

Thursday, August 10, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 32

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the August 10, 2017 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the August 3, 2017 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA17-0055 239542433-001	Tentative plan of subdivision to create one (1) institutional lot, from Block C, Plan 172 1978, Lot 2, Block 1, Plan 172 1233, and Lot T, Block 99, Plan 142 1867 located north of 41 Avenue SW and west of Heritage Valley Trail SW; CHAPPELLE
2.	LDA17-0258 246847725-001	Tentative plan of subdivision to create separate titles for an existing semi-detached dwelling from Lot 6, Block 27, Plan 2106 KS, located north of 105 Avenue NW and west of 79 Street NW; FOREST HEIGHTS
3.	LDA17-0376 255251786-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 45, Plan 3746 HW, located north of 80 Avenue NW and east of 81 Street NW; KING EDWARD PARK
4.	LDA17-0380 255341698-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 3-4, Block 54, Plan 5997 AE, located north of 78 Avenue NW and east of 79 Street NW; KING EDWARD PARK
5.	LDA17-0382 255681809-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 13, Plan 5899 HW, located south of 101 Avenue NW and east of 79 Street NW; FOREST HEIGHTS
6.	LDA17-0389 256691786-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 37, Block 5, Plan 959 KS, located east of 75 Avenue NW and north of 89 Street NW; AVONMORE
7.	LDA17-0404 252347671-001	Tentative plan of subdivision to create one (1) single detached residential lot from Lot 14, Block 15, Plan 5229 AD, located north of 96 Avenue and east of 155 Street; WEST JASPER PLACE
5.	OTHER BUSINESS	



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 10, 2017

File No. LDA17-0055

IBI Group
300 - 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create one (1) institutional lot, from Block C, Plan 172 1978, Lot 2, Block 1, Plan 172 1233, and Lot T, Block 99, Plan 142 1867 located north of 41 Avenue SW and west of Heritage Valley Trail SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on August 10, 2017, 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 LDA16-0597 be registered prior to or concurrent with this application for the logical extensions of roadway connections and for necessary underground utilities;
4. that Bylaw 18143 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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; and
7. that the owner installs a fire hydrant on Chappelle Road SW, to the satisfaction of EPCOR Water Services Inc.

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

Pursuant to Section 663 of the Municipal Government Act, Municipal Reserve (MR) for Block C, Plan 172 1978 is not applicable because the parcel is less than 0.8 ha in size.

MR for Lot 2, Block 1, Plan 172 1233 was addressed by Deferred Reserve Caveat (DRC) through LDA16-0551. The DRC amount was registered against the parent parcel (the SW 13-51-25-W4M).

MR for Lot T, Block 99, Plan 142 1867 was addressed by DRC through LDA13-0246. The DRC in the amount of 0.277 ha was subsequently transferred to Lot L, Block 99, Plan 112 5833.

Please be advised 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.

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 kyle.witiw@edmonton.ca or 780-442-4308.

