

Thursday, June 23, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 25

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the June 23, 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 June 16, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0341 175299631-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL) and two (2) Municipal Reserve lots, from Lots 112 and 113, Block 101, Plan 842 2617, and to consolidate Lot 111MR and the remnant of Lot 113, Block 101, Plan 842 2617, located south of 151 Avenue NW and west of Kirkness Road NW; KIRKNESS
MOVED	Blair McDowell That the application for subdivision be Approved as amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA16-0186 219683229-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 2, Block 1, Plan 152 4521, located north of 144 Avenue NW and west of Manning Drive NW; EBBERS
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA16-0188 189464340-001	Tentative plan of subdivision to create separate titles for Lots 8 and 9, Block 13, Plan 3737 AI located east of 93 Street NW and north of 80 Avenue NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0193 219392697-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7 and the east half of Lot 8, Block 6, Plan 2064 S located north of 79 Avenue NW and west of 113 Street NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0197 189347278-001	Tentative plan of subdivision to create separate titles for Lots 1 and 2, Block 3, Plan 7636 AJ located east of 81 Street NW and north of 84 Avenue NW; IDYLWYLDE
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0212 220682327-001	Tentative plan of subdivision to create one (1) additional residential lot from Lots 24U and 25, Block 2, Plan 1841 KS, located north of 101 Avenue NW and east of 62 Street NW; FULTON PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0221 221103319-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 10, Plan 6054 HW, located south of 93 Avenue NW and west of 146 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA16-0229 189346528-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 51, Plan 3341 HW located north of 92 Avenue NW and east of 151 Street NW; SHERWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURMENT The meeting adjourned at 9:40 a.m.	



Subdivision Authority

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

June 23, 2016

File NO. LDA15-0341

Civic Property Services
The City of Edmonton
1900, 9803 - 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: Janice Lee

Dear Ms. Lee:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) and two (2) Municipal Reserve lots, from Lots 112 and 113, Block 101, Plan 842 2617, and to consolidate Lot 111MR and the remnant of Lot 113, Block 101, Plan 842 2617, located south of 151 Avenue NW and west of Kirkness Road NW; **KIRKNESS**

I The Subdivision by Plan is APPROVED on June 23, 2016, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.51 ha and 1.13 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include the re-designation of Lot 112, Block 10, Plan 842 2617 as MR; 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 (2) 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 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;
5. 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;
6. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner is responsible for the landscape design and construction within the road rights of way and 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.

MR totalling 1.64 ha is being provided by dedication with this subdivision. Of the two MR parcels being provided, the 1.13 ha parcel is a re-designation of MR for an existing school/park site.

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, 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 Sarah Ramey at 780-496-6214 or sarah.ramey@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sr/Posse #175299631-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

