

Thursday, September 1, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 35

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the September 1, 2016 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 25, 2016 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1 | LDA15-0379
177091592-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lot O, Block 20, Plan 426 HW located north of 72 Avenue and west of 95 Street; RITCHIE |
| 2. | LDA16-0275
224146393-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 50, Plan RN22B, located east of 127 Street and south of 106 Avenue; WESTMOUNT |
| 3. | LDA16-0278
224368407-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lot 9-10, Block 5, Plan 5036S, located east of 85 Street and north of 77 Avenue; KING EDWARD PARK |
| 4. | LDA16-0283
224470144-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 6, Block 7, Plan 5191 HW, located east of 155 Street and south of 90 Avenue; JASPER PARK |
| 5. | LDA16-0296
224955221-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot, Lot 14, Block 47, Plan 2928 HW, located west of 151 Street and south of 107 Avenue; CANORA |
| 6. | LDA16-0301
225242403-001 | Tentative plan of subdivision to create separate titles for a semi-detached residential lot, from Lot 420, Block 1, Plan 7540 AH, located west of 101 Street and south of 116 Avenue; SPRUCE AVENUE |
| 7. | LDA16-0310
225910445-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 8, Block 9, Plan 1131 HW, located south of 106 Avenue and west of 147 Street; GROVENOR |

5. OTHER BUSINESS



Subdivision Authority

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

September 1, 2016

File NO. LDA15-0379

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

ATTENTION: Sam McDougall

Dear Mr. McDougall:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lot O, Block 20, Plan 426 HW located north of 72 Avenue and west of 95 Street; **RITCHIE**

The Subdivision by Plan is APPROVED on September 1, 2016, subject to the following conditions:

1. that the owner construct an on-street hydrant to the satisfaction of EPCOR Water, as shown on the attached sketch (contact EPCOR Water at 780-412-3178); 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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

If you have further questions, please contact Gilbert Quashie - Sam at 780-496-6295 or Gilbert.Quashie-Sam@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #177091592-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: December 14, 2015

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/15-0379(SUB)

CADASTRAL NO.: 928+36-22

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Ritchie

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

PREPARED BY: Nina Lumabi
Water and Sewer Servicing Section
Drainage Services

The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments.

Water and Sewer Service Information

Plan 426HW, Block 20, Lot O (9510-72 Avenue)

Proposed Lot O2, Blk 20

- 1-20mm water service and 1-150mm sanitary service exists off the Lane North of 72 Avenue at 4.65m East of the West Property Line of Lot O.

Proposed Lot O1, 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 and sewer services will be required for proposed Lot O1, Blk 20 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

Nina Lumabi

ALAIR HOMES EDMONTON LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.052 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	DESCRIPTION	BY
0	Aug, 04/15	ORIGINAL PLAN COMPLETED	TB
		ITEM	