Regards,

Blair McDowell
Subdivision Authority

BM/kw/Posse #239542433-001

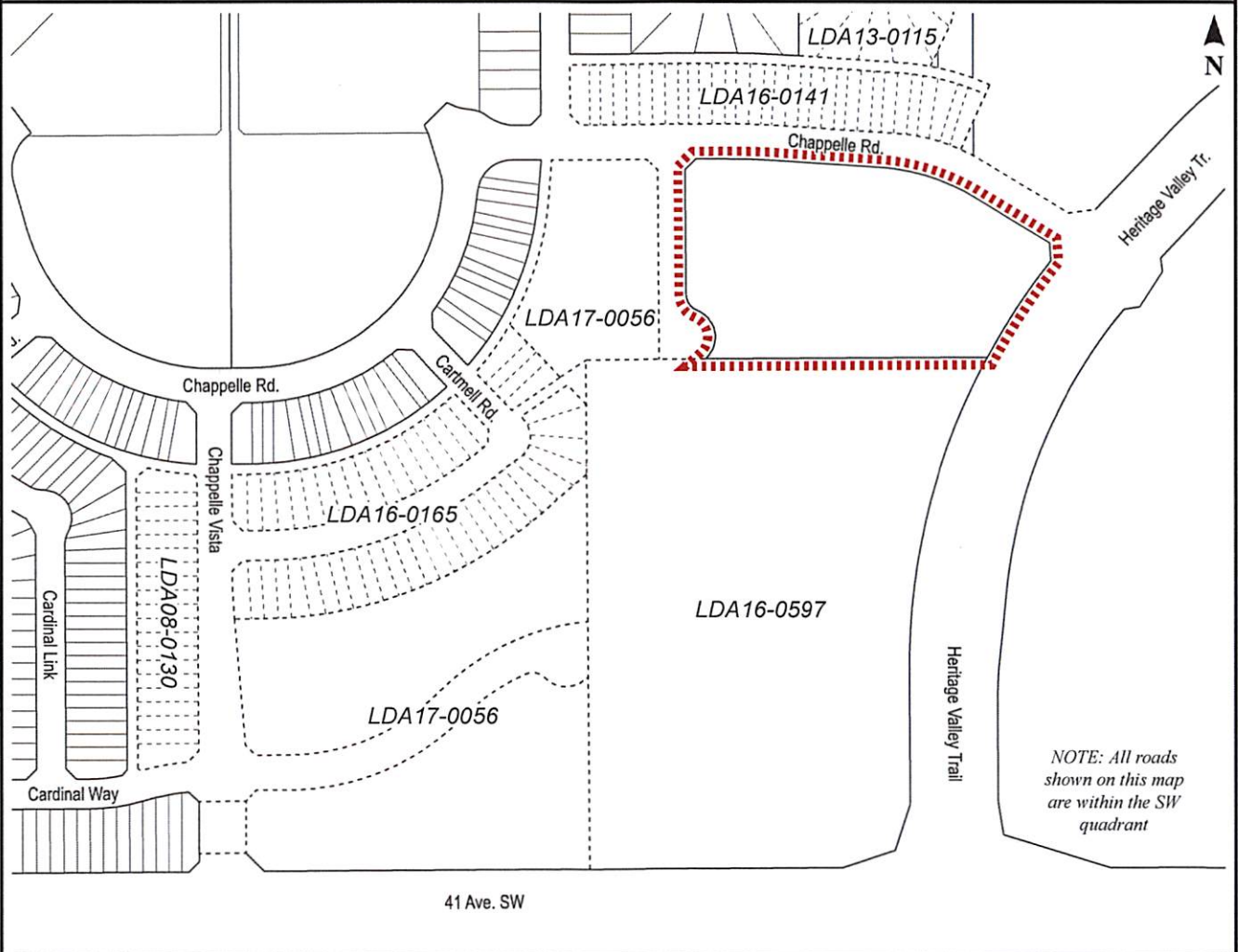
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

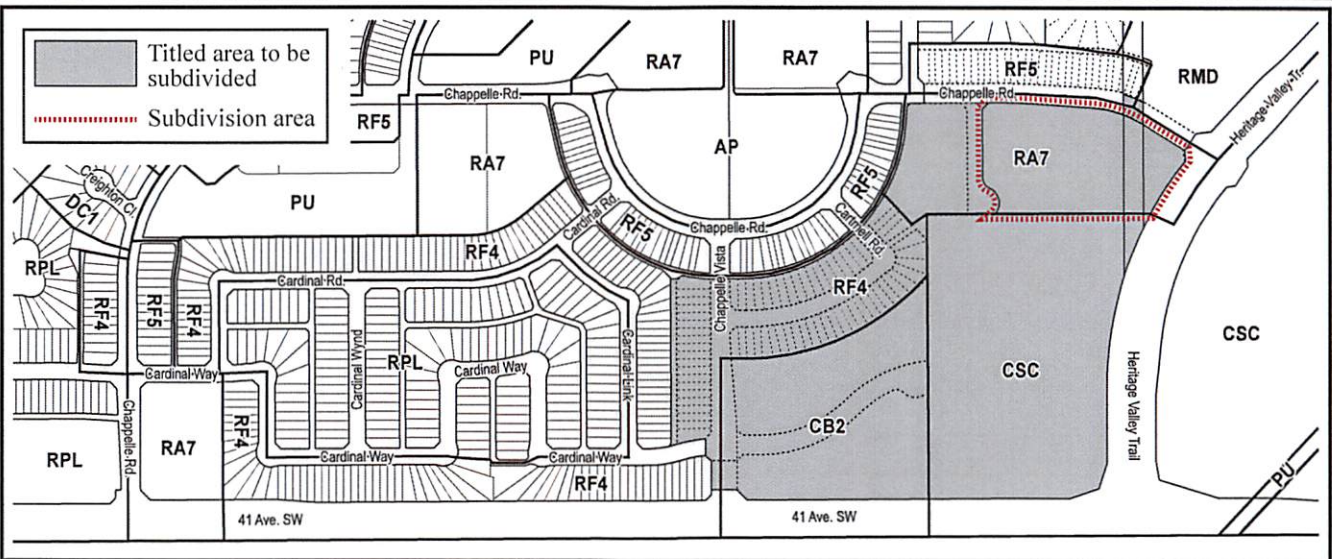
August 10, 2017

LDA17-0055

Limit of proposed subdivision



NOTE: All roads shown on this map are within the SW quadrant





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 10, 2017

File No. LDA17-0258

Delta Land Surveys Ltd.
9809 - 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create separate titles for an existing semi-detached dwelling from Lot 6, Block 27, Plan 2106 KS, located north of 105 Avenue NW and west of 79 Street NW;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on August 10, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to each half of the semi-detached dwelling. However, for buildings constructed prior to 1992 there is an option to retain the existing services (please refer to Attachment 1);
2. that the owner obtain a permit to demolish the garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
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 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 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 (\$649.00) 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #246847725-001

Enclosure(s)

Attachment 1

Optional Servicing Conditions for Sewer and Water Services

The following conditions must be met for the City to consider as an option, not to enforce Section 20 (1) of the Drainage Bylaw 16200.