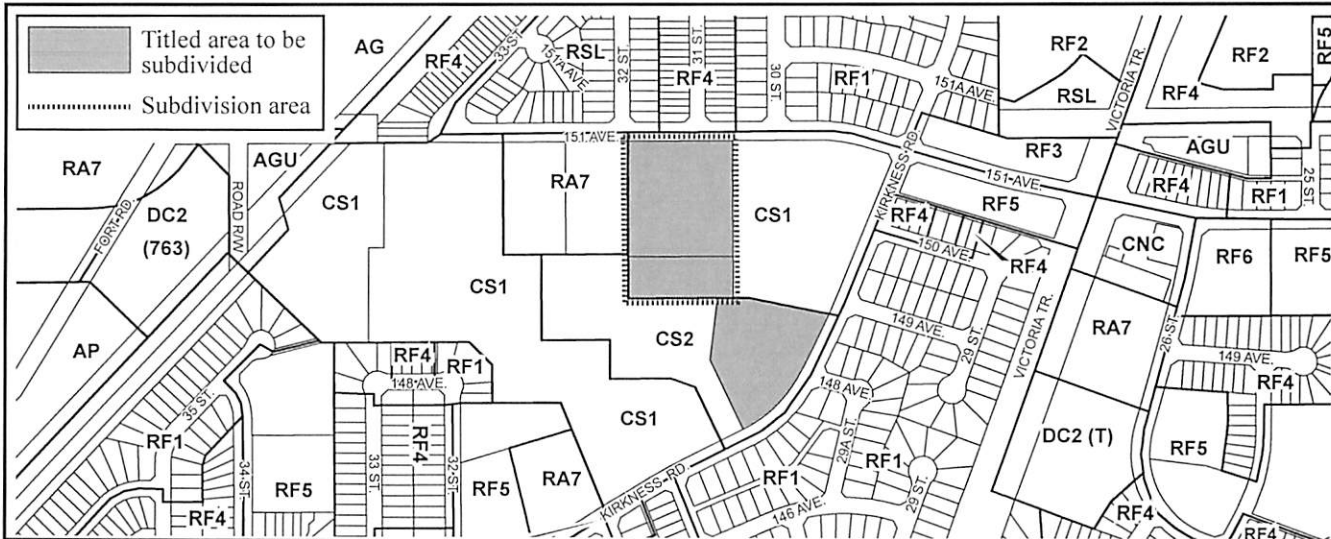
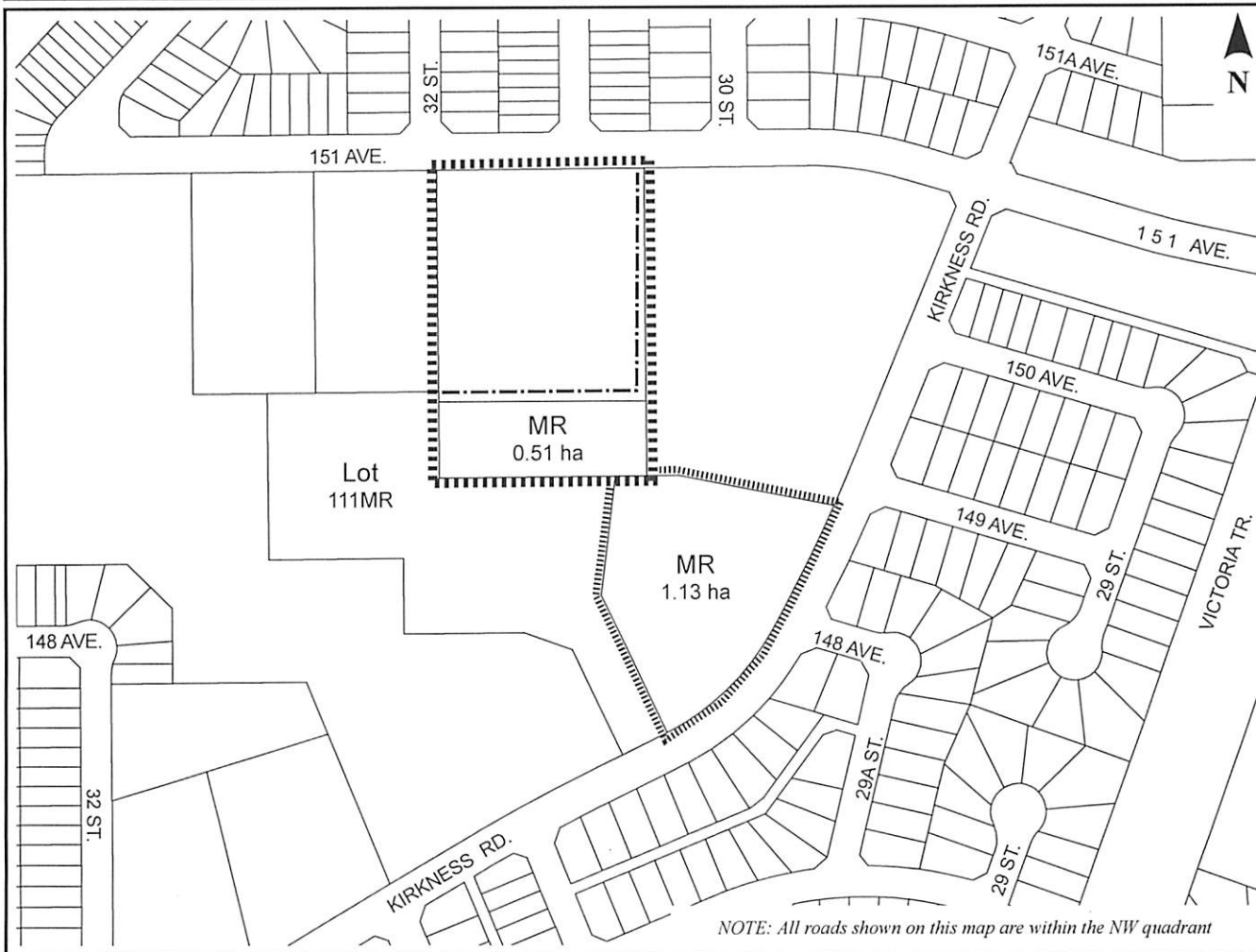
June 23, 2016

