

Thursday, October 19, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 42

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the October 19, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the October 12, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA17-0395
255350145-001
Tentative plan of subdivision to create one (1) commercial lot from the NE 20-51-24-W4M located south of Ellerslie Road SW and west of 103A Street SW; **CASHMAN**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA17-0391
256747063-001
Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 7, Plan 239 HW, located south of 60 Avenue NW and west of 106 Street NW; **PLEASANTVIEW**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA17-0500 261369939-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot E, Block 6C, Plan 426 HW, located north of 73 Avenue NW and east of 99 Street NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0511 262383416-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 5, Plan 3624 HW, located north of 108 Avenue NW and direction west of 135 Street NW; NORTH GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0522 262744996-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from a portion of Lot 4 and Lot 5, Block 3, Plan 5229 AD, located north of 99 Avenue NW and west of 151 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	



Subdivision Authority

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

October 19, 2017

File No. LDA17-0395

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create one (1) commercial lot from the NE 20-51-24-W4M located south of Ellerslie Road SW and west of 103A Street SW; **CASHMAN**

I The Subdivision by Plan is APPROVED on October 19, 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., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate additional road rights of way for the existing 3 m shared use path and the required corner cut, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA17-0337 be registered prior to or concurrent with this application for local roadway connection;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 pays its proportionate share of the Boundary Assessment for 103A Street SW improvements constructed under Servicing Agreement C-424;
6. 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;
7. 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
8. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve was dealt with through previous subdivision applications.

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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