- a) The building must have been constructed prior to 1992.
- b) The applicants for subdivision must verify that the private sanitary and/or storm drainage systems for each unit are connected separately outside of the building. If the storm or sanitary drainage systems are interconnected within or under the building structure, the subdivision application will not be supported.
- c) The private building sewers on the property **must** be inspected with a camera by **Drainage Operations (phone 780-442-5311)**. The condition of the sanitary and/or storm building sewers must be verified as being functional and free of defects and able to provide effective sewer servicing.
- d) The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the excavation, repair or replacement of the sanitary and/or storm building sewers within each separate lot by both owners. The caveat must save harmless the City from liability due to failure or repair of the private building sewers foundation drainage systems and roof drainage systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots.
- e) Surface drainage and discharge of roof leaders and/or sump pump discharge must be corrected so as not to cause a nuisance, hazard or damage to either the subdivided lots or neighboring properties.
- f) If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be serviced with sanitary and/or storm directly from city sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services.
- g) The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

The following conditions must be met for EPCOR to consider as an option, not to enforce Article 4(f) of Schedule 2 (Terms and Conditions of Water Service) of the City of Edmonton Bylaw 15816 (EPCOR Water Services and Wastewater Treatment), where there is an application to subdivide a single semi-detached residential lot into two separately titled properties.

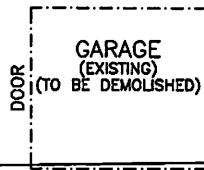
- a) The subdivision application must be supported by the City of Edmonton Drainage Planning and Engineering within Sustainable Development department.
- b) The applicants for subdivision must verify that the private water systems for each unit are connected separately outside of the building. If the water systems are interconnected within or under the building structure, the subdivision application will not be supported.
- c) The condition of the private water systems must be verified as being functional and free of defects and the private systems must be able to provide effective water servicing to both dwelling units. The applicants / owners are accepting the existing water system(s) "as-is". The cost of any re-location, modification or upgrading required by the owners at any time, will be entirely the responsibility of the owners.
- d) The applicants / owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the operation, maintenance, excavation, repair or replacement of the water systems within each separate lot by both owners. The caveat must save harmless the City, and EPCOR from liability for any cost, loss or damage due to failure or repair of the private water systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots.
- e) If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be separately serviced with water directly from city water mains, and must not interconnect any private water system to any other private water system.
- f) The Chief Plumbing Inspector must also support the subdivision.

Should the applicant/owner fail to satisfy the City regarding the above conditions, the application for subdivision will not be supported until the conditions of the Drainage Bylaw and Waterworks Bylaw are satisfied.



LOT 7
BLOCK 27
PLAN 2106KS

42.56



LOT 6B
BLOCK 27
PLAN 172-1

42.56

DWELLING
(EXISTING)
(TO REMAIN)

LOT 6A
BLOCK 27
PLAN 172-1



SHED

42.56

LOT 5
BLOCK 27
PLAN 2106KS

LOT 4A
BLOCK 27
PLAN 122-0975

LANE

7.54

7.54

7.55

7.55

79 STREET

DRAWING

THIS DRAWING IS PREPARED FOR:
JERRY HRYCAK

SHOWING PROPOSED SUBDIVISION OF
LOT 6, BLOCK 27, PLAN 2106KS
10536 - 79 STREET
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. H0161LTO | AUG. 02, 2017.



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 10, 2017

File No. LDA17-0376

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 45, Plan 3746 HW, located north of 80 Avenue NW and east of 81 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on August 10, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889);
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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.31 m east of the west property line of Lot 1. 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 (\$649.00) 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

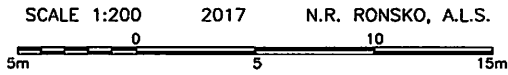
Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #255251786-001

Enclosure

TENTATIVE PLAN
 SHOWING SUBDIVISION OF
LOT 1, BLOCK 45, PLAN 3746 H.W.
 IN THE
S.E.1/4 SEC.27-52-24-4
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