LDA15-0341

▬▬▬▬▬▬▬ Limit of proposed subdivision

— · — · — · 1.8 m uniform screen fence

▬▬▬▬▬▬▬ Amend subdivision boundary





Subdivision Authority

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

June 23, 2016

File NO. LDA16-0186

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

ATTENTION: Gage Sparks

Dear Mr. Sparks:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 2, Block 1, Plan 152 4521, located north of 144 Avenue NW and west of Manning Drive NW; **EBBERS**

The Subdivision by Phased Condominium is APPROVED on June 23, 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 #219683229-001

Enclosure(s)



Subdivision Authority

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

June 23, 2016

File NO. LDA16-0188

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 Lots 8 and 9, Block 13, Plan 3737 AI located east of 93 Street NW and north of 80 Avenue NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on June 23, 2016, subject to the following conditions:

1. that the owner shall enter into a Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the payment of Permanent Area Contributions and other applicable drainage assessments (contact Susana Maki at 780-423- 6889);
2. that the owner shall obtain a permit to demolish the existing detached garage prior to endorsement of the final plan. Demolition Permits are available from Sustainable Development, 5th floor, 10250 -101 Street NW; 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. (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 as per the attached comments from Drainage Planning and Engineering. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
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 complete the attached *Application for Separation or Consolidation of Titles* 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 #189464340-001

Enclosure(s)

1)

2) Is/Are the registered owner(s) of:

3) (LINC number(s): _____).

4) I/We am/are requesting the Registrar to cancel the certificate(s) of title and issue _____ new certificate(s) in my/our (the registered owner's) name(s).

5) Describing the land or interest as:

(Signature of (select one))

(Print name of person signing)

(Date)

(Signature of (select one))

(Print name of person signing)

Owner(s)

-OR-

Owner's Agent

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 5, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0188 (SUB)**

CADASTRAL NO.: 931+36-10

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: King Edward Park

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

**PREPARED BY: Georgeanne Andersen
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 parcel(s):

Proposed Lot 8, Blk 13, Plan3737AI

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

Proposed Lot 9, Blk 13, Plan3737AI

- 1-20mm water service exists 74.98m East of East Property Line of 93 Street off 80 Avenue.
- 1-150mm sanitary service exists 86.26m East of Manhole #246534, off Lane North of 80 Avenue.

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 Lot 8 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water and sanitary 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

Georgeanne Andersen

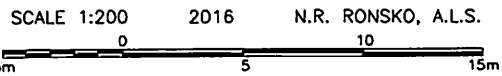
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOTS 8 & 9, BLOCK 13, PLAN 3737 A.I.

