

Thursday, July 28, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 30

PRESENT	April Gallays, Acting Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	April Gallays That the Subdivision Authority Agenda for the July 28, 2016 meeting be adopted.	
FOR THE MOTION	April Gallays	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	April Gallays That the Subdivision Authority Minutes for the July 21, 2016 meeting be adopted.	
FOR THE MOTION	April Gallays	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0213 172345777-001	Tentative plan of subdivision to create one (1) commercial lot and one (1) multiple family lot from Lot 1, Block 2, Plan 932 0734 and the NW 2-54-2-W4M located south of Anthony Henday Drive and east of 66 Street; MCCONACHIE
MOVED	April Gallays That the application for subdivision be Approved.	
FOR THE MOTION	April Gallays	CARRIED
2.	LDA16-0176 219066434-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL), from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; CHAPPELLE
MOVED	April Gallays That the application for subdivision be Approved.	
FOR THE MOTION	April Gallays	CARRIED

3.	LDA16-0146 189250535-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 3A, Block A, Plan 1601 KS, located south of 95 Avenue NW and east of 142 Street NW; CRESTWOOD
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
4.	LDA16-0250 222333275-001	Tentative plan of subdivision to revise conditionally approved LDA16-0038 by adding one (1) industrial lot, from the NE-11-54-24-W4M located south of 195 Avenue NW and west of 50 Street NW; EDMONTON ENERGY AND TECHNOLOGY PARK
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
5.	LDA16-0267 223629262-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 94, Plan 3875 P located north of 103 Avenue NW and west of 136 Street NW; GLENORA
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
6.	LDA16-0276 224273470-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 25, Plan 1815 AW located north of 97 Avenue NW and east of 154 Street NW; WEST JASPER PLACE
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:40 a.m.	



Subdivision Authority

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

July 28, 2016

File NO. LDA15-0213

Stantec Consulting Ltd.
10160 – 122 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff

RE: Tentative plan of subdivision to create one (1) commercial lot and one (1) multiple family lot from Lot 1, Block 2, Plan 932 0734 and the NW 2-54-2-W4M located south of Anthony Henday Drive and east of 66 Street; **MCCONACHIE**

I The Subdivision by Plan is APPROVED on July 28, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., 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 approved subdivision LDA13-0569 be registered prior to or concurrent with this application for the logical extensions of roadway connections and for necessary underground utilities;
4. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lot backing onto 66 Street NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the sanitary pump station, forcemain and offsite sanitary trunk sewer are completed and operational to the satisfaction of Drainage Planning and Engineering;
8. that the owner construct a 1 m berm centered on property line and a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 66 Street, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot 1, Block 2, Plan 932 0734 was previously provided through a DRC and will carry forward on title.

Municipal Reserve for the NW-2-54-24-W4M will be addressed through LDA14-0267 and will carry forward on title.

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

If you have further questions, please contact Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca.

Yours truly,



For Blair McDowell
Subdivision Authority

BM/lc/Posse #172345777-001

Enclosure(s)