REVISIONS

RITCHIE

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF

LOT O, BLOCK 20, PLAN 426 HW

WITHIN THE

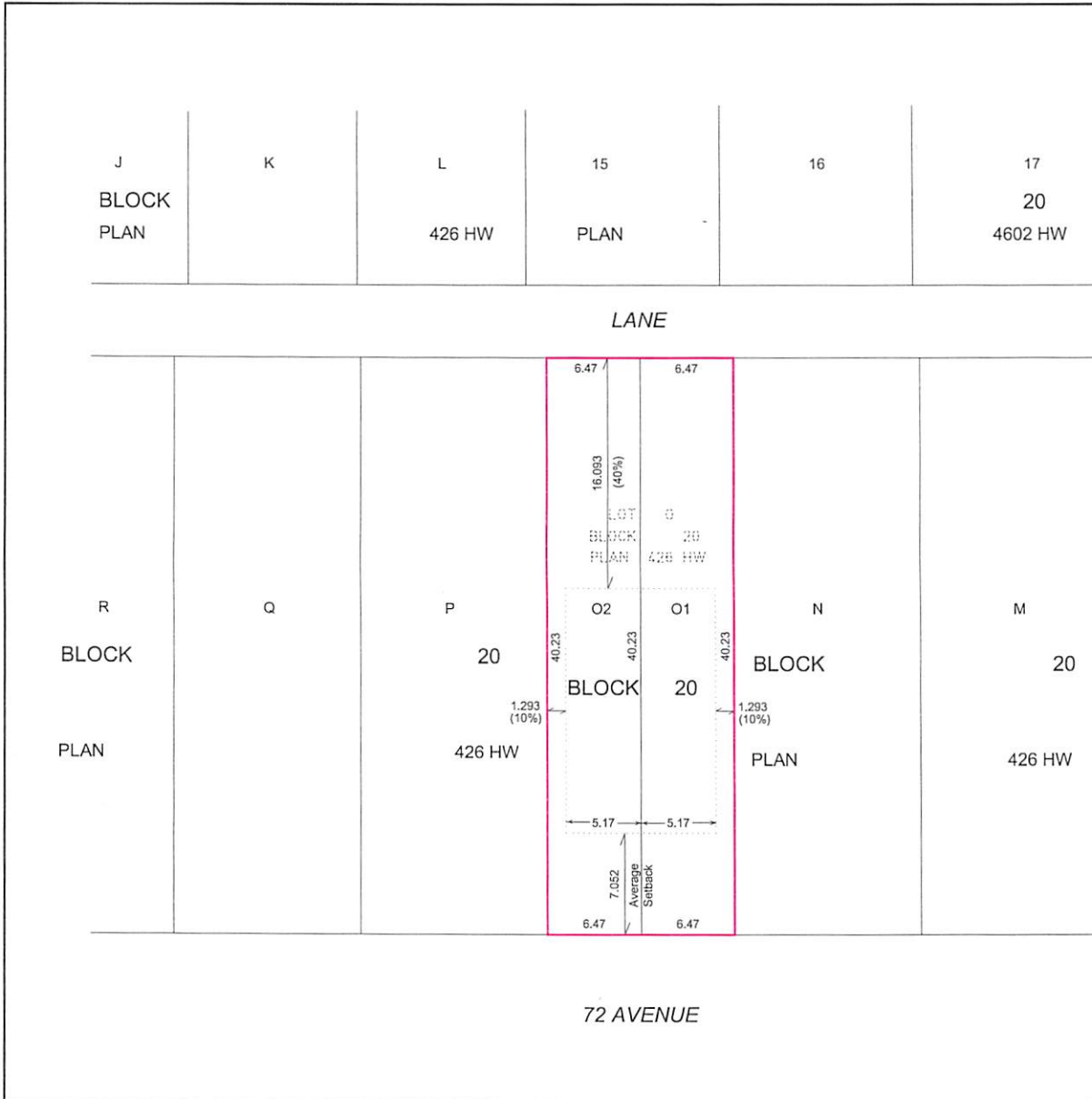
N.E. 1/4 SEC. 21 TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



P Pals Geomatics Inc. Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704 - 176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	11500308T	DRAFTED BY:	TB	CHECKED BY:	ME
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95 STREET



72 AVENUE



Subdivision Authority

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

September 1, 2016

File NO. LDA16-0275

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

ATTENTION: Ryan Smith

Dear Mr. Smith:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 50, Plan RN22B, located east of 127 Street and south of 106 Avenue; **WESTMOUNT**

The Subdivision by Plan is APPROVED on September 1, 2016, 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 southern 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 Sustainable Development, 5th floor, 10250 – 101 Street NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 21.95m south of the south property line of 106 Avenue (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/lp/Posse #224146393-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: June 28, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0275 (SUB)

CADASTRAL NO.: 934+32-12

CONTACT: Loloa Pokima

SUBDIVISION: Westmount

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

Plan RN22b, Block 50, Lot 2 (10541-127 Street NW)

Proposed Lot 2B, Blk 50

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

Proposed Lot 2A, Blk 50

- 1-20mm water service and 1-150mm sanitary service exist off the Lane East of 127 Street at 21.95m South of the South Property Line of 106 Avenue.