IN THE
N.E.1/4 SEC.28-52-24-4

EDMONTON ALBERTA



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

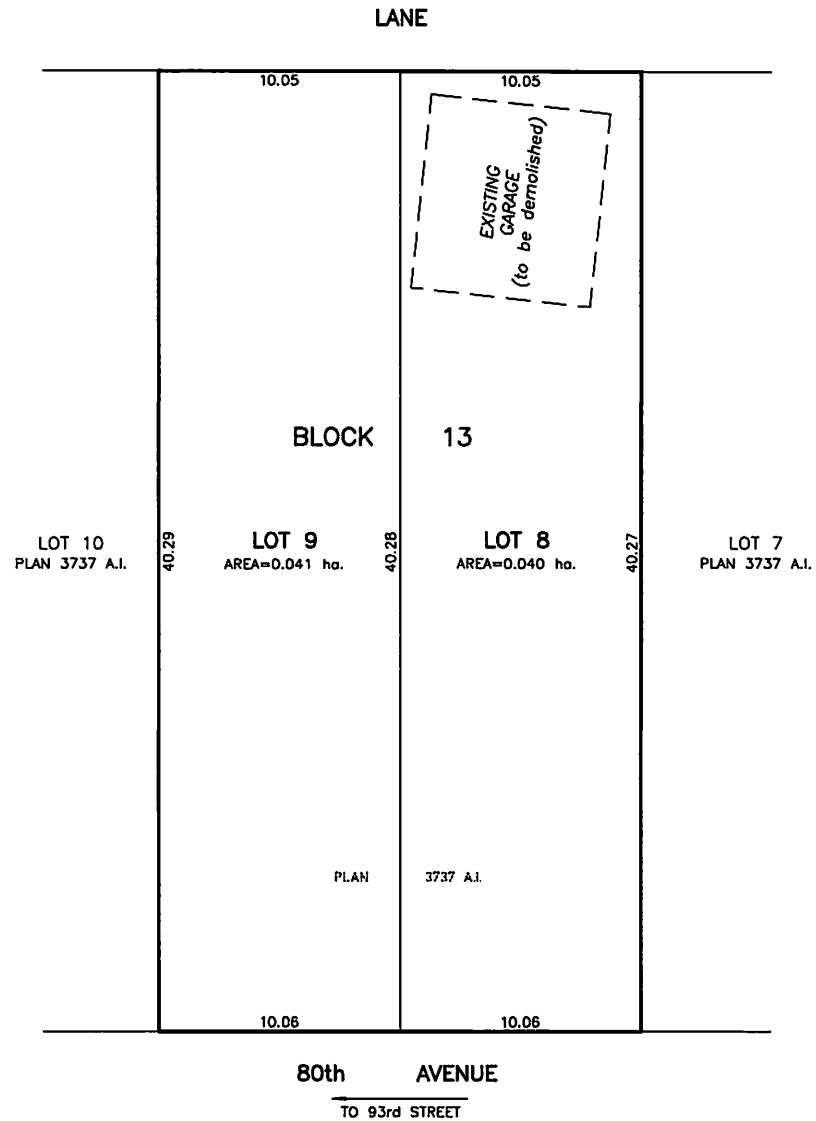
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 1, 2016
REVISED: -

FILE NO. 16S0201

DWG.NO. 16S0201T





Subdivision Authority

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

June 23, 2016

File NO. LDA16-0193

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 one (1) additional single detached residential lot from Lot 7 and the east half of Lot 8, Block 6, Plan 2064 S located north of 79 Avenue NW and west of 113 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on June 23, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

1. that the owner shall obtain a permit to demolish the existing dwelling and detached garage prior to endorsement of the final plan. Demolition Permits are available 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 as per the attached comments from Drainage Planning and Engineering. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;
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;
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 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #219392697-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 19, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0193(SUB)

CADASTRAL NO.: 931+32-01

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: McKernan

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 2064S, Block 6, Lots 7-8 (11322-79 Avenue)

Proposed Lot 33, Blk 6

- 1-20mm water service exists off the Lane North of 79 Avenue at 66.7m West of the West Property Line of 113 Street.
- 1-150mm sanitary service exists off the Lane North of 79 Avenue at 69.8m West of Manhole #242107. The location at the main is assumed straight out.

Proposed Lot 32, Blk 6

- 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 32, Blk 6 directly off city mains prior to subdivision approval.**
4. The owner/developer will be responsible for relocating any water and sewer lines on private property which cross from one separately titled lot to another. **Prior to subdivision, all water, sanitary, and storm lines which cross from one new separately titled lot to another must be identified and relocated at the owners expense. Each new separately titled lot is required to be individually serviced with water and sewer services directly off city mains and must drain entirely to its own private drainage system.**
5. 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

TENTATIVE PLAN

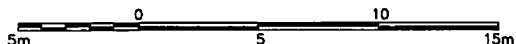
SHOWING SUBDIVISION OF

LOT 7 AND E.1/2 OF LOT 8
BLOCK 6, PLAN 2064 S.