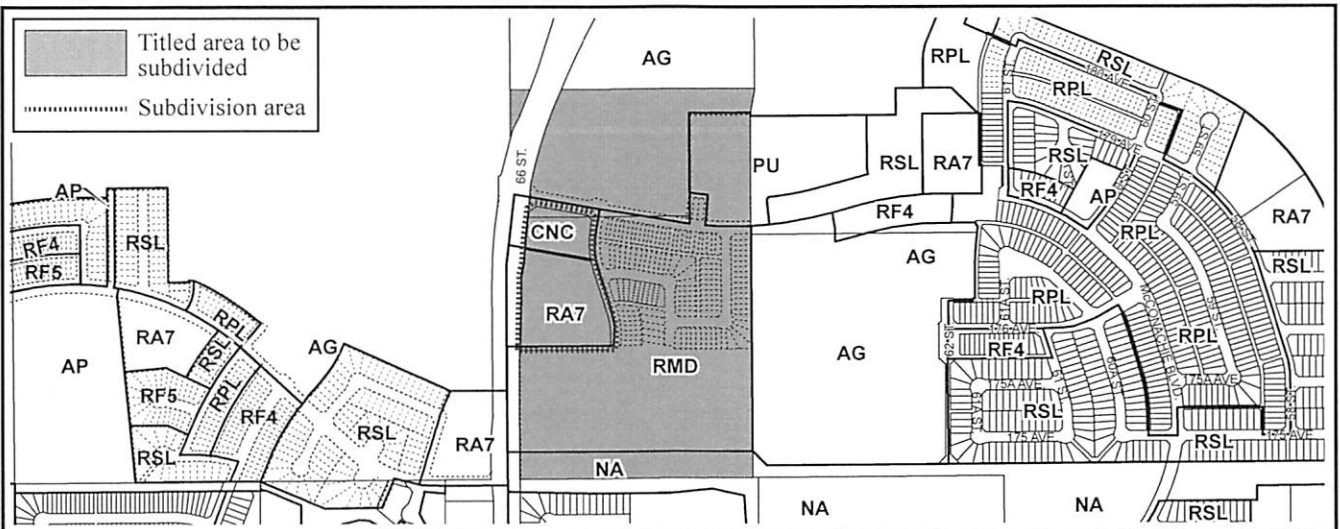
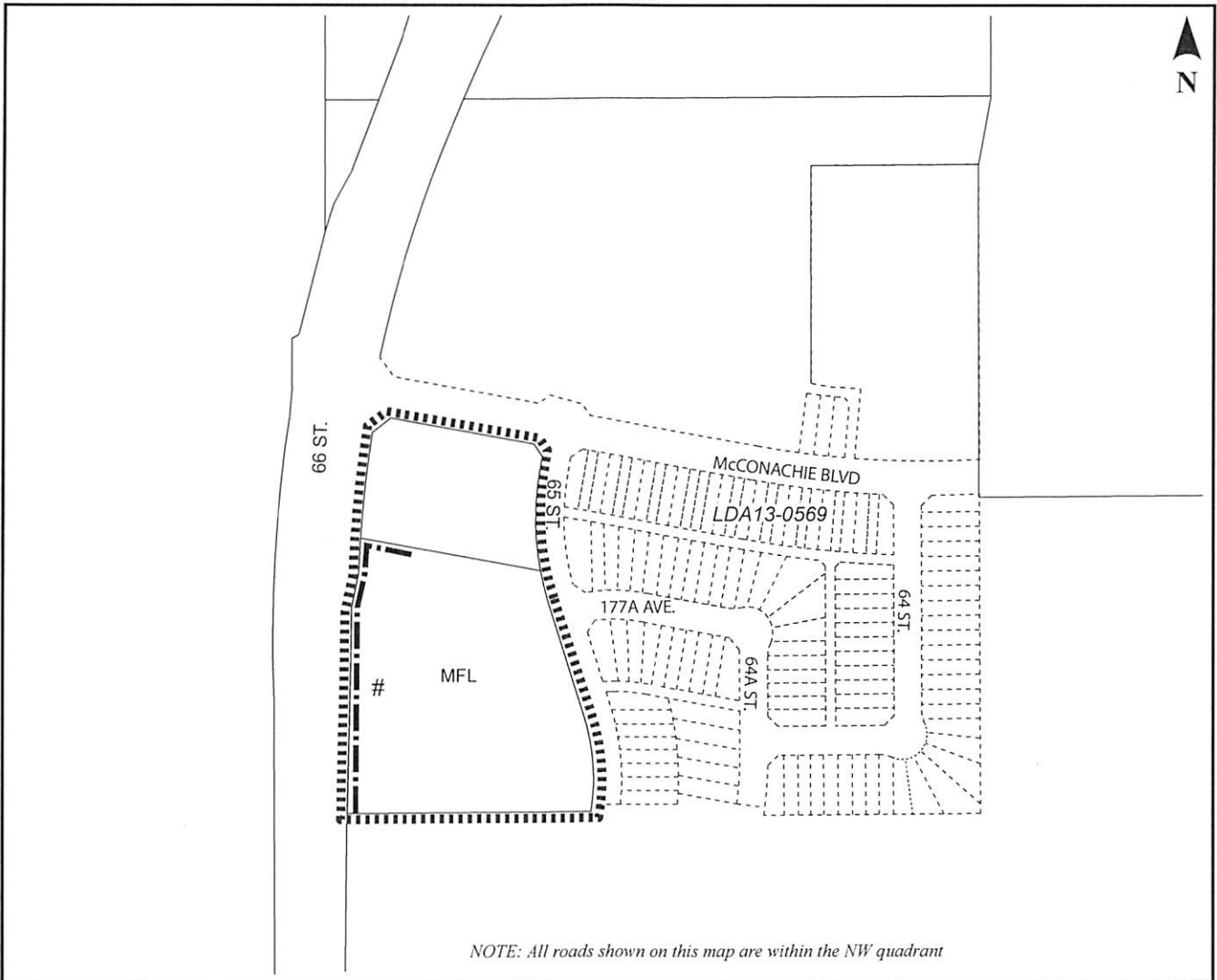
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 28, 2016