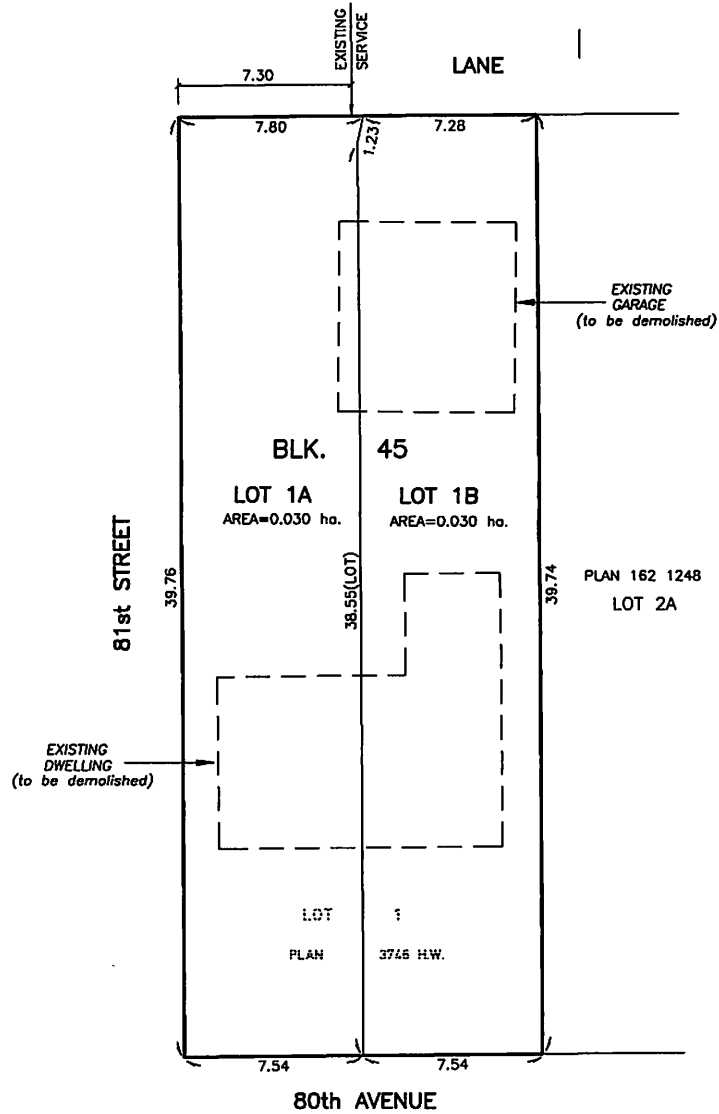
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: JUNE 26, 2017
 REVISED: August 8, 2017

FILE NO. 17S0359

DWG.NO. 17S0359T





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 10, 2017

File No. LDA17-0380

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 3-4, Block 54, Plan 5997 AE, located north of 78 Avenue NW and east of 79 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on August 10, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889);
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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision off the lane at approximately 30.4 m east of the east property line of 79 Street. 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 (\$649.00) 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #255341698-001

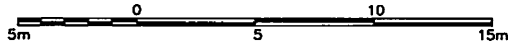
Enclosure

TENTATIVE PLAN

SHOWING SUBDIVISION OF
 LOT 3 & PART OF LOT 4,
 BLOCK 54, PLAN 5997 A.E.

IN THE
 S.E.1/4 SEC.27-52-24-4
 EDMONTON ALBERTA

SCALE 1:200 2017 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: S.C.

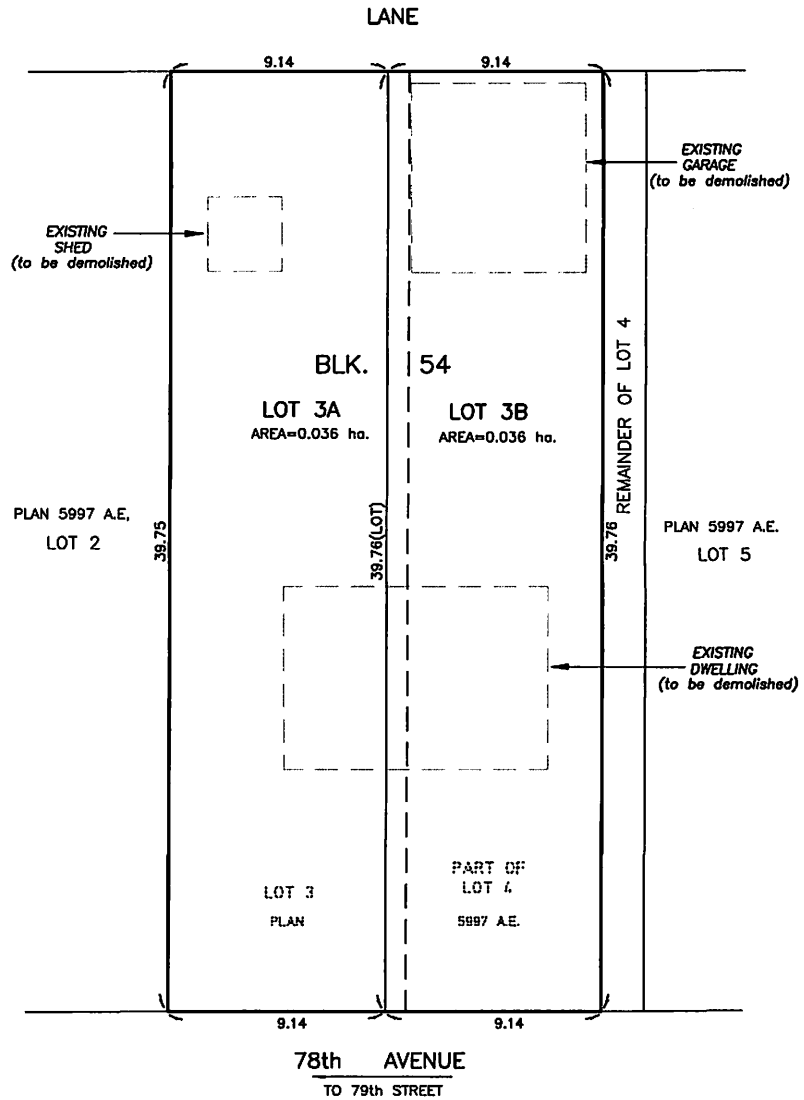
CALC'D. BY: S.C.