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

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

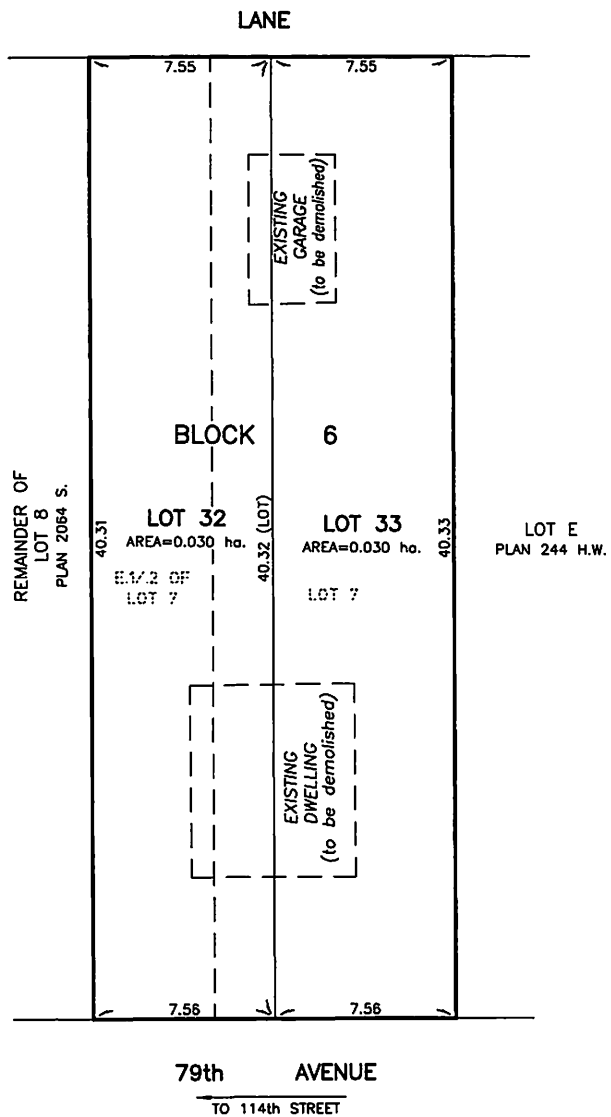
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 8, 2016
REVISED: -

FILE NO. 14C0878

DWG.NO. 14C0878T





Subdivision Authority

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

June 23, 2016

File NO. LDA16-0197

Dale Locken
6923 – 85 Street NW
Edmonton, AB T6C 3A4

Dear Mr. Locken:

RE: Tentative plan of subdivision to create separate titles for Lots 1 and 2, Block 3, Plan 7636 AJ located east of 81 Street NW and north of 84 Avenue NW; **IDYLWYLDE**

The Subdivision by Plan is APPROVED on June 23, 2016, subject to the following conditions:

1. that the owner shall obtain a permit to demolish the existing buildings prior to endorsement of the final plan. Demolition Permits are available 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 as per the attached comments from Drainage Planning and Engineering. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
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 complete the attached *Application for Separation or Consolidation of Titles* 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 #189347278-001

Enclosure(s)

1)

2) Is/Are the registered owner(s) of:

3) (LINC number(s): _____).

4) I/We am/are requesting the Registrar to cancel the certificate(s) of title and issue _____ new certificate(s) in my/our (the registered owner's) name(s).

5) Describing the land or interest as:

(Signature of (select one))

(Print name of person signing)

(Date)

(Signature of (select one))

(Print name of person signing)

Owner(s)

-OR-

Owner's Agent

This information is being collected for the purposes of land titles records in accordance with the Land Titles Act. Questions about the collection of this information can be directed to the Freedom Of Information and Protection Of Privacy Co-ordinator for Alberta Registries, Research and Programme Support, Box 3140, Edmonton, Alberta T5J 2G7, (780) 427-2742.

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 12, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0197 (SUB)

CADASTRAL NO.: 931+40-06

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Idylwyld

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

PREPARED BY: Georgeanne Andersen
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 subdivision parcel(s):

Proposed Lot 1, Blk 3, Plan 7636AJ

- 1-20mm water service exists off 81 Street at 12.80m North of North Property Line of 84 Avenue.