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains.** A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sewer services will be required for proposed Lot 2B 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

Georgeanne Andersen

106 AVENUE

50 21
142 4449

BLOCK 22
PLAN

42.52

LOT 2A

Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

50

Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

42.53

LOT 2B

BLOCK 50

42.54

LOT 3
BLOCK 50
PLAN XXIIIB (RN22B)

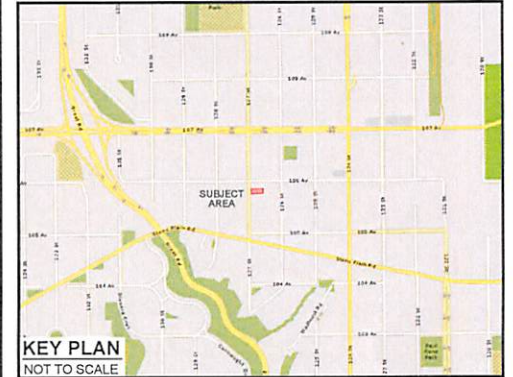
127 STREET

LANE

ACCENT INFILLS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF3
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS _____
- AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	JUN. 17/16	ORIGINAL PLAN COMPLETED	ME
REVISIONS			

WESTMOUNT

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

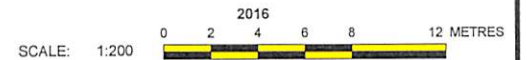
LOT 2, BLOCK 50, PLAN XXIIIB (RN22B)

WITHIN

RIVER LOT 2, EDMONTON SETTLEMENT

(THEO. N.W. 1/4 SEC.6-TWP.53-RGE.24-W.4TH MER.)

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61600019T	DRAFTED BY:	ME	CHECKED BY:	MK
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Subdivision Authority

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

September 1st, 2016

File NO. LDA16-0278

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

ATTENTION: Roy Maxwell

Dear Mr Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lot 9-10, Block 5, Plan 5036S, located east of 85 Street and north of 77 Avenue; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on September 01, 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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

If you have further questions, please contact Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/lp/Posse #224368407-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: June 28, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0278 (SUB)

CADASTRAL NO.: 931+40-05

CONTACT: Lolia Pokima

SUBDIVISION: King Edward Park

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

PREPARED BY: Georgeanne Andersen
Water and Sewer Servicing Section
Drainage Services

The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments.

Water and Sewer Service Information

Plan 5036S, Block 5, Lot 9-10 (8340-77 Avenue NW)

Proposed Lot 21, Blk 5

- 1- 25mm water service and 1- 150mm sanitary service **are proposed to be constructed** off the Lane North of 77 Avenue. No as-built information was available at the time of this response. If more detailed information is required please contact our office at 780-496-5444.

Proposed Lot 20, Blk 5

- 1-20mm water service and 1-150mm sanitary service exist off the Lane North of 77 Avenue at 87.17m East of the East Property Line of 85 Street.

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. 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

Georgeanne Andersen

TENTATIVE PLAN

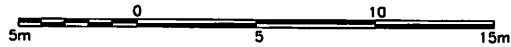
SHOWING SUBDIVISION OF

LOT 9 & PART OF LOT 10
BLOCK 5, PLAN 5036 S.

