

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



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 26

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the June 30, 2016 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the June 23, 2016 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA16-0237 218888223-001	Tentative plan of subdivision to adjust the common property line of Lot 7, Block 1, Plan 2212 HW and Lot 8, Block 1, Plan 2212 HW located east of Saskatchewan Drive NW and north of 93 Avenue NW; WINDSOR PARK
2.	LDA16-0238 218985773-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 16 and the north half of Lot 15, Block 6, Plan 8701 S located north of 93 Avenue NW and east of 94 Street NW; BONNIE DOON
3.	LDA16-0241 222283991-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 2, Plan RN 24A, located east of 130 Street NW and south of 109A Avenue NW; WESTMOUNT
5.	OTHER BUSINESS	



Subdivision Authority

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

June 30, 2016

File NO. LDA16-0237

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

Attention: Kevin Grover

Dear Mr. Grover:

RE: Tentative plan of subdivision to adjust the common property line of Lot 7, Block 1, Plan 2212 HW and Lot 8, Block 1, Plan 2212 HW located east of Saskatchewan Drive NW and north of 93 Avenue NW; **WINDSOR PARK**

The Subdivision by Plan is APPROVED on June 30, 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 approximately 16.8 m north of the south 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 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 #218888223-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: June 16th, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0237(SUB)

CADASTRAL NO.: 931+32-19

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Windsor Park

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 22, Block 1

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

Proposed Lot 21, Block 1

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane east of Saskatchewan Drive at 16.8m north of the south property line of lot 8.

Note: 1-100mm storm service exists to Lot 7 or 8 on Saskatchewan Drive at an unknown location. 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 and sanitary services will be required for proposed lot 22 directly off city mains prior to subdivision approval.
4. After determining the location of the existing storm service (see note above), the lot that does not have a storm service will require a new storm service at owners/developers cost.
5. Cross lot servicing and cross lot overland drainage exist within the two lots and have to be eliminated.
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.

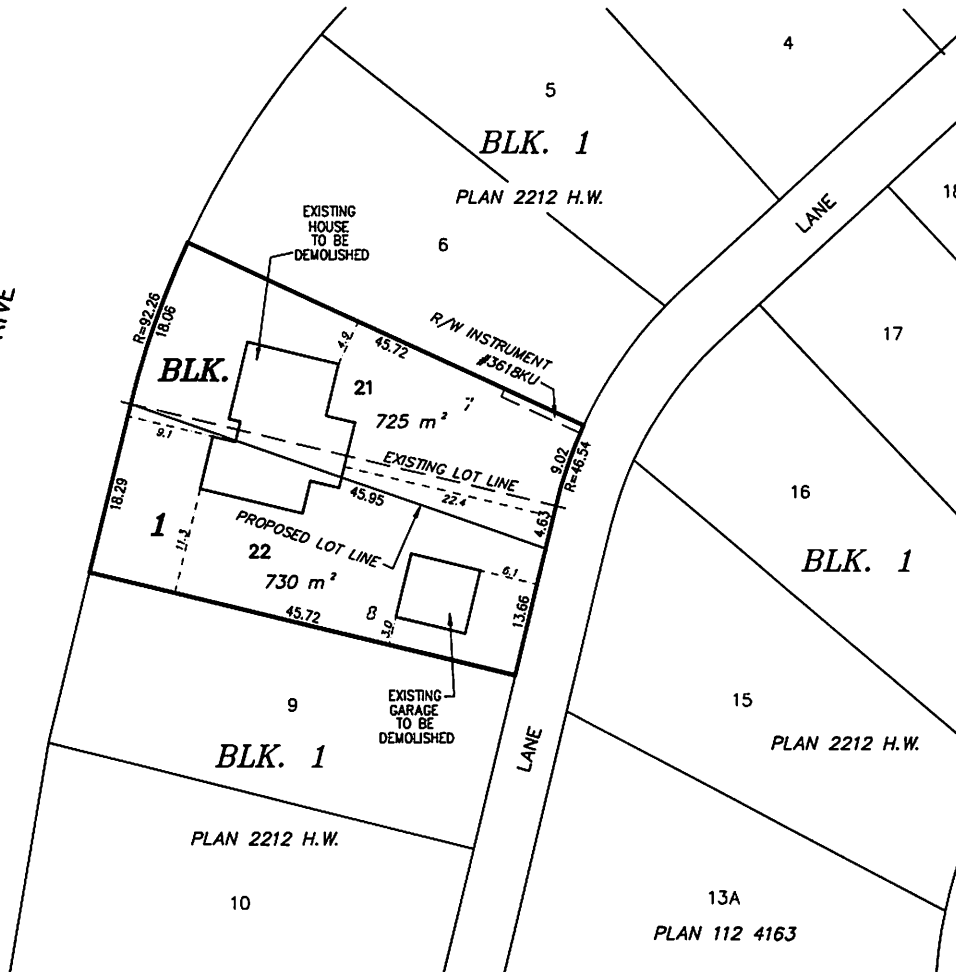
c. Epcor Water Services – ecirc-water@epcor.ca

Joern Seemann.