Proposed Lot 2, Blk 3, Plan 7636AJ

- 1-150mm sanitary service exists off Lane North of 84 Avenue at 19.51m East of East of Property Line of 81 Street (assumed straight out).

Water and Sewer Servicing Conditions

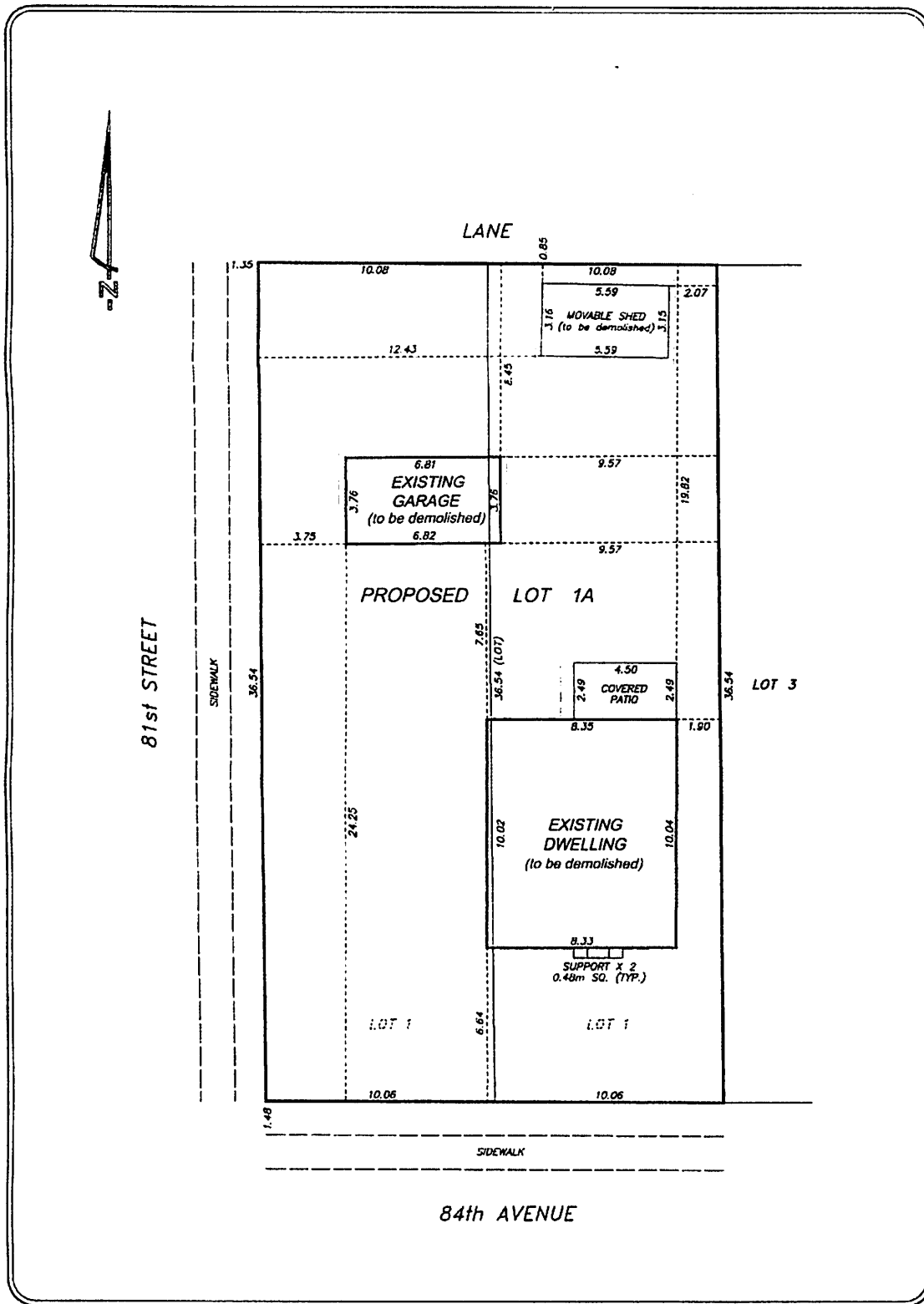
1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot 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 services will be required for proposed Lot 2 directly off city mains prior to subdivision approval.**
4. **New sanitary service will be required for proposed Lot 1 directly off city mains prior to subdivision approval.**
5. 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

Georgeanne Andersen



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE
 EDMONTON ALBERTA T6E 5K8
 email: abgeo@telus.net
 PH: (780) 437-8033
 FAX: (780) 437-8024

Alberta
 Geomatics
 Inc.