IN THE
S.W.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

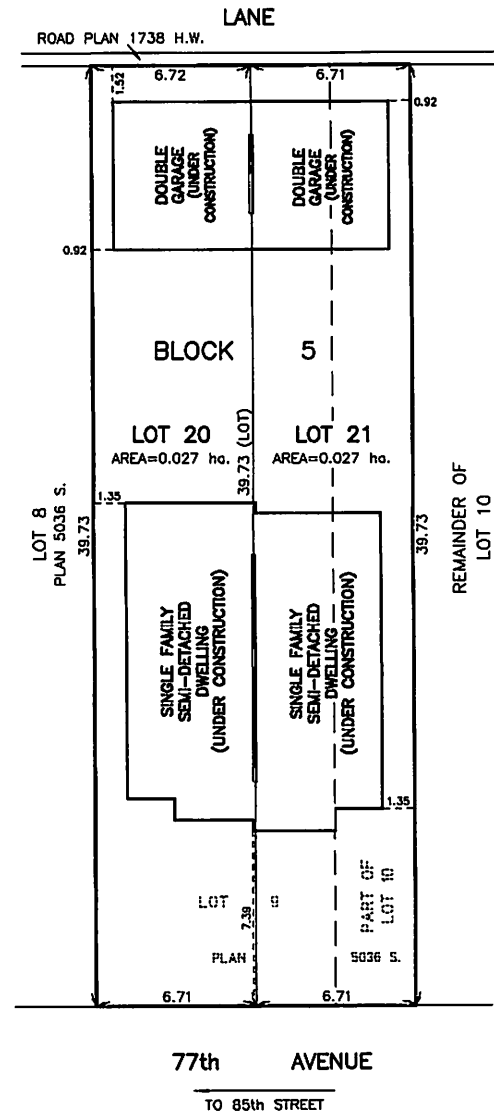
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: June 20, 2016
REVISED: -

FILE NO. 13C0013

DWG.NO. 13C0013T





Subdivision Authority

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

September 1, 2016

File NO. LDA16-0283

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

ATTENTION: Ryan Smith

Dear Mr. Smith:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 6, Block 7, Plan 5191 HW, located east of 155 Street and south of 90 Avenue; JASPER PARK

The Subdivision by Plan is APPROVED on September 1, 2016, 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 southern 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 Sustainable Development, 5th floor, 10250 – 101 Street NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately at 7.54m South of North Property Line of proposed Lot 6B (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;
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8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/lp/Posse #224470144-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: August 2, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0283(SUB)

CADASTRAL NO.: 931+28-11

CONTACT: Lolia Pokima

SUBDIVISION: Jasper Park

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

PREPARED BY: Georgeanne Andersen
Water and Sewer Servicing Section
Drainage Services

The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments:

Water and Sewer Service Information

Following is the water and sewer servicing information for the proposed re-subdivision parcel(s):

Proposed Lot 6B, Blk 7, Plan 5191 HW

- 1-20mm water and 1-100mm sanitary services exist off 155 Street at 7.54m South of North Property Line of proposed Lot 6B.

Proposed Lot 6A, Blk 7, Plan 5191 HW

- 1-25mm water and 1-150mm sanitary services are **proposed** to be installed off 155 Street at 6.4m North of South Property Line of proposed Lot 6A.