LDA15-0213

▬▬▬▬▬▬▬ Limit of proposed subdivision
- - - - - Berm and noise attenuation fence

Restrictive covenant: Berm





Subdivision Authority

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

July 28, 2016

File NO. LDA16-0176

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on July 28, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., 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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual; and

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies.

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

Municipal Reserve for the NW 14-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) through LDA10-0291 and will carry forward on title.

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

If you have further questions, please contact Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,



FOR Blair McDowell
Subdivision Authority

BM/kw/Posse #219066434-001

Enclosure(s)



Subdivision Authority

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

July 28, 2016

File NO. LDA16-0146

Alberta Geomatics Inc.
8762 – 50 Street NW
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

Dear Mr. Strozyk:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 3A, Block A, Plan 1601 KS, located south of 95 Avenue NW and east of 142 Street NW; **CRESTWOOD**

The Subdivision by Plan is APPROVED on July 28, 2016, subject to the following conditions:

1. that the owner register a Top of Bank restrictive covenant, in favour of the City of Edmonton against the proposed lots, as per the applicable development restrictions shown in the geotechnical report "Geotechnical Investigation for the Proposed Development at 9433 142 Street NW Edmonton, Alberta" dated June 22, 2016, prepared by LWL Engineering Ltd., (File No. A-0293); and
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services;
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 (sanitary, storm and water) enter the proposed subdivision approximately 10.66 m north of the south property line and 10.1 m south of the north property line of Lot 3A (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,



FOR Blair McDowell
Subdivision Authority

BM/sc/Posse #189250535-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: April 22nd, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0146(SUB)

CADASTRAL NO.: 931+32-17

CONTACT: Stuart Carlyle

SUBDIVISION: Crestwood

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:

Plan 1601KS, Block A, Lot 3A (9433-142nd St)

Proposed Lot 36A, Block A

- 1-100mm storm service and 1-150mm sanitary service exist in common trench on 142nd St at 10.66m north of the south property line of proposed lot 36A.

Proposed Lot 36B, Block

- 1-20mm water service exists in common trench with the storm and sanitary services mentioned above on 142nd St at 10.1m south of the north property line of proposed lot 36B.

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 service will be required for proposed Lot 36A directly off city mains prior to subdivision approval.**
4. **New storm and sanitary service will be required for proposed Lot 36B directly off city mains prior to subdivision approval.**
5. Should the survey show that the existing services are not located at the measurements mentioned above, then the lot that does not have water, sanitary and/or storm service will require new services.
6. The proposed property line has to be re-aligned in the case that the existing services enter the lot in a way that they cannot be assigned to either of the proposed lots.

7. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

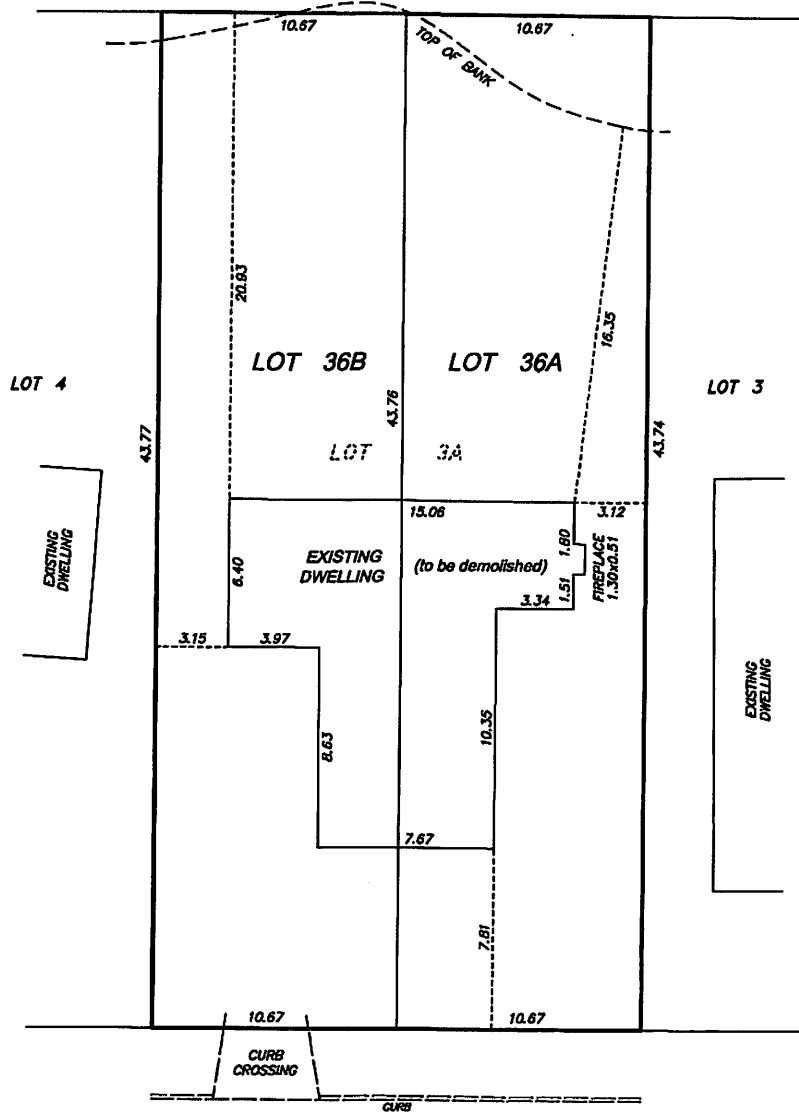
General

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.



S.W. 1/4 SEC. 36-52-25-W4M



142nd STREET

TENTATIVE PLAN

Suite 201, 8782-50 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
 NUMBER OF PARCEL CREATED 2

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

LOT: 3A BLOCK: A PLAN: 1601 KS

SUBDIVISION: CRESTWOOD ADDRESS: 9433-142 STREET

BUILDER/OWNER: OGGI HOMES INC. EDMONTON

ZONING: RF1

FILE: E12297

LOT AREA: 0.09 ha

SCALE: 1:250

DRAWN BY: D.S.

CHECKED BY: P.S.

2016-03-22



Subdivision Authority

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

July 28, 2016

File NO. LDA16-0250

Select Engineering
100, 17413 – 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to revise conditionally approved LDA16-0038 by adding one (1) industrial lot, from the NE-11-54-24-W4M located south of 195 Avenue NW and west of 50 Street NW; **EDMONTON ENERGY AND TECHNOLOGY PARK**

The Subdivision by Plan is APPROVED on July 28, 2016 subject to the following conditions:

1. that the approved subdivisions LDA14-0006 and LDA16-0038 be registered concurrent with this application for necessary underground utilities; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

If you have further questions, please contact Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca.

Yours truly,

A handwritten signature in blue ink that reads 'Blair McDowell'.