DATE: JUNE 27, 2017

REVISED: -

FILE NO. 17S0583

DWG.NO. 17S0583T





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 10, 2017

File No. LDA17-0382

Delta Land Surveys Ltd.
9809 - 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 13, Plan 5899 HW, located south of 101 Avenue NW and east of 79 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on August 10, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed northern lot;
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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.54 m south of the north property line of Lot 6. 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 (\$649.00) 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.

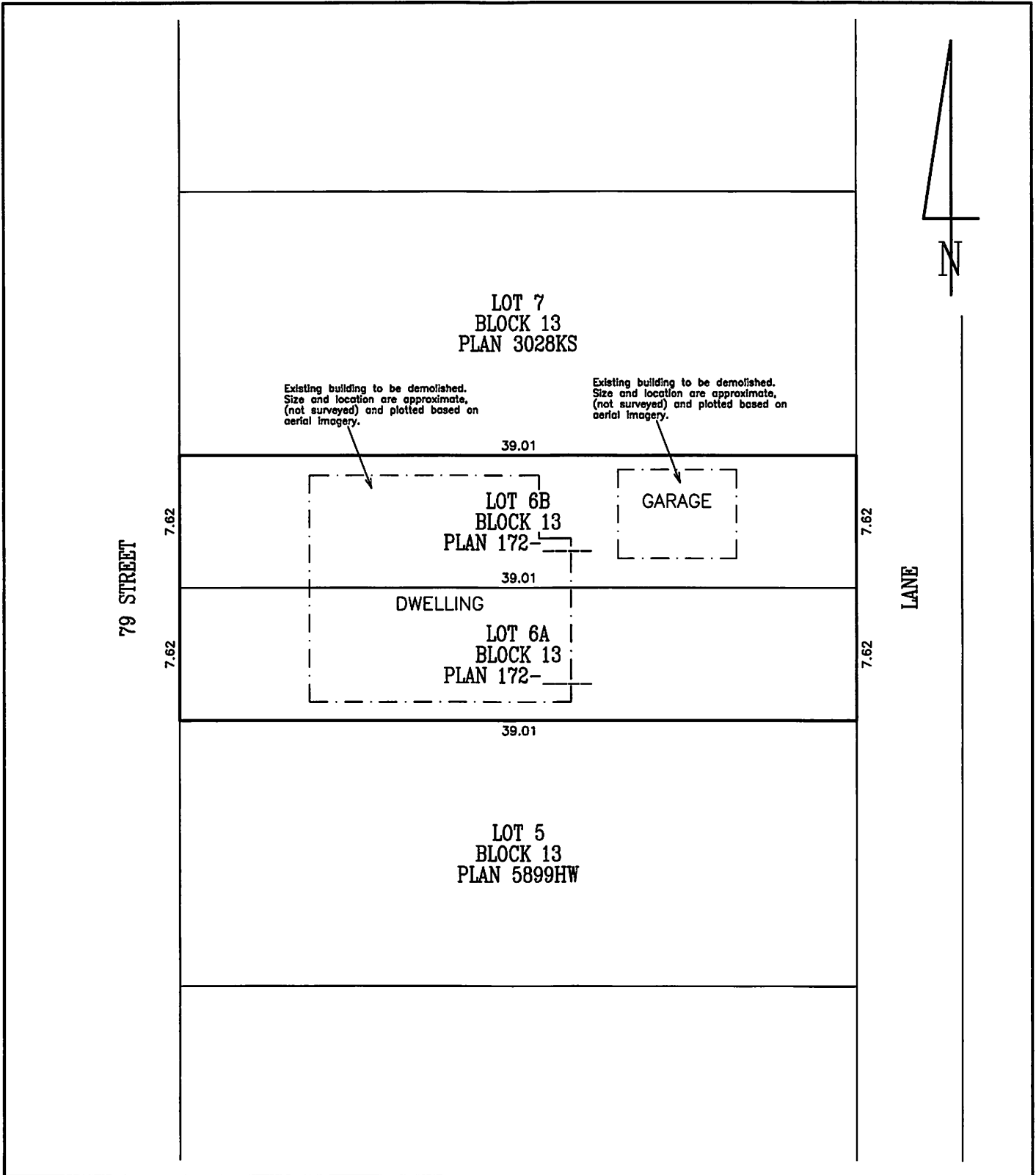
If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/at/Posse #255681809-001