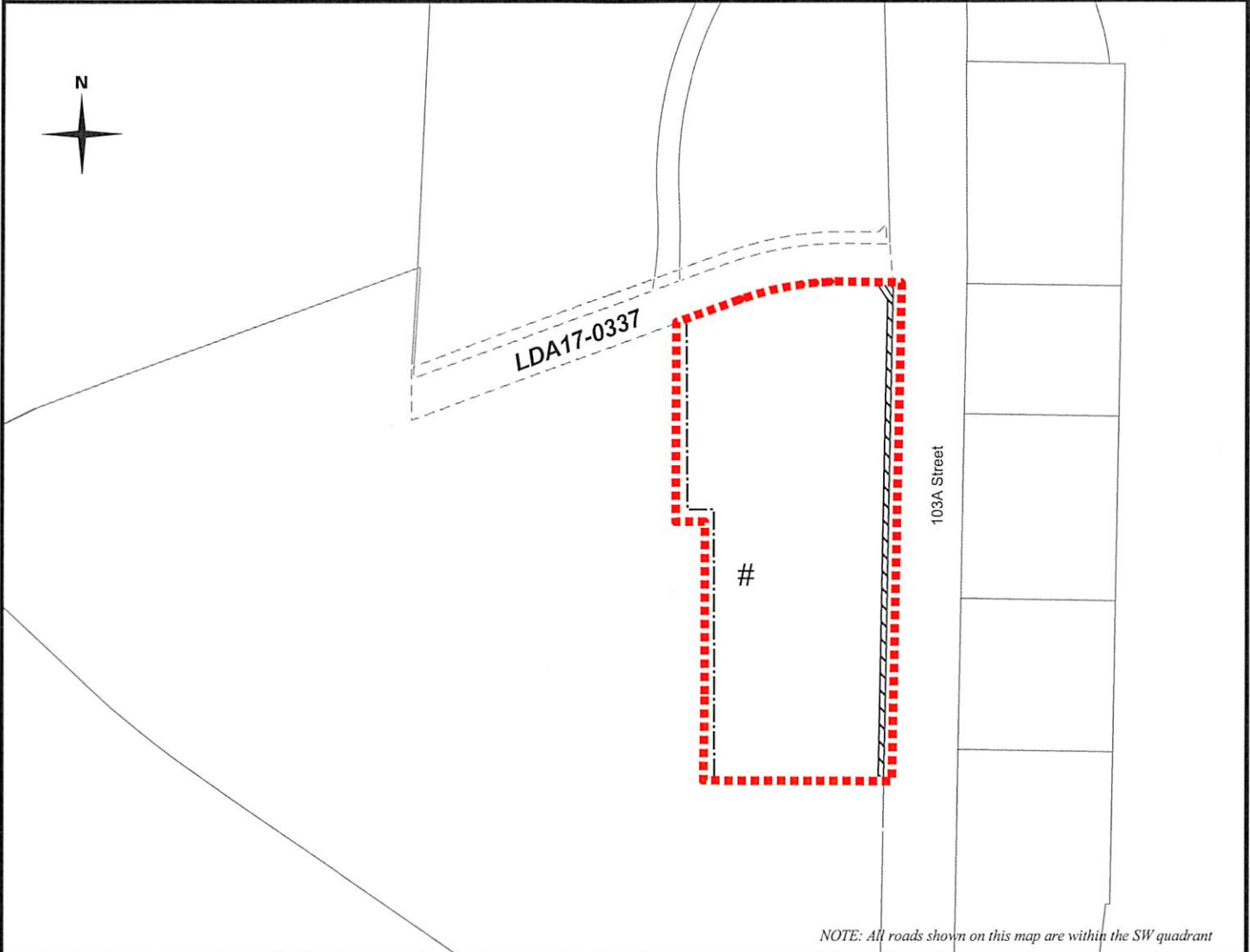


Blair McDowell
Subdivision Authority

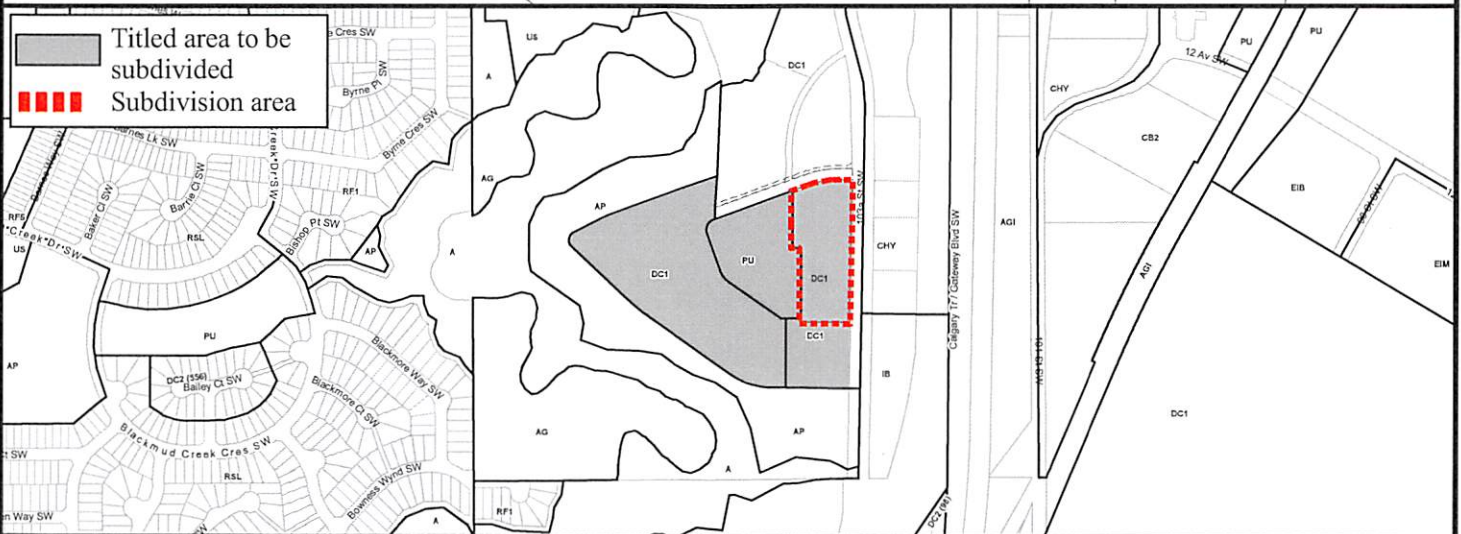
BM/mb/Posse #255350145-001

Enclosure

- Limit of proposed subdivision # Restrictive covenant re: Freeboard
- Dedicate as road right of way
- 1.2 m uniform fence



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





October 19, 2017

File No. LDA17-0391

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 7, Plan 239 HW, located south of 60 Avenue NW and west of 106 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on October 19, 2017, subject to the following conditions:

1. that the owner remove and replace the existing lead water service to proposed Lot 2B (contact EPCOR Water Services at 780-412-3955); 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), EPCOR Water Services (780-412-3955), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), 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 9.9 m east of the west property line of Lot 2. 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 Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,