NOTE:
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 AREA OF PROPOSED SUBDIVISION 0.074 ha
 NUMBER OF PARCEL CREATED 2

ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY

LOT: 1 & 2 BLOCK: 3 PLAN: 7636 AJ

ADDRESS: 7954-84 AVENUE EDMONTON

2015-07-30

FILE: E11592 SCALE: 1:200

FIELD BY: A.S.

DRAWN BY: D.S.

CHECKED BY: P.S.



Subdivision Authority

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

June 23, 2016

File NO. LDA16-0212

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lots 24U and 25, Block 2, Plan 1841 KS, located north of 101 Avenue NW and east of 62 Street NW;
FULTON PLACE

The Subdivision by Plan is APPROVED on June 23, 2016, 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 off of the lane approximately 8.2 m east of the west property line of Lot 25 (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;
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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #220682327-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 11th, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0212(SUB)

CADASTRAL NO.: 934+40-03

CONTACT: Stuart Carlyle

SUBDIVISION: Fulton Place

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 Lot 33, Block 2

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

Proposed Lot 34, Block 2

- 1-100mm storm service exists on 101st Ave at 7.9m east of the west property line of proposed lot 34.
- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane north of 101st Ave 8.2m east of the west property line of proposed lot 34.

Note: The owner/developer must dig and locate the existing services at property line in order to verify location and submit a survey with ALS stamp to Drainage Services prior to payment for new services.

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, sanitary and storm services will be required for proposed Lot 33 directly off city mains prior to subdivision approval.**
4. Should the survey show that the existing services are not located at the measurements mentioned above and enter the other lot, then the lot that does not have water, sanitary and/or storm service will require new services.
5. If the survey shows the services in a location where they cannot be clearly assigned to one lot, the applicant should consider re-adjusting the proposed property line.
6. **Prior to subdivision, all water, sanitary, and storm lines which cross from one new separately titled lot to another must be identified and relocated at the owner's expense. Each new**

separately titled lot is required to be individually serviced with water and sewer services directly off city mains and must drain entirely to its own private drainage system. (Any cross lot servicing and overland drainage must eliminated.)

7. 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

LOTS 24U & 25, BLOCK 2, PLAN 1841 K.S.

IN
RIVER LOT 33, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.25 W.4 M.

EDMONTON ALBERTA

SCALE 1:250 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

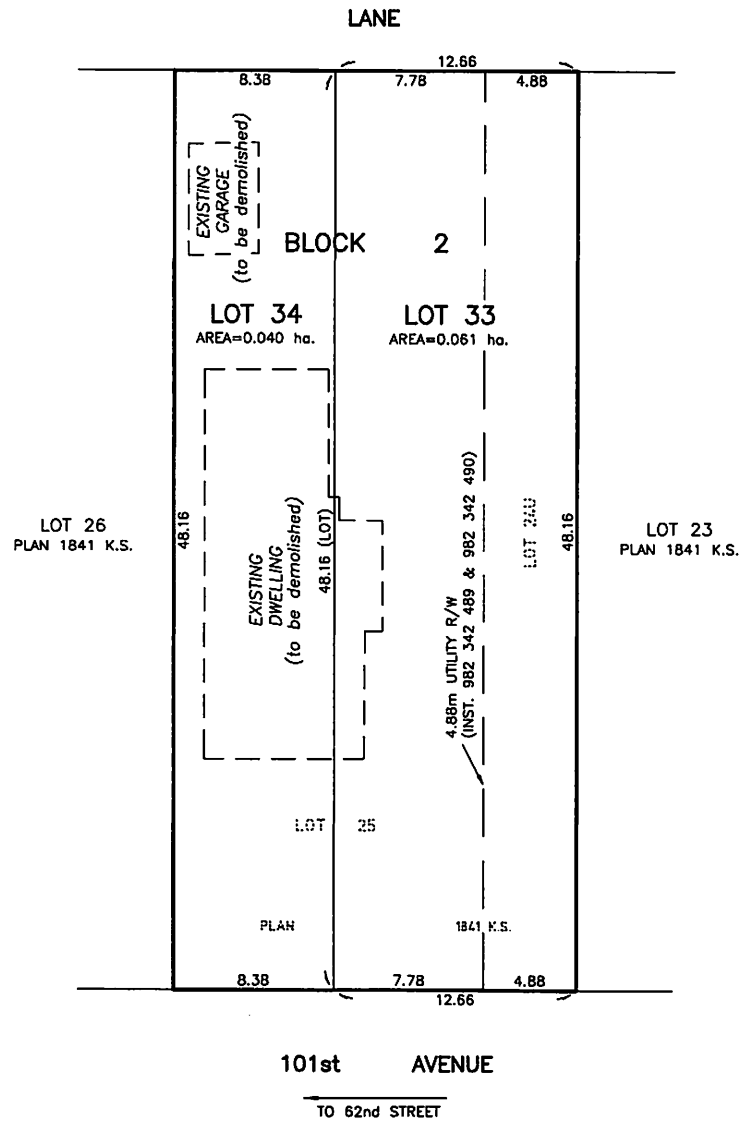
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 28, 2016
REVISED: -