Water and Sewer Servicing Conditions

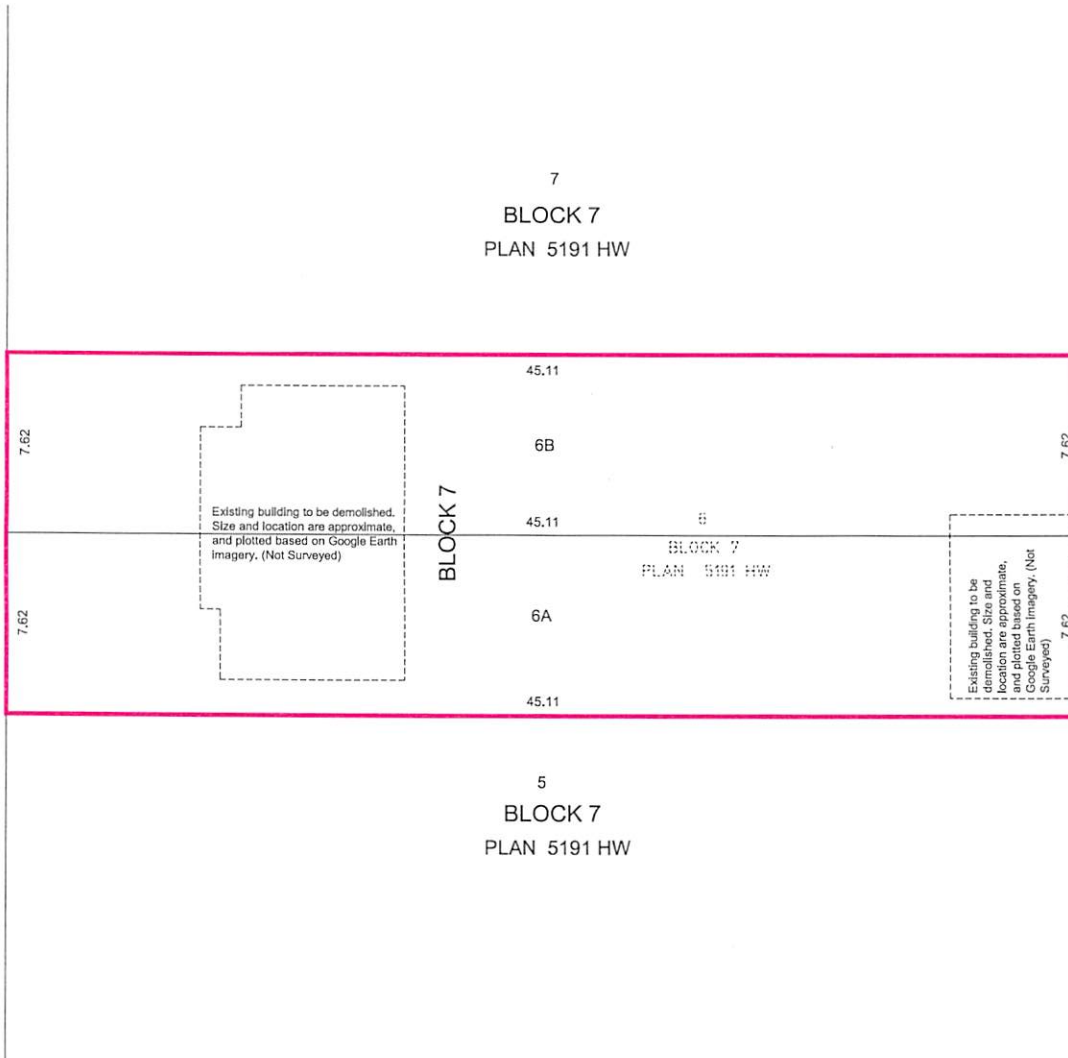
1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot 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. 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

155 STREET



LANE

URBANAGE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RFL
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.069 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	JUNE 22/16	ORIGINAL PLAN COMPLETED	DN
REVISIONS			

JASPER PARK

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 6, BLOCK 7, PLAN 5191 HW

WITHIN THE

N.W. 1/4 SEC. 26 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

2016
 SCALE: 1:200 (11x17)

Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10794 - 176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61600017T	DRAFTED BY:	DN	CHECKED BY:	MK
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Subdivision Authority

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

September 1, 2016

File NO. LDA16-0296

Alberta Geomatics Inc.
201, 8762 – 50 Avenue NW
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

Dear Mr. Strozyk:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, Lot 14, Block 47, Plan 2928 HW, located west of 151 Street and south of 107 Avenue; **CANORA**

The Subdivision by Plan is APPROVED on September 1, 2016, subject to the following conditions:

1. that the existing residential access to Street must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Transportation Planning and Engineering. The owner must obtain a permit to remove the access from Sustainable Development, 5th floor, 10250 – 101 Street NW;
2. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed southern lot;
3. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5th floor, 10250 – 101 Street NW; and
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. (780-412-4000), 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 at 4.3m south of the north property line of proposed Lot 14B (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;

3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Lolia Pokima at 780-508-9520 or liolapokima@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/lp/Posse #224955221-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 18, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-

0296(SUB)

CADASTRAL NO.: 934+28-11

CONTACT: Lolia Pokima

SUBDIVISION: Canora

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 14B, Blk 47, Plan 2928HW

- 1-20mm water service and 1-100mm sanitary service exists on 151 Street at 4.30m South of North Property Line of proposed Lot 14B.