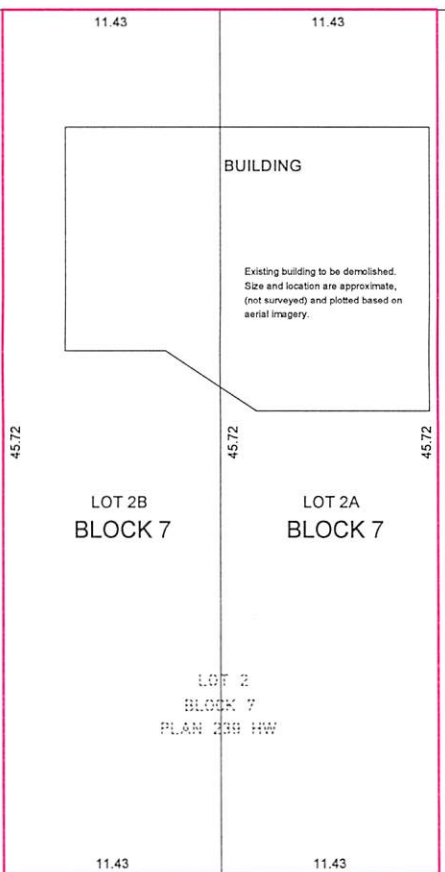
Blair McDowell
Subdivision Authority

BM/at/Posse #256747063-001

Enclosure(s)



60 AVENUE



LOT 3
BLOCK 7
PLAN 239 HW

LOT 2B
BLOCK 7

LOT 2A
BLOCK 7

LOT 1
BLOCK 7
PLAN 239 HW

LOT 2
BLOCK 7
PLAN 239 HW

106 STREET

LANE

URBIS DEVELOPMENTS

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 Rf1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.104 ha.



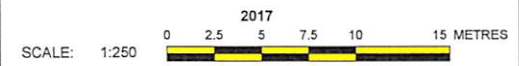
KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	JULY 6, 2017	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

PLEASANTVIEW

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 2, BLOCK 7, PLAN 239 HW
WITHIN THE
N.W. 1/4 SEC. 17 - TWP. 52 - 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.	61700050T	DRAFTED BY:	AN	CHECKED BY:	BM
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Subdivision Authority

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

October 19, 2017

File No. LDA17-0500

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot E, Block 6C, Plan 426 HW, located north of 73 Avenue NW and east of 99 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on October 19, 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); 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. (Real Estate Division [Rights of Way] 780-508-2456), 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 (\$649.00) 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,



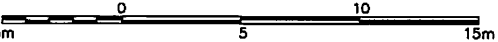
Blair McDowell
Subdivision Authority

BM/sm/Posse #261369939-001

Enclosure

TENTATIVE PLAN

SHOWING SUBDIVISION OF
 LOT E, BLOCK 6C, PLAN 426 H.W.
 IN THE
 N.W.1/4 SEC.21-52-24-4
 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



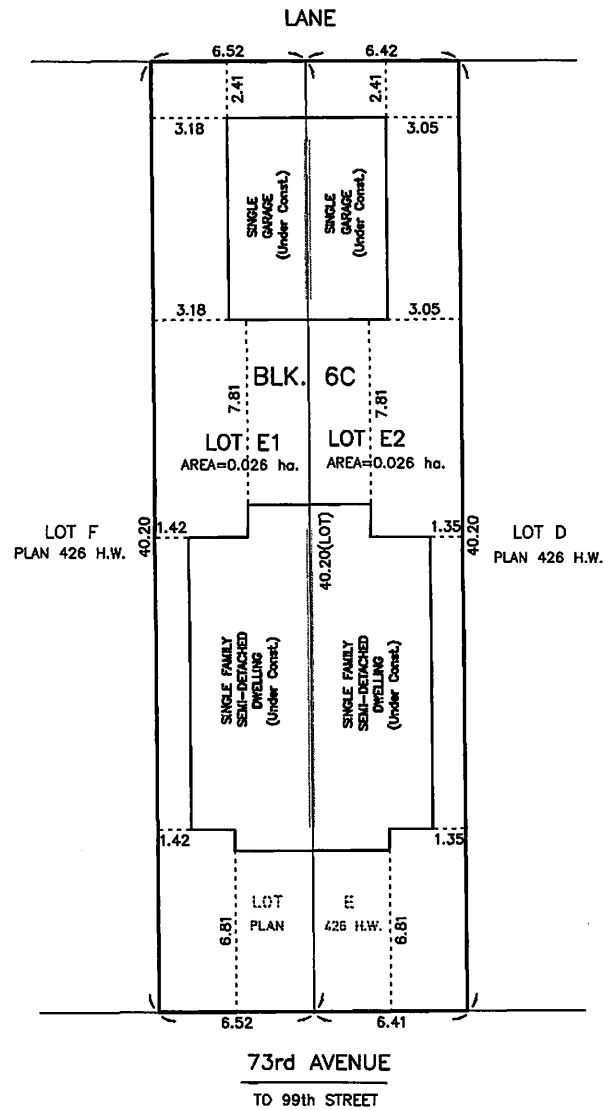
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: SEPTEMBER 6, 2017
 REVISED: -