Enclosure(s)



<h1>DRAWING</h1>	THIS DRAWING IS PREPARED FOR: SOHI INVESTMENTS INC.
SHOWING PROPOSED SUBDIVISION OF LOT 6, BLOCK 13, PLAN 5899HW 9933 - 79 STREET, EDMONTON, AB CITY OF EDMONTON - ALBERTA	NOTES: 1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
	DELTA LAND SURVEYS LTD. 9809-89 AVE, EDMONTON, AB, T6E-2S3 780-431-0816 (TEL) 780-432-1024 (FAX) SCALE 1:300 JOB NO. G0443LTO JUN. 30, 2017.



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 10, 2017

File No. LDA17-0389

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 37, Block 5, Plan 959 KS, located east of 75 Avenue NW and north of 89 Street NW; **AVONMORE**

The Subdivision by Plan is APPROVED on August 10, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889);
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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.1 m southeast of the northwest property line of Lot 37. The existing storm service enters the proposed subdivision approximately 8.1 m southeast of the northwest property line of Lot 37. 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 (\$649.00) 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 Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/at/Posse #256691786-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

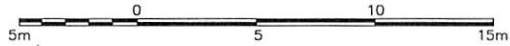
LOT 37, BLOCK 5, PLAN 959 K.S.

IN THE

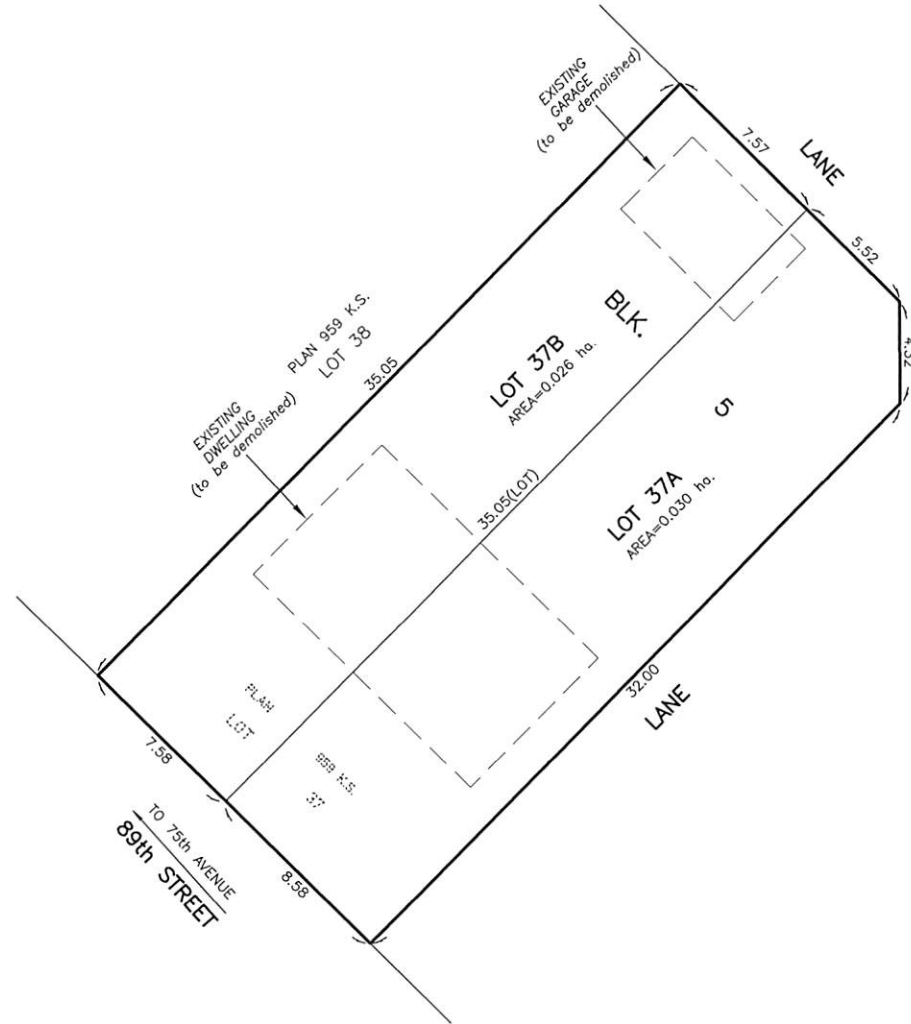
N.W.1/4 SEC. 22-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 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: S.C./ESD

CALC'D. BY: S.C.

