

Thursday, July 14, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 28

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 14, 2016 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 7, 2016 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0132 168080566-001	Tentative plan of subdivision to create one (1) Environmental Reserve lot and (1) other lot from the SW 4-54-23-W4M (142 157 937) and the SW 4-54-23-W4M (142 157 938), located east of Meridian Street NE and north of 167 Avenue NE; HORSE HILL
2.	LDA16-0228 221165365-001	Tentative plan of subdivision to revise conditionally approved subdivision LDA13-0401 by adding two (2) single detached residential lots to Lot 2, Block 1, Plan 832 1482 located north of 41 Avenue SW and west of Adam Crescent SW; ALLARD
3.	LDA16-0249 222607071-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 20, Plan 4823 RS located south of 39A Avenue NW and east of 104 Street NW; DUGGAN
5.	OTHER BUSINESS	



Subdivision Authority

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

July 14, 2016

File NO. LDA15-0132

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

ATTENTION: Yolanda Lew

Dear Ms. Yew:

RE: Tentative plan of subdivision to create one (1) Environmental Reserve lot and (1) other lot from the SW 4-54-23-W4M (142 157 937) and the SW 4-54-23-W4M (142 157 938), located east of Meridian Street NE and north of 167 Avenue NE; **HORSE HILL**

I The Subdivision by Plan is APPROVED on July 14, 2016, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 13.59 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., 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;
3. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Transportation Planning and Engineering for Meridian Street NE and the Horse Hill Creek crossing, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner clear and level Meridian Street NE as required for road right of way dedication, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Transportation Planning and Engineering;
5. that Bylaw 17713 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Subsequent to ER and arterial road dedication, the existing DRCs for the SW 4-54-23-W4M (142 157 937) and the SW 4-54-23-W4M (142 157 938) will be reduced accordingly, with the consolidated balance of 1.677 ha to carry forward on the new title of the remnant.

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 #168080566-001

Enclosure(s)



Subdivision Authority

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

July 14, 2016

File NO. LDA16-0228

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to revise conditionally approved subdivision LDA13-0401 by adding two (2) single detached residential lots to Lot 2, Block 1, Plan 832 1482 located north of 41 Avenue SW and west of Adam Crescent SW; **ALLARD**

The Subdivision by Plan is APPROVED on July 14, 2016, subject to the following conditions:

1. that the owner submit redline revisions to the Engineering Drawings for Allard Stages 18A and 18B;
2. that this subdivision be registered concurrent with approved subdivision file LDA13-0401; 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; and
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;

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 #221165365-001
Enclosure(s)



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

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Notes

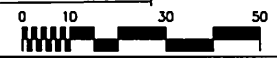
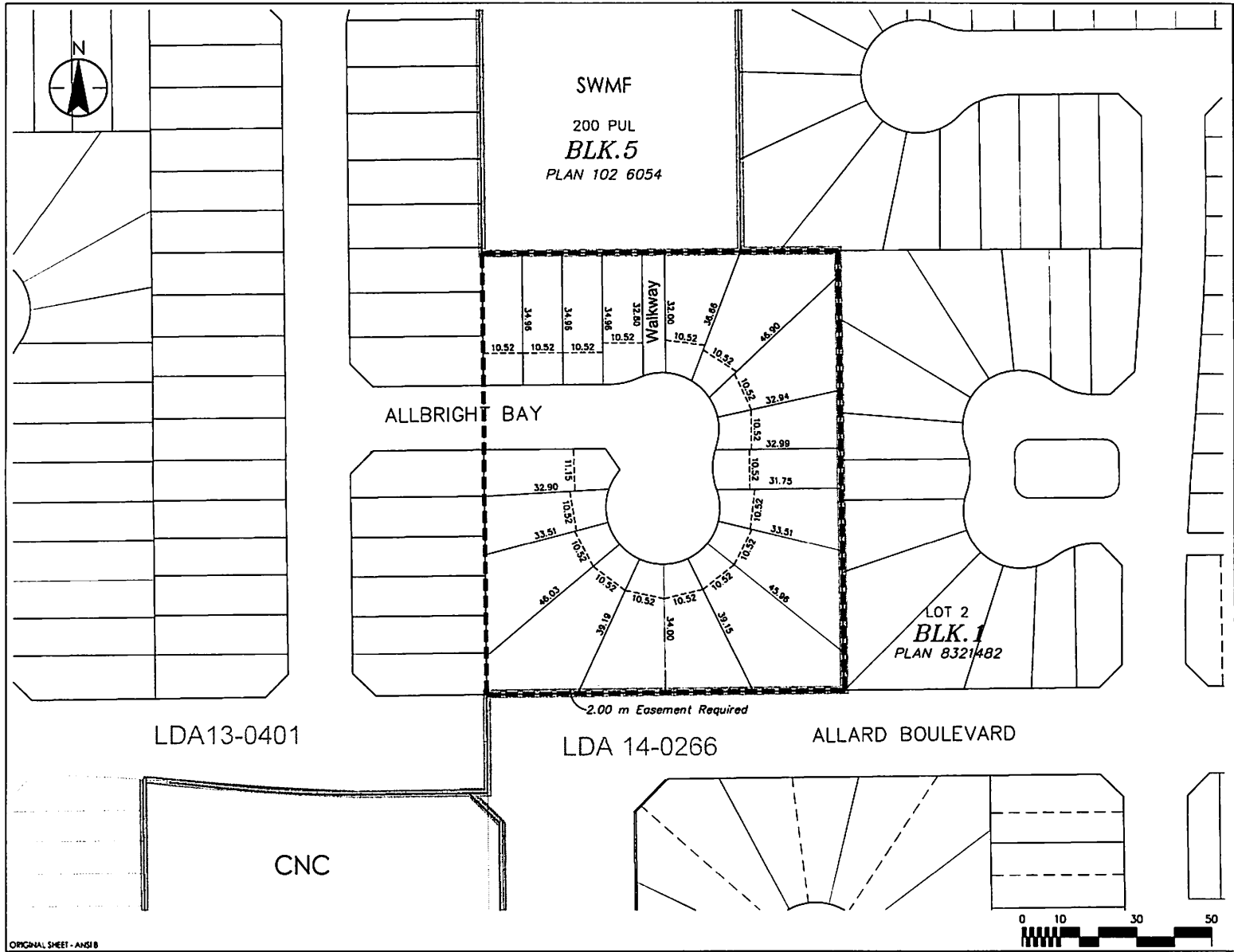
All distances are expressed in metres and decimals thereof.
 Area to be subdivided outlined thus and contains approximately 1.10 hectares, including 18 residential lots.