FILE NO. 16C0196

DWG.NO. 16C0196T





Subdivision Authority

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

October 19, 2017

File No. LDA17-0511

Pals Geomatics Corp.
10704 - 176 Street
Edmonton, AB Postal code

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 5, Plan 3624 HW, located north of 108 Avenue NW and direction west of 135 Street NW;
NORTH GLENORA

The Subdivision by Plan is APPROVED on October 19, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), 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 8.5 m south of the north property line of Lot 7. 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #262383416-001

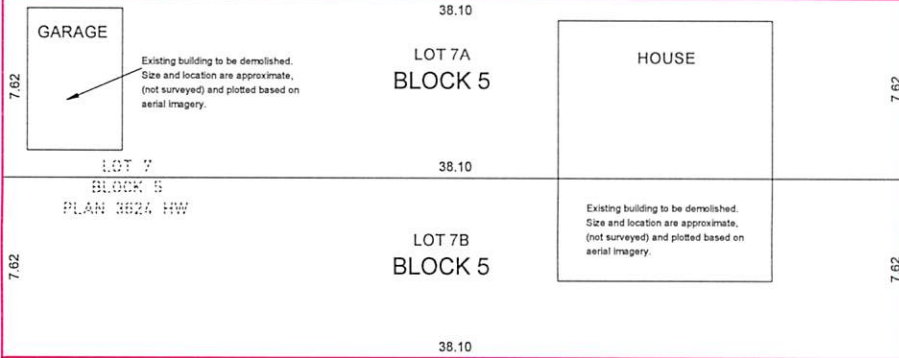
Enclosure



LANE

LOT 6A
BLOCK 5
PLAN 172 2094

LOT 6B
BLOCK 5
PLAN 172 2094



LOT 8
BLOCK 5
PLAN 3624 HW

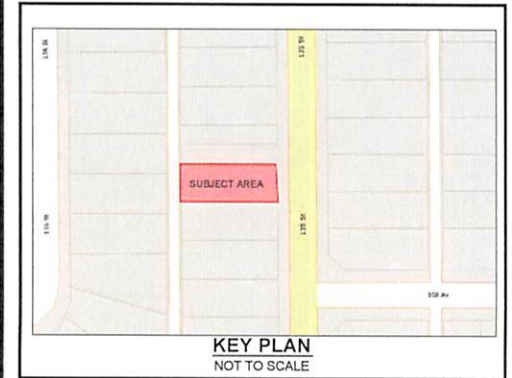
LOT 8
BLOCK 5
PLAN 3624 HW

135 STREET

LOOK MASTER BUILDER

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 Rf1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.058 ha.



REV. NO.	DATE	ITEM	BY
0	SEP. 13, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

NORTH GLENORA

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 7, BLOCK 5, PLAN 3624 HW
WITHIN THE
N.W. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - 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. 6170068T	DRAFTED BY: AN	CHECKED BY: RS
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October 19, 2017

File No. LDA17-0522

Christopher Rittman
7502 - 149 Street NW
Edmonton, AB T5R 1A8

ATTENTION: Christopher Rittman

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from a portion of Lot 4 and Lot 5, Block 43, Plan 5229 AD, located north of 99 Avenue NW and west of 151 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on October 19, 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. There is an existing access to 151 Street NW. Upon redevelopment of proposed Lot 5A, the existing residential access to 151 Street NW will require removal, as shown on the Enclosure. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 - 104 Avenue. Further access details will be removed upon submission of a detailed site plan or Development Permit application.
2. 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);
3. that the existing services (water and sanitary) enter the proposed subdivision approximately 2.7 m south of the north property line of the southern portion of Lot 4. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
4. 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);
5. 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;