FILE NO. 16S0266

DWG.NO. 16S0266T





Subdivision Authority

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

June 23, 2016

File NO. LDA16-0221

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 10, Plan 6054 HW, located south of 93 Avenue NW and west of 146 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on June 23, 2016, 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 off of the lane approximately 7.0 north of the south property line of Lot 30 (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;
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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #221103319-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 18th, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0221(SUB)

CADASTRAL NO.: 931+32-16

CONTACT: Stuart Carlyle

SUBDIVISION: Parkview

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 Lot 30A, Block 10

- 1-100mm storm service exists on 146th St at 2.4m south of manhole# 241538 and is assumed straight in.

Proposed Lot 30B, Block 10

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane west of 146th St at 7.0m north of the south property line of existing lot 30.

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 Lot 30A directly off city mains prior to subdivision approval.**
4. **New storm service will be required for proposed Lot 30B directly off city mains prior to subdivision approval.**
5. **Prior to subdivision, all water, sanitary, and storm lines which cross from one new separately titled lot to another must be identified and relocated at the owner's expense. Each new separately titled lot is required to be individually serviced with water and sewer services directly off city mains and must drain entirely to its own private drainage system. (Any cross lot servicing and overland drainage must be dealt with.)**
6. 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.



Subdivision Authority

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

June 23, 2016

File NO. LDA16-0229

Niraj Nath
231 Galland Close NW
Edmonton, AB T5T 6P7

Dear Mr. Nath:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 51, Plan 3341 HW located north of 92 Avenue NW and east of 151 Street NW;
SHERWOOD

The Subdivision by Plan is APPROVED on June 23, 2016, subject to the following conditions:

1. that the owner shall obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition Permits are available 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 off of 151 Street approximately 0.7 m south of the north property line of Lot 14 (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 (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;
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 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #189346528-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: June 16, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0229(SUB)

CADASTRAL NO.: 931+28-11

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Sherwood

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 3341HW, Block 51, Lot 14 (9211-151 Street)

Proposed Lot 14B

- 1-20mm water service and 1-100mm sanitary service exists off 151 Street at 0.7m South of the North Property Line of Lot 14.

Proposed Lot 14A

- 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 14A directly off city mains prior to subdivision approval.**
4. **The owner/developer will be responsible for relocating any water and sewer lines on private property which cross from one separately titled lot to another, and revise any lot grading, so that cross lot overland drainage will not occur. Prior to subdivision, all water, sanitary, and storm lines which cross from one new separately titled lot to another must be identified and relocated at the owners expense. Each new separately titled lot is required to be individually serviced with water and sewer services directly off city mains and must drain entirely to its own private drainage system. (Any cross lot servicing must be dealt with.)**
5. 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

TENTATIVE PLAN
SHOWING
SUBDIVISION OF LOT
14 BLOCK 51 PLAN
3341 H.W.

9211 151 Street
Edmonton, Alberta