EDMONTON SETTLEMENT
RIVER LOT 3

SASKATCHEWAN DRIVE



Stantec

Stantec Geomatics Ltd
10160-112th Street NW
Edmonton, Alberta, Canada
T5K 2L6
Tel. 780-917-7000
Fax. 780-917-7289
www.stantec.com

Copyright Reserved

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

Client

BIRKHOZ HOMES

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION


OF
LOTS 7 AND 8, BLOCK 1, PLAN 2212 H.W.
WITHIN

RIVER LOT 3 EDMONTON SETTLEMENT
(THEO. TWP. 52, RGE. 24, W.4 MER.)

WINDSOR PARK

SCALE 1 : 500
MAY 2016

NOTES

- All distances are expressed in metres and decimals thereof
- Area referred to bounded thus  Containing 0.145 Hectares, including 2 residential lots.



Subdivision Authority

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

June 30, 2016

File NO. LDA16-0238

Greg Doucette
9355 – 94 Street NW
Edmonton, AB T6C 3V6

Dear Mr. Doucette:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 16 and the north half of Lot 15, Block 6, Plan 8701 S located north of 93 Avenue NW and east of 94 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on June 30, 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,

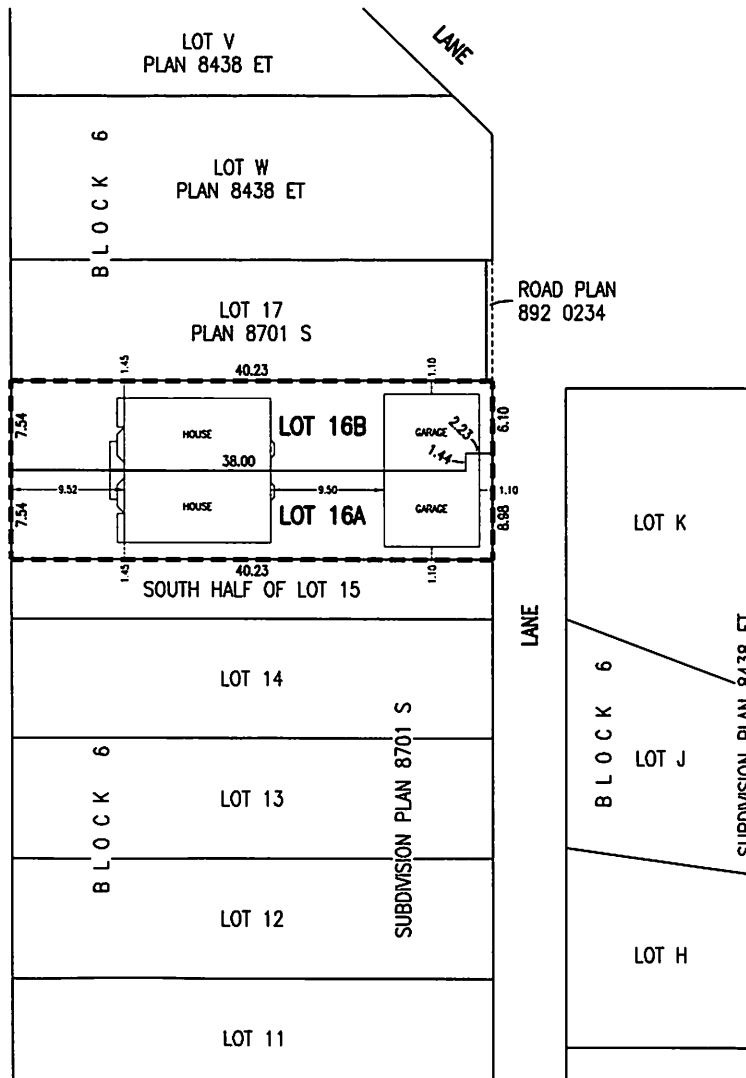
Blair McDowell
Subdivision Authority

BM/gq/Posse #218985773-001

Enclosure(s)