6. 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;
7. 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;
8. 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
9. 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

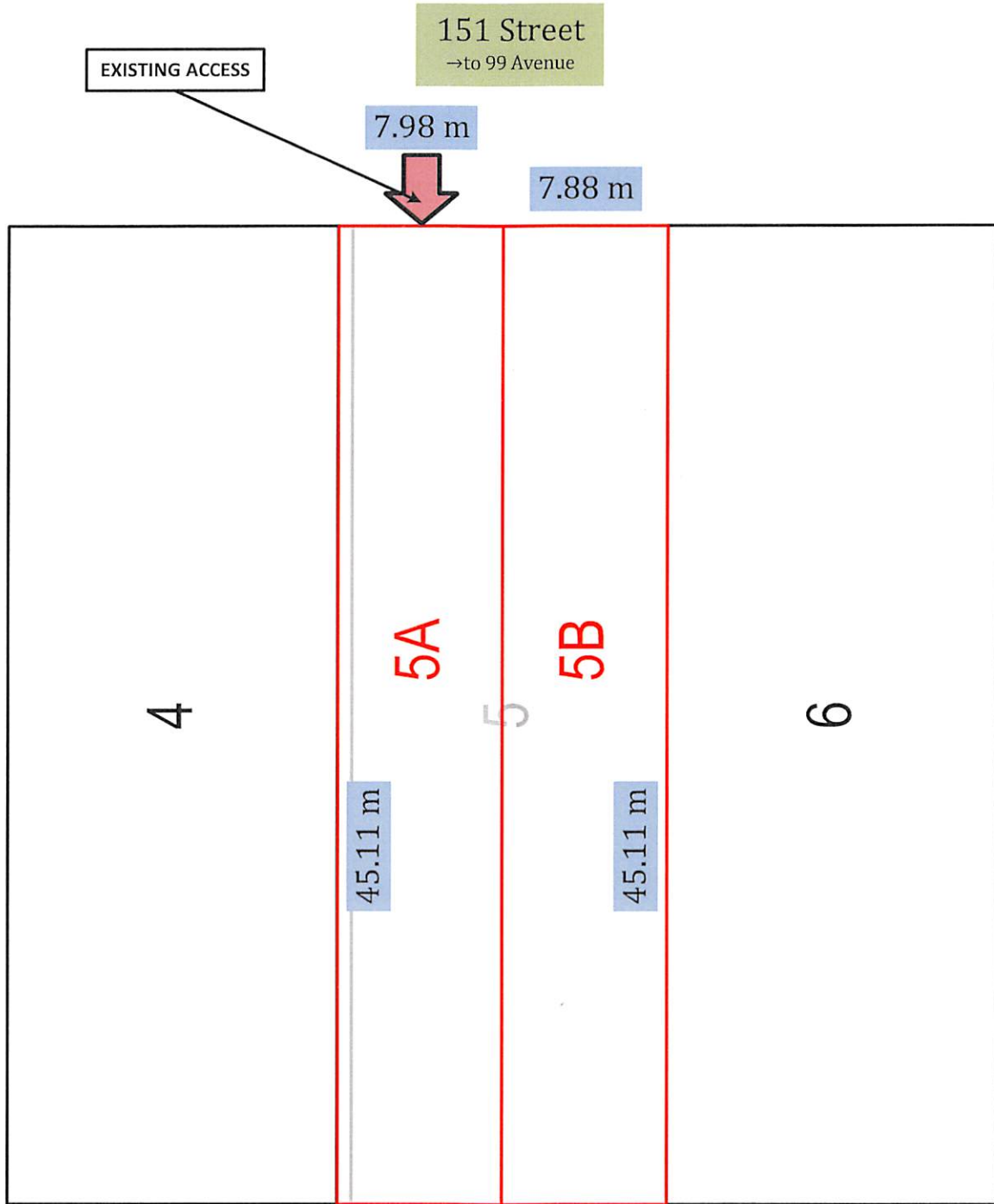
BM/mb/Posse #262744996-001

Enclosure

Tentative Plan of Proposed Subdivision

Legal Description (5229AD;43;5 and the

southerly 0.61m of lot 4)



Lane

ENCLOSURE

File: LDA17-0522

Date: October 4, 2017