Proposed Lot 14A, Blk 47, Plan 2928HW

- Our records indicate that no water and/or sewer services currently exist to the proposed subdivision parcel 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 sanitary services will be required for proposed Lot 14A 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

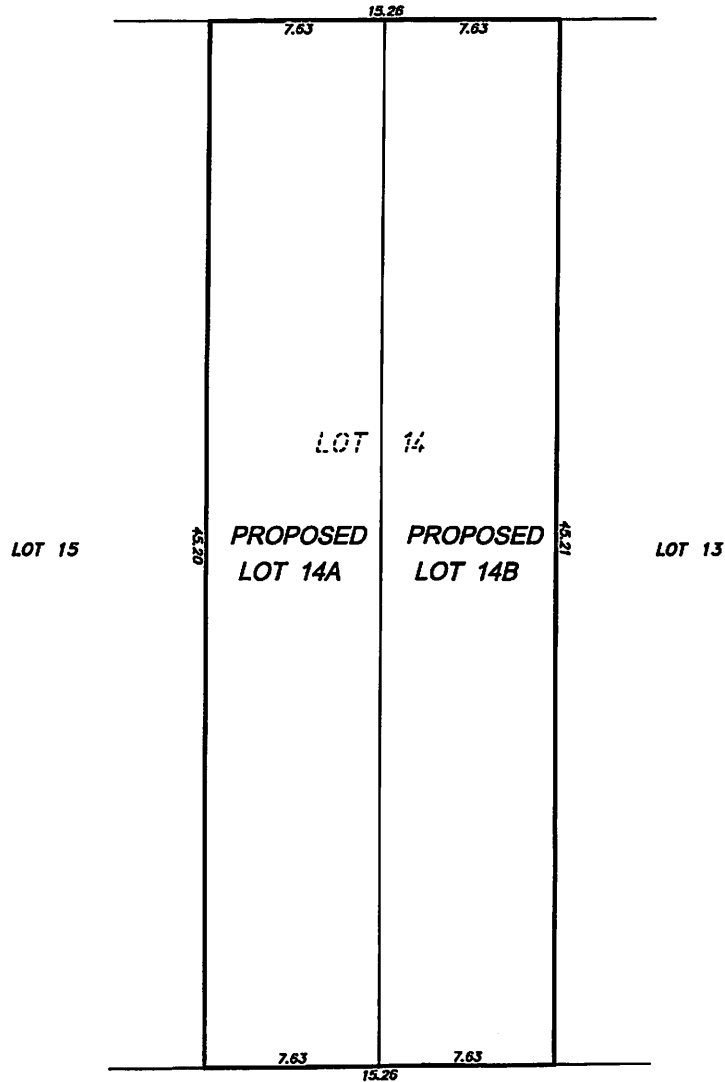
1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.

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

Georgeanne Andersen



LANE



SIDEWALK

151st STREET

TENTATIVE PLAN

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

**Alberta
 Geomatics
 Inc.**

NOTE:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 NUMBER OF PARCEL CREATED 2

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

LOT: 14 BLOCK: 47 PLAN: 2928 HW

SUBDIVISION: CANORA ADDRESS: 10634 - 151 STREET

BUILDER/OWNER: TECH VIEW HOMES LTD. EDMONTON

ZONING: RF2

FILE: E12264

LOT AREA: 0.07 ha

SCALE: 1:250

DRAWN BY: J.K.

CHECKED BY: P.S.

2016-06-28



Subdivision Authority

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

September 1, 2016

File NO. LDA16-0301

Geodetic Survey and Engineering LTD.
9538 – 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

Dear Mr. Chan:

RE: Tentative plan of subdivision to create separate titles for a semi-detached residential lot, from Lot 420, Block 1, Plan 7540 AH, located west of 101 Street and south of 116 Avenue; **SPRUCE AVENUE**

The Subdivision by Plan is APPROVED on September 1, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5th floor, 10250 – 101 Street NW;
2. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed southern lot; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 9.5m north of the south property line of Lot 420 (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 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;
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 in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Lolia Pokima at 780-580-9520 or loliam.pokima@edmonton.ca.

