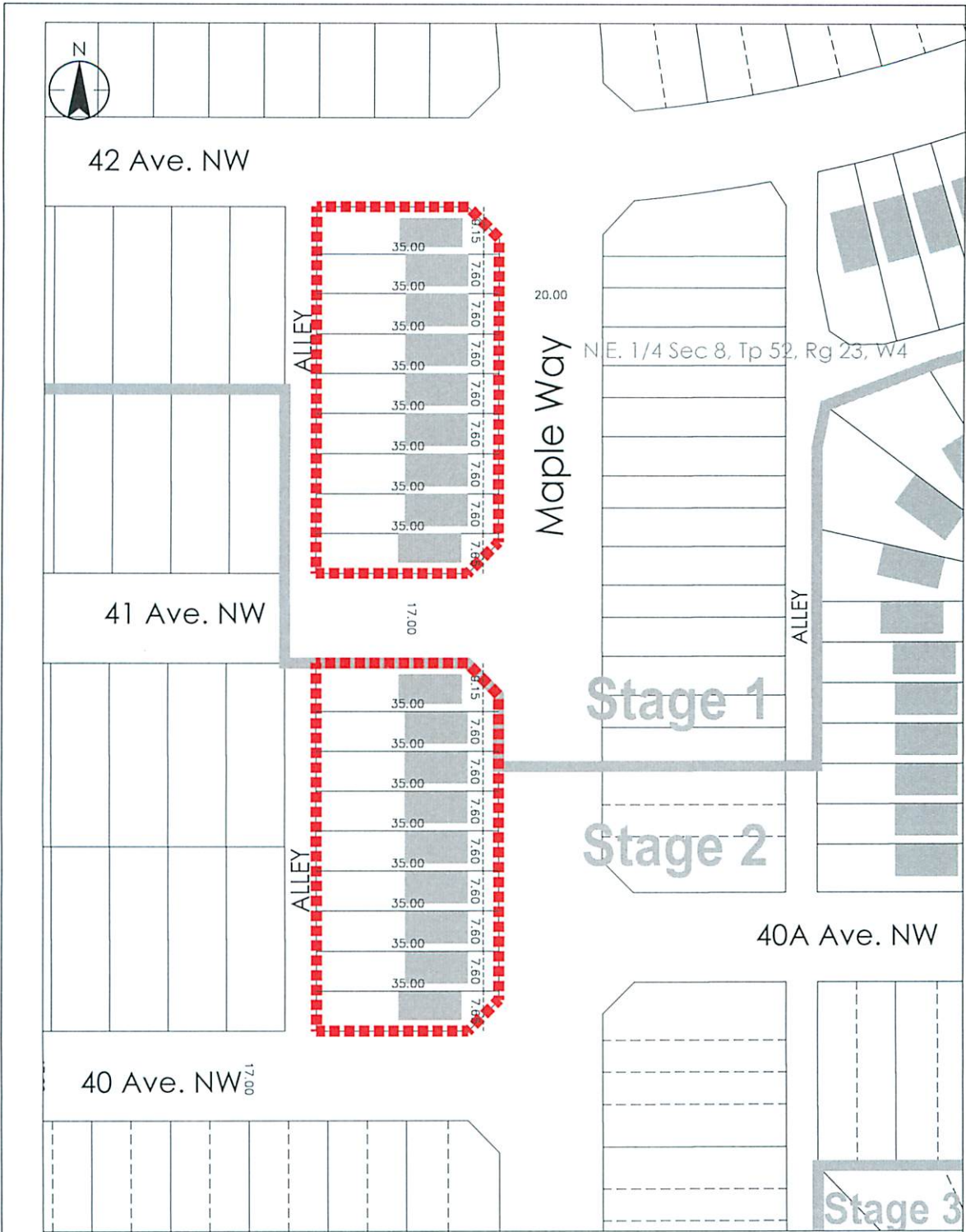
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #218797736-001

Enclosure(s)



ORIGINAL SHEET - ANS1 B



10160-112 Street
Edmonton, AB T5K 2L6
Tel. 780.917.7000
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus and contains approximately 0.48 hectares, including 16 residential lots.

Revision

By YY MM DD

Client/Project

LEHNDORFF LAND GENERAL PARTNER INC.

PLAN SHOWING PROPOSED SUBDIVISION OF PORTION OF NE 1/4 SEC 8-52-23-W4

Edmonton, AB

Title

TENTATIVE PLAN OF SUBDIVISION
MAPLE - STAGE 6

Project No.

1161 102710 MR
April 14, 2016

Scale

1:750

V:\1161\Active\1161102710\drawing\Planning\TP\maple_stage6_14apr2016.dwg

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Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

June 9, 2016

File NO. LDA16-0200

Stantec Geomatics Ltd.
10160 – 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Kevin Grover

Dear Mr. Grover:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 20, Block 53, Plan 2950 HW located south of 106 Avenue and west of 83 Street;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on June 9, 2016, subject to the following condition(s):

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), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), 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 next step in the subdivision process is to have a legal instrument prepared (i.e. 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 (\$636.00) 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 Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #219442169-001

Enclosure(s)

Thursday, June 2, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 22

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the June 2, 2016 meeting be adopted as amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the May 26, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0136 169350836-001	Tentative plan of subdivision to create four (4) multiple family lots (MFL) and two (2) Municipal Reserve lots, from Lots 4-8, Block 8, Plan 278 NY, Lot 13, Block 6, Plan RN 61, Lot 1 and OT, Block 7, Plan RN 61, Block Q and X, Plan RN 61 Lot 12A, Block 6, Plan 992 0751, Lot B Block 7, Plan 862 2802, Block A Plan 2123KS and the closed road right-of-way, located west of 84 Street NW and south of 111 Avenue NW; BOYLE STREET
MOVED	Blair McDowell	
	That the application for subdivision be Tabled.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA15-0639 184479684-001	Tentative plan of subdivision to create 79 single detached residential lots from Lot N, Block 99, Plan 152 2816, the west half of the SE 5-51-25-W4M and the east half of the SE 15-51-25-W4M, located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE
MOVED	Blair McDowell	
	That the application for subdivision be Approved as amended.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA16-0164 189346539-001	Tentative plan of subdivision to create one (1) multiple family unit in ten (10) pieces from Lot 102, Block 5, Plan 142 4127, located north of 41 Avenue SW and west of Allard Boulevard SW; ALLARD
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0174 219395595-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 4, Plan 1870 HW, located north of 103 Avenue NW and west of 155 Street NW; CANORA
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0185 219643598-001	Tentative plan of subdivision to create separate titles for a semi-detached house on Lot 6, Block 39, Plan RN 46, located north of 117 Avenue NW and west of 123 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0189 219824200-001	Tentative plan of subdivision to create separate titles for a semi-detached house from Lot 11, Block 3A, Plan 4278 V, located south of 106 Avenue NW and west of 143 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0242 222284066-001	Tentative plan of subdivision to revise conditionally approved LDA15-0638 by adding two (2) additional residential lots from the West 1/2 of the SE 7-52-25 W4M and Area B, Plan 142 5380, located north of Edgemont Boulevard NW and west of 199 Street NW; EDGEMONT
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:55 a.m.	