For Blair McDowell
Subdivision Authority

BM/lc/Posse #222333275-001

Enclosure(s)

APPROVED UNDER
FILE NO. LDA16-0038

N.E.SEC.11-54-24-4

N.W.SEC.11-54-24-4

ROAD RW 132 3333

66 STREET

ROAD PLAN
112 1688

62 STREET

LOT 1
1.22 ha

LOT 2
2.03 ha

LOT 3
4.20 ha

N.E.SEC.11-54-24-4

APPROVED UNDER
FILE NO. LDA16-0038

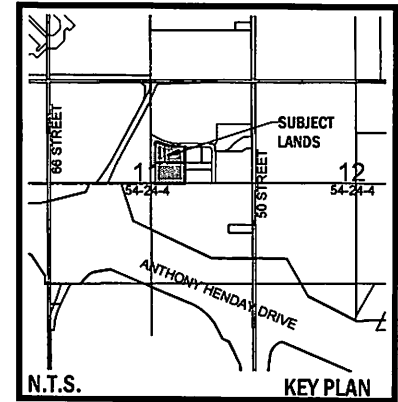
188 AVENUE

60 STREET

N.E.SEC.11-54-24-4

S.E.SEC.11-54-24-4

STURGEON COUNTY
CITY OF EDMONTON



PART OF: N.E.1/4 SEC 11 TWP 54 RGE 24 W4M

NOTES:

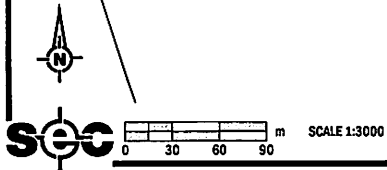
SUBDIVISION INCLUDES AREA OUTLINED BY
----- AND CONTAINS - 7.45 ha

TOTAL INDUSTRIAL (EETM) AREA - 7.45 ha

TOTAL NO. OF INDUSTRIAL LOTS - 3

**TENTATIVE PLAN OF SUBDIVISION
EDMONTON ENERGY & TECHNOLOGY PARK
STAGE 1**

MAY 24, 2016





Subdivision Authority

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

July 28, 2016

File NO. LDA16-0267

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 6, Block 94, Plan 3875 P located north of 103 Avenue NW and west of 136 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on July 28, 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 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 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,



FOR Blair McDowell
Subdivision Authority

BM/gq/Posse #223629262-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 12, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0267(SUB)

CADASTRAL NO.: 934+32-07

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Glenora

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 22, Blk 94, Plan 3875P (0.33 ha parcel)

- 1-20mm water service and 1-150mm sanitary service off Lane West of 136 Street, in common trench, at 63.1m South of South Property Line of 104 Avenue.

Proposed Lot 21, Blk 94, Plan 3875P (0.33 ha parcel)

- Our records indicate that no water and/or sewer services presently exist to the proposed Lot 21.

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 21 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

Georgeanne Andersen

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 6, BLOCK 94, PLAN 3875 P.

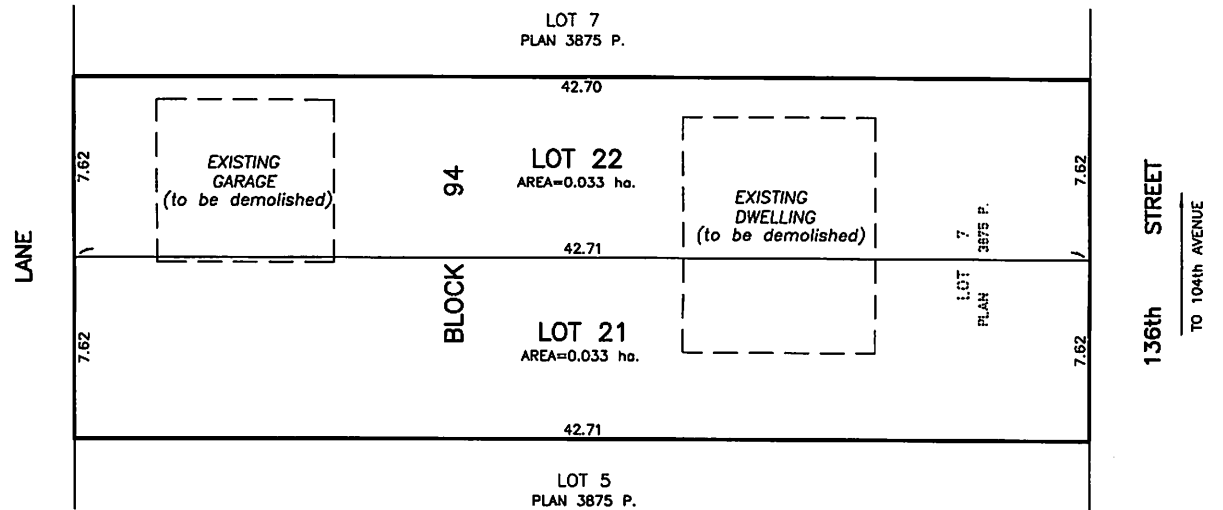
IN THE
RIVER LOT 2, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.25 W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