Yours truly,

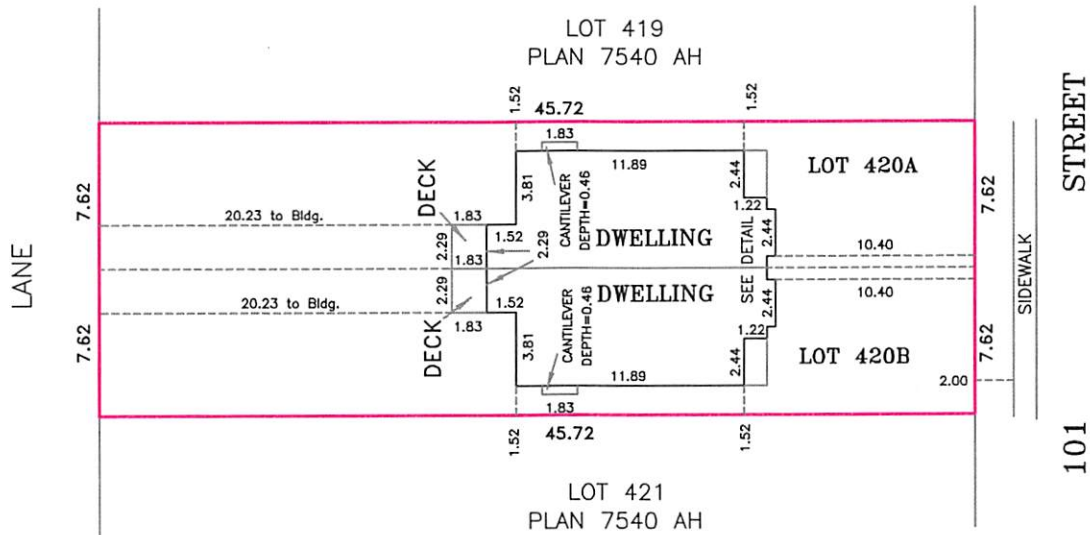
Blair McDowell
Subdivision Authority

BM/lp/Posse #225242403-001

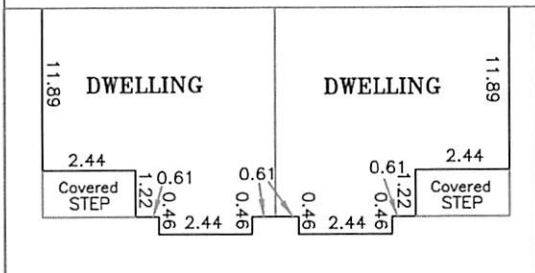
Enclosure(s)

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 420, BLOCK 1, PLAN 7540 AH
HB, TWP. 53, RGE. 24, W. 4 M.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 2. FENCES ARE SHOWN THUS
 3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS.....
- AND CONTAINS 0.069 ha.



DETAIL
NOT TO SCALE



GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net

DRAWN BY: P.S.	SCALE 1 : 300	JOB No. 1152192
DATE : JULY 4th, 2016.		



Subdivision Authority

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

September 1, 2016

File NO. LDA16-0310

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 8, Block 9, Plan 1131 HW, located south of 106 Avenue and west of 147 Street; **GROVENOR**

The Subdivision by Plan is APPROVED on September 1, 2016, 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 southern 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 Sustainable Development, 5th floor, 10250 – 101 Street NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.6m South of the North Property Line of Lot 8 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/lp/Posse #225910445-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: August 16, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0310(SEMI)

CADAstral NO.: 934+32-06

CONTACT: Alex Shcherbin

SUBDIVISION: Grovenor

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 1131HW, Blk 9, Lot 8 / 10456 – 147 Street

Proposed Lot 17, Blk 9

- 1-20mm water service and 1-150mm sanitary service exist off the Lane West of 147 Street at 5.6m South of the North Property Line of Lot 8.

Proposed Lot 18, Blk 9

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

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains**. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sewer services will be required for proposed Lot 18 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 8, BLOCK 9, PLAN 1131 H.W.

