

Thursday, December 15, 2016
9:30 am



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 50

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the December 15, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the December 8, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA16-0280
224240934-001

Tentative plan of subdivision to create one (1) industrial lot from Block OT, Plan 5780 NY located north of Anthony Henday Drive NW and west of 127 Street NW; **GOODRIDGE CORNERS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA16-0451
231111656-001

Tentative plan of subdivision to revise conditionally approved LDA14-0357 by adding two (2) semi-detached residential lots to the NE 8-52-23-W4M located west of Meridian Street and south of Whitemud Drive SE; **MAPLE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA16-0508
232440582-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 25, Plan 2058 HW located south of 106 Avenue NW and east of 38 Street NW; **BEVERLY HEIGHTS**

| | | |
|----------------|--|---|
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 4. | LDA16-0516 233449472-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 57, Plan 516 KS, located south of 77 Avenue and east of 77 Street; KING EDWARD PARK |
| MOVED | | Blair McDowell That the application for subdivision be Approved as Amended. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 5. | LDA16-0519 233609065-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 6, Plan 3330 AB located south of 118 Avenue NW and east of 130 Street NW; INGLEWOOD |
| MOVED | | Blair McDowell That the application for subdivision be Tabled. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 5. | ADJOURNMENT The meeting adjourned at 9:40 a.m. | |



December 15, 2016

File NO. LDA16-0280

Enterprise Land Development
9803 – 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: David Tymchak

RE: Tentative plan of subdivision to create one (1) industrial lot from Block OT, Plan 5780 NY located north of Anthony Henday Drive NW and west of 127 Street NW; **GOODRIDGE CORNERS**

I The Subdivision by Plan is APPROVED on December 15, 2016 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that LDA16-0280 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering); and
8. that the owner is responsible for the landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

MR for Block OT, Plan 5780 NY was addressed by Deferred Reserve Caveat (DRC) through LDA13-0350. The DRC will carry forward on title.

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 Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/lc/Posse #224240934-001

Enclosure(s)

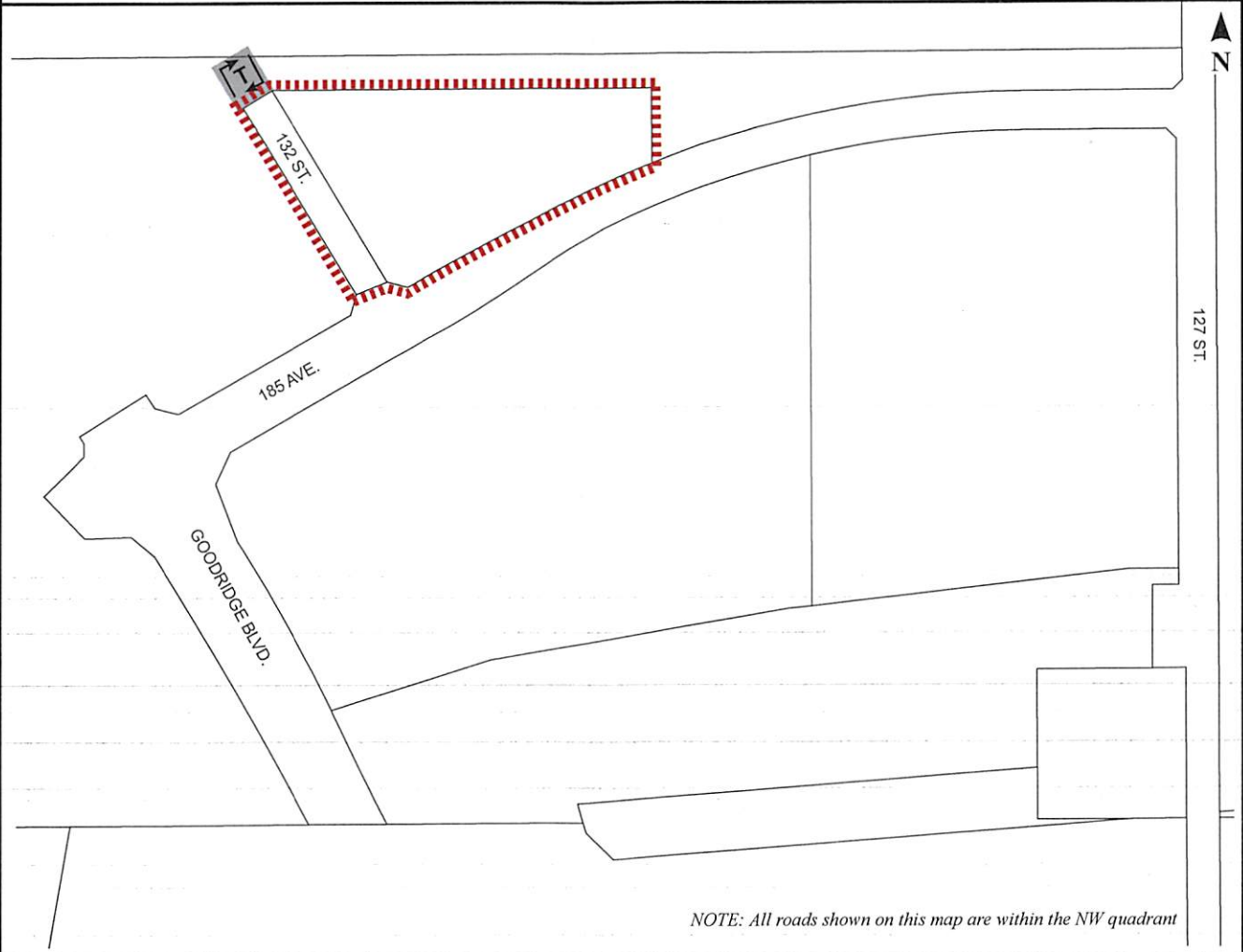
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 15, 2016