DATE: JULY 04, 2017
REVISED: JULY 20, 2017

FILE NO. 17S0597

DWG.NO. 17S0597T



August 10, 2017

File No. LDA17-0404

Tolene Designs Inc.
15918 - 109 Street NW
Edmonton, AB T5X 4R9

ATTENTION: Abdulla Elmikkawi

RE: Tentative plan of subdivision to create one (1) single detached residential lot from Lot 14, Block 15, Plan 5229 AD, located north of 96 Avenue and east of 155 Street; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on August 10, 2017 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 9.3 m north of the south property line of Lot 14. 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 (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 (\$649.00) 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 Stephen Raitz at stephen.raitz@edmonton.ca or 780-5089536.

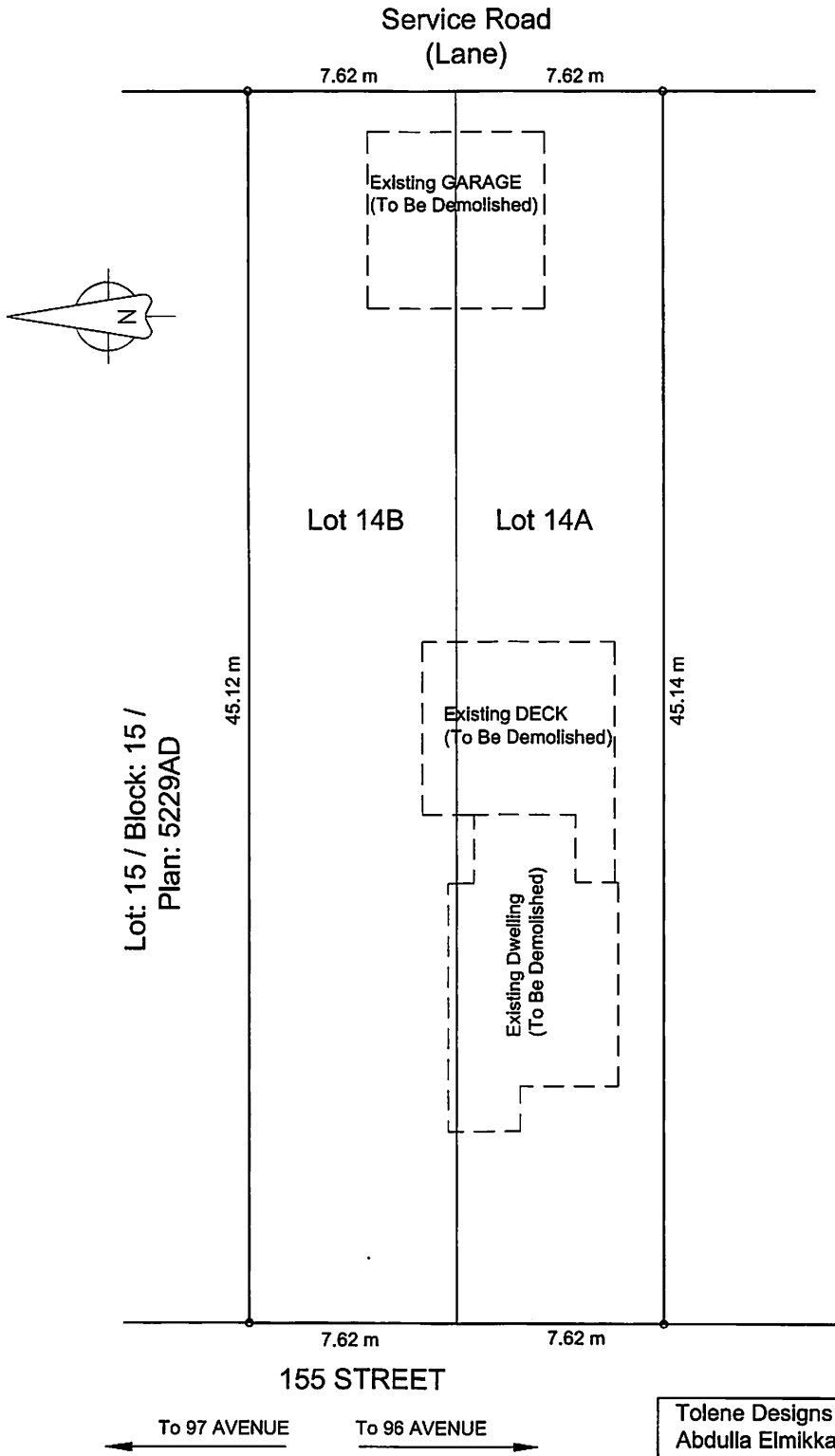
Regards,

Blair McDowell
Subdivision Authority

BM/sr/Posse # 252347671-001

Enclosure(s)