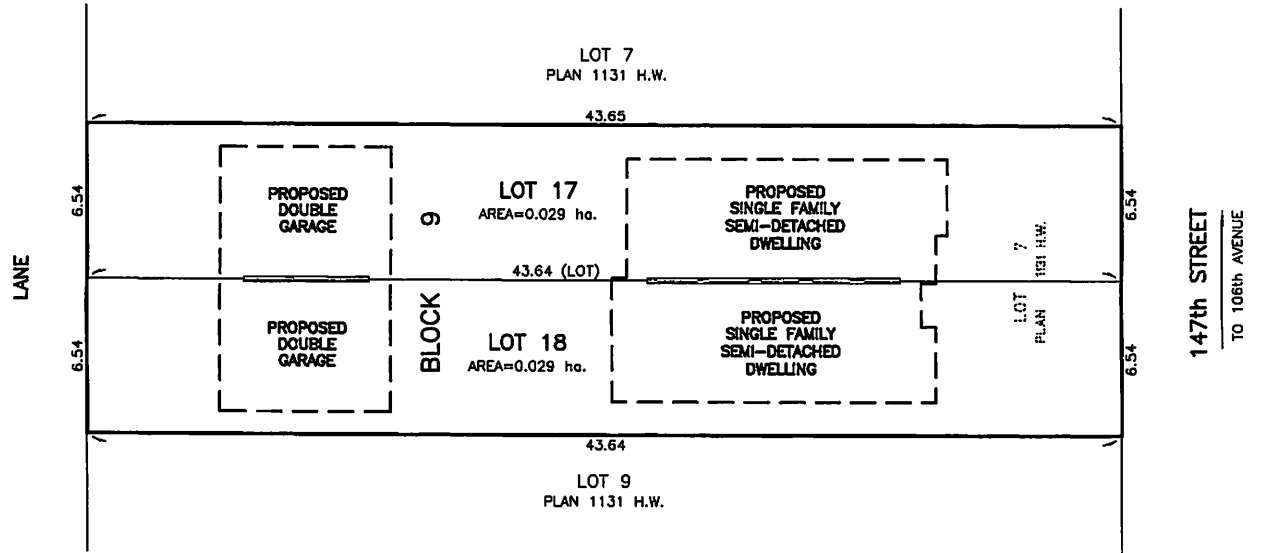
IN THE
S.E.1/4 SEC.2-53-25-4

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: 464-5506

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: July 12, 2016
REVISED: -

FILE NO. 16C0238

DWG.NO. 16C0238T

Thursday, August 25, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 34

PRESENT Stuart Carlyle, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Stuart Carlyle

That the Subdivision Authority Agenda for the August 25, 2016 meeting be adopted.

FOR THE MOTION

Stuart Carlyle

CARRIED

2. ADOPTION OF MINUTES

MOVED

Stuart Carlyle

That the Subdivision Authority Minutes for the August 18, 2016 meeting be adopted.

FOR THE MOTION

Stuart Carlyle

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0605
182900580-001

Tentative plan of subdivision to create 44 row housing units, one (1) medium density residential lot, and one (1) Public Utility lot from the SW 25-52-26-4, located north of Whitemud Drive NW and east of 231 Street Street NW; **ROSENTHAL**

MOVED

Stuart Carlyle

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Stuart Carlyle

CARRIED

2. LDA15-0610
183886992-001

Tentative plan of subdivision to create 113 single detached residential lots, 68 semi-detached residential lots and 25 row housing lots from Lot A, Plan 4270 NY, Lot A, Block7, Plan 152 4703 and the W ½ of the NE 31-52-25-W4M, located south of Stony Plain Road NW and west of 199 Street NW; **STEWART GREENS**

MOVED

Stuart Carlyle

That the application for subdivision be Approved.

FOR THE MOTION

Stuart Carlyle

CARRIED

3.	LDA16-0246 222277293-001	Tentative plan of subdivision to create 304 single detached residential lots, and one (1) Municipal Reserve lot, from Lot 1, Block C, Plan 082 0895, and the NE-31-51-23-W4M located south of 23 Avenue NW and west of 17 Street NW; LAUREL	
MOVED		Stuart Carlyle That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Stuart Carlyle	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:00 a.m.		