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: 464-5505

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: June 2, 2016
REVISED: -

FILE NO. 16S0399

DWG. NO. 16S0399T



Subdivision Authority

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

July 28, 2016

File NO. LDA16-0276

Oleksandra Liva
9824 - 151 Street NW
Edmonton, AB T5P 1S8

Dear Ms. Liva:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 25, Plan 1815 AW located north of 97 Avenue NW and east of 154 Street NW;
WEST JASPER PLACE

The Subdivision by Plan is APPROVED on July 28, 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 Development Services; 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 3.2 m north of the south property line of Lot 12 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services can not 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,



FOR Blair McDowell
Subdivision Authority

BM/gq/Posse #224273470-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 13, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16 - 0276(SUB)

CADASTRAL NO.: 931+28-21

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: West Jasper Place

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 1815AW, Blk 25, Lot 12 / 9707 – 154 Street

Proposed South Lot

- 1-20mm water service and 1-100mm sanitary service exists off 154 Street at 3.2m North of the South Property Line of Lot 12.

Proposed North Lot

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

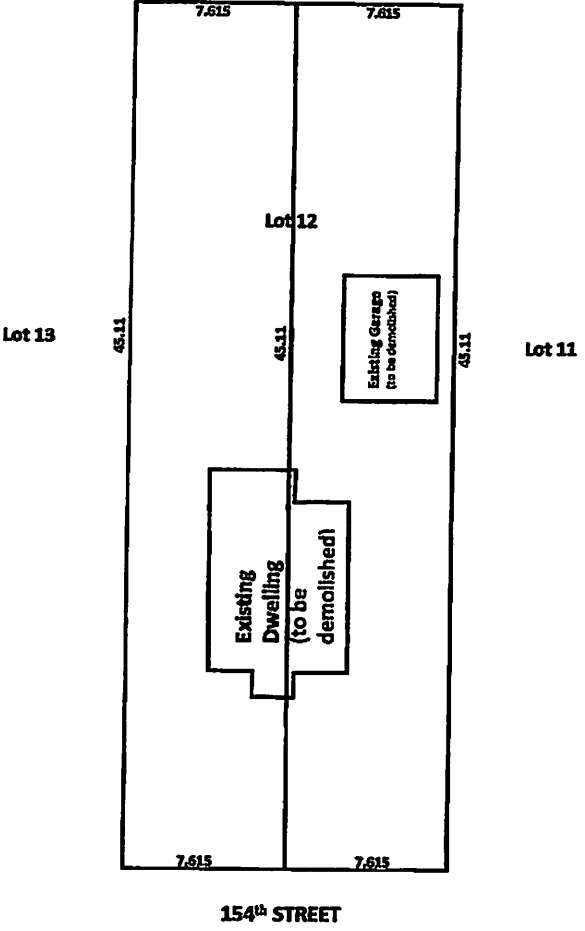
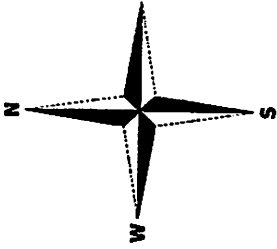
Water and Sewer Servicing Conditions

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 the proposed North Lot 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: 12 Block: 25 Plan: 1815AW