Revision	By	TY	DATE

Client/Project
 MLC Group
 PLAN SHOWING PROPOSED SUBDIVISION
 OF PORTION OF PLAN 832 1482, BLOCK 1 &
 LOT 2
 Edmonton, AB

Title
 TENTATIVE PLAN OF SUBDIVISION
 ALLARD

Project No. 11161 103140 KC
 Scale 1:2000
 May 3, 2016



V:\161\Arch\11161103140\Drawing\mcd\161\103140\Drawing\subdivision_0_0\103140_02.dwg
 ORIGINAL SHEET - ANSIB



Subdivision Authority

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

July 14, 2016

File NO. LDA16-0249

Scheffer Andrew Ltd.
12204 - 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Luis Esteves

Dear Ms. Esteves:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 20, Plan 4823 RS located south of 39A Avenue NW and east of 104 Street NW;
DUGGAN

The Subdivision by Plan is APPROVED on July 14, 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 8.8 m south of the north property line of Lot 19 (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 #222607071-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 7, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16 - 0249(SUB)

CADASTRAL NO.: 925+36-17

CONTACT: Stuart Carlyle

SUBDIVISION: Duggan

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 4823RS, Blk 20, Lot 19 / 3811 – 104 Street

Proposed Lot 1, Blk 20

- 1-20mm water service, 1-150mm sanitary service and 1-100mm storm service exist off 104 Street at 8.8m South of the North Property Line of Lot 19.

Proposed Lot 2, Blk 20

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

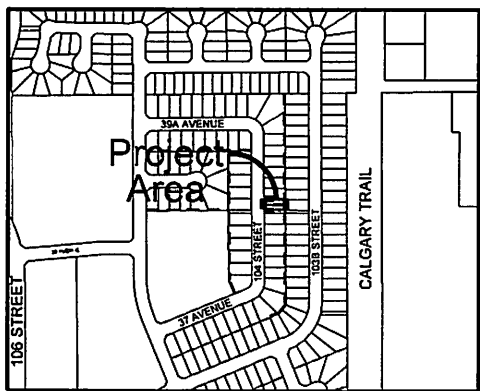
Water and Sewer Servicing Conditions

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, sanitary and storm services will be required for proposed Lot 2 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



Location Plan : NTS

**PROPOSED SUBDIVISION
DUGGAN**

Lot 19, Block 20, Plan 4823RS
CITY OF EDMONTON

SUBDIVISION BOUNDARY CONTAINING
APPROX. 0.06ha AND 2 RF1 LOTS



Thursday, July 7, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 27

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 7, 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 30, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0490
162243729-001

Tentative plan of subdivision to create one (1) institutional lot from the SW 22-51-25-W4M located south of Ellerslie Road SW and east of 170 Street SW; **GLENRIDDING HEIGHTS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA16-0181
189374982-001

Tentative plan of subdivision to create one (1) commercial lot from Lot 105, Block 23, Plan 042 4871 located north of 23 Avenue NW, and east of 24 Street NW; **SILVER BERRY**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA15-0567 182828885-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 36, Plan 1916 HW, located north of 115 Avenue NW and east of 122 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0218 220906559-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 12, Block 140, Plan 4590 W, located south of 101 Avenue NW and east of 143 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0231 221619297-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 19, Block 48, Plan RN 22B, located south of 108 Avenue NW and west of 126 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0253 222739952-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 3, Block 4, Plan 3543 HW, located east of 105A Street NW and south of 69 Avenue NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0286 224804496-001	Tentative plan of subdivision to revise conditionally approved LDA14-0222 with a reduction of three (3) residential lots from the NW 30-51-23-4, located north of Anthony Henday Drive and east of 34 Street NW; LAUREL
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:45 a.m.	