94 STREET

94 AVENUE
↓



BONNIE DOON TENTATIVE PLAN

SHOWING A

PROPOSED SUBDIVISION

OF

**LOT 16 AND THE NORTH HALF OF LOT 15
BLOCK 6 PLAN 8701 S**

EDMONTON ALBERTA

SCALE 1:400

LEGEND:

1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS - - - - - AND CONTAINS: 0.06 Hectares



**NORTHLAND
SURVEYS**

LAND INFORMATION

FILE: 2368PROP.DWG

MAY 19, 2016



Subdivision Authority

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

June 30, 2016

File NO. LDA16-0241

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 single detached residential lot from Lot 13, Block 2, Plan RN 24A, located east of 130 Street NW and south of 109A Avenue NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on July 30th, 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 approximately 6 m north of the south property line of Lot 13 (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 Lolia Pokima at 780-508-9520 or lolia.pokima@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/lp/Posse #222283991-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: June 16, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0241(SUB)**

CADASTRAL NO.: 934+32-18

CONTACT: Lolia Pokima

SUBDIVISION: Westmount

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

PREPARED BY: Greg Derkach
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 RN24A, Blk 2, Lot 13 / 10937 – 130 Street

Proposed Lot 22, Blk 2 (0.033ha parcel)

- 1-20mm water service and 1-150mm sanitary service exists off the Lane East of 130 Street at 6.0m North of the South Property Line of Lot 13.

Proposed Lot 21, Blk 2 (0.033ha parcel)

- 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 21 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

Greg Derkach

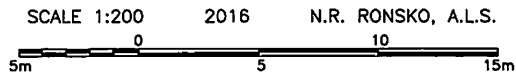
TENTATIVE PLAN

SHOWING SUBDIVISION OF

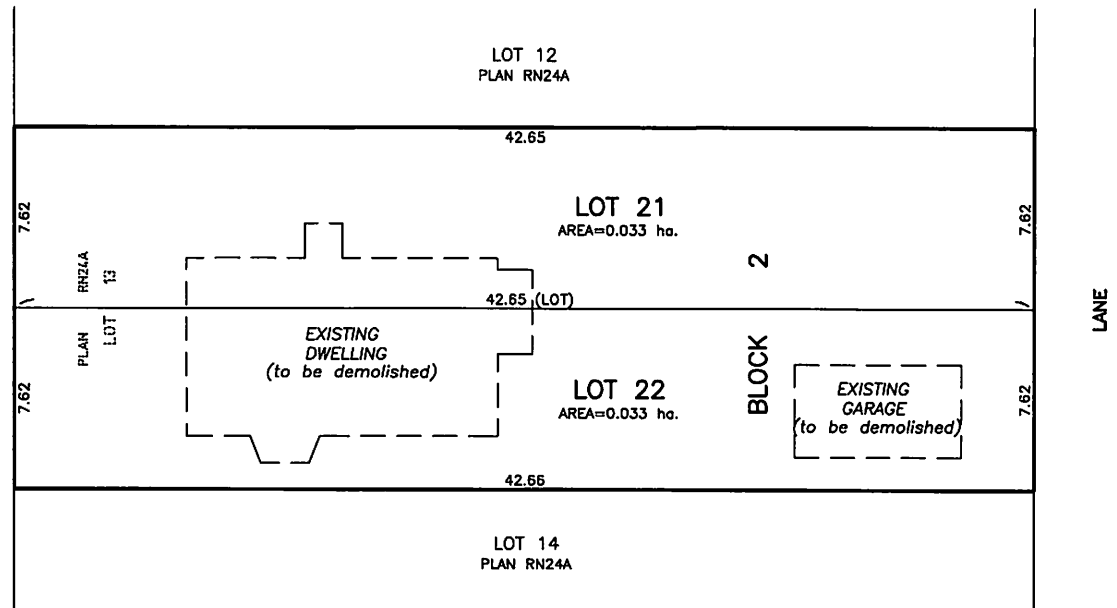
LOT 13, BLOCK 2, PLAN RN24A (XXIVA)

IN THE
N.E.1/4 SEC.1-53-25-4

EDMONTON ALBERTA



TO 109th AVENUE
STREET
130th



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: MAY 20, 2016
REVISED: -

FILE NO. 16S0350

DWG.NO. 16S0350

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.	