TENTATIVE PLAN
Showing Subdivision Of
Lot: 14 / Block: 15 / Plan: 5229AD
in Edmonton, Alberta



Lot: 15 / Block: 15 /
Plan: 5229AD

Lot: 13 / Block: 15 /
Plan: 5229AD

Scale 1:200

Tolene Designs Inc
Abdulla Elmikkawi
15918 - 109 Street NW
Edmonton, AB. T5X 4R9
Phone: 780-9096839
Date: July 10, 2017

Thursday, August 3, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 31

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the August 3, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the July 27, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA17-0337
254274286-001 Tentative plan of subdivision to create one (1) other lot from Block 1, Block 3 and the common property of Plan 132 4176 located south of Ellerslie Road SW and west of 103A Street SW; **CASHMAN**

MOVED Blair McDowell
That the application for subdivision be Tabled.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA12-0095
121726168-001 REVISION of the conditionally approved plan of subdivision to create 230 single detached residential lots, 76 semi-detached residential lots, 28 row housing residential lots, one (1) multiple family lot, three (3) Public Utility lots, five (5) Municipal Reserve lots, and two (2) Environmental Reserve lots from Lots 1 and 2, Block 1, Plan 122 3805 and Lots 1 and 2, Block 1, Plan 142 3401, located south of Lessard Road and east of 199 Street NW, **EDGEMONT**

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA13-0022 130013752-001	REVISION of the conditionally approved plan of subdivision to create 91 single detached residential lots, 14 semi-detached residential lots, 23 row housing lots and one (1) Public Utility lot, from Lot 1, Block 1, Plan 042 1992 located south of 30 Avenue SW and west of Calgary Trail SW; CAVANAGH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA13-0371 142488985-001	REVISION of the conditionally approved plan of subdivision to create four (4) industrial lots and one (1) Public Utility lot from a portion of Block 7, Plan 179 HW and a portion of the SW 27-53-25-4 located east of 170 Street and north of 137 Avenue; MISTATIM INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA15-0269 172465630-001	REVISION of the conditionally approved plan of subdivision to create 91 single detached residential lots, 8 semi-detached residential lots, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from a portion of roadway to be closed and Lot 1, Block 1, Plan 042 1192, located north of Adamson Drive SW and west of Calgary Trail; CAVANAGH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0326 223296938-001	REVISION of the conditionally approved plan of subdivision to create 46 semi-detached residential lots and 30 row housing lots from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; THE UPLANDS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0194 244399984-001	Tentative plan to subdivide a portion of Lot 18, Block 1, Plan 162 3798 for the purpose of consolidation with Lot 13, Block 1, Plan 162 1448 located east of Gateway Boulevard SW and north of Ellerslie Road SE; ELLERSLIE INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.

FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA17-0287 252008715-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 4, Plan 2630 KS located south of 91A Avenue NW and west of 141 Street NW; PARKVIEW	
MOVED		Blair McDowell That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA17-0290 252269316-001	Tentative plan to subdivide a portion of Lot 18, Block 1, Plan 162 3798 for the purpose of consolidation with Lot 12, Block 1, Plan 162 1448 located east of Gateway Boulevard SW and north of Ellerslie Road SE; ELLERSLIE INDUSTRIAL	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA17-0323 253427005-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 28 and 29, Block 7, Plan 823 AI, located west of 59 Street NW and north of 118 Avenue NW; MONTROSE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
11.	LDA17-0362 254996632-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 26, Plan 2041 HW, located south of 70 Avenue NW and east of 110 Street NW; PARKALLEN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
12.	LDA17-0364 255104586-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 13, Plan 4892 HW, located north of 83 Avenue NW and east of 77 Street NW; IDYLWYLDE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
13.	LDA17-0374 255118841-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 12, Plan 4892 HW, located north of 83 Avenue NW and west of 77 Street NW; IDYLWYLDE	
MOVED		Blair McDowell That the application for subdivision be Approved.	

FOR THE MOTION		Blair McDowell	CARRIED
14.	LDA17-0377 255627740-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 8, Plan RN76, located north of 119 Avenue NW and east of 90 Street NW; ALBERTA AVENUE	
MOVED		Blair McDowell	That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell	CARRIED
15.	LDA17-0378 255674253-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 6, Block 19, Plan 3067 HW, located north of 103 Avenue NW and west of 160 Street NW; BRITANNIA YOUNGSTOWN	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
16.	LDA17-0379 255646231-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 48, Block 4, Plan 2528 HW, located north of 96 Avenue NW and west of 86 Street NW; STRATHEARN	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:30 a.m.		