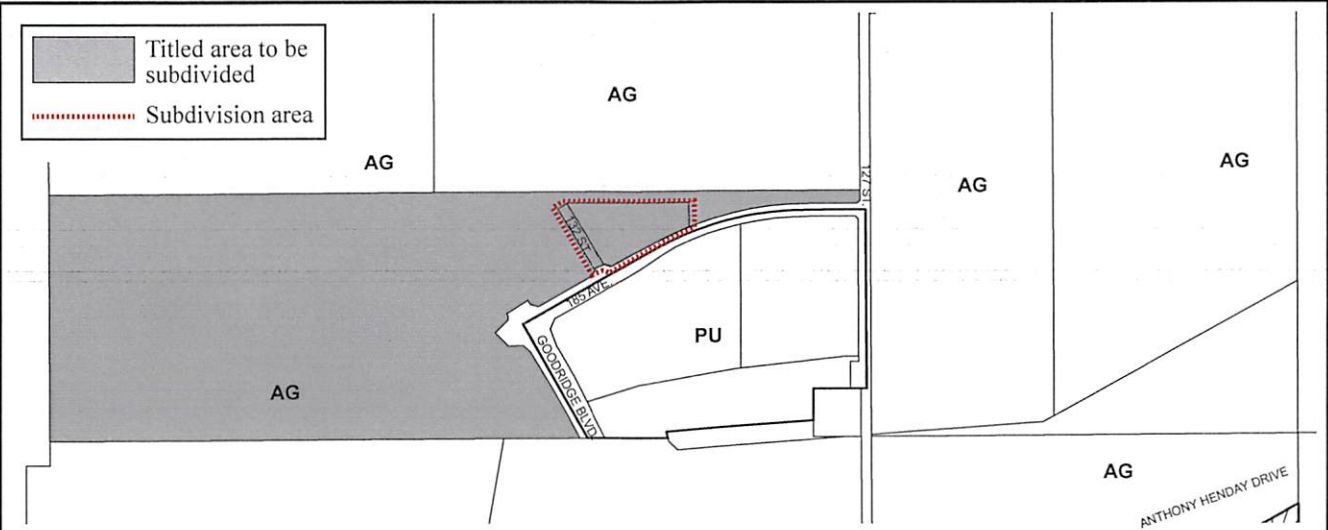
LDA16-0280

----- Limit of proposed subdivision [shaded box] Include in engineering drawings

[turnaround symbol] Temporary 17 m radius transit turnaround



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





December 15, 2016

File NO. LDA16-0451

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

ATTENTION: Scott Cole

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0357 by adding two (2) semi-detached residential lots to the NE 8-52-23-W4M located west of Meridian Street and south of Whitemud Drive SE; **MAPLE**

The Subdivision by Plan is APPROVED on December 15, 2016, subject to the following conditions:

1. that Stage 3 of the approved subdivision LDA15-0325 be registered prior to or concurrent with this application; 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 next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1272.00 – 2016 fee schedule) and subsequently released to the applicant for registration at the Land Titles Office;
2. 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;
3. 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
4. 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.

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #231111656-001

Enclosure(s)



Subdivision Authority

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

December 15, 2016

File NO. LDA16-0508

Allen Liaw
13027 – 157 Avenue NW
Edmonton, AB T6V 1C2

ATTENTION: Allen Liaw

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 25, Plan 2058 HW located south of 106 Avenue NW and east of 38 Street NW;
BEVERLY HEIGHTS

The Subdivision by Plan is APPROVED on December 15, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 9.9 m east of the west property line of Lot 7. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that the owner be aware of an existing power pole in the lane that may interfere with future access to the proposed western lot, as shown on the enclosure. Should relocation of the pole be required, all costs associated with the relocation will be borne by the owner. Contact Ron Hewitt (780-412-3128) of EPCOR Distribution & Transmission for more information;
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 (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 – 2016 fee schedule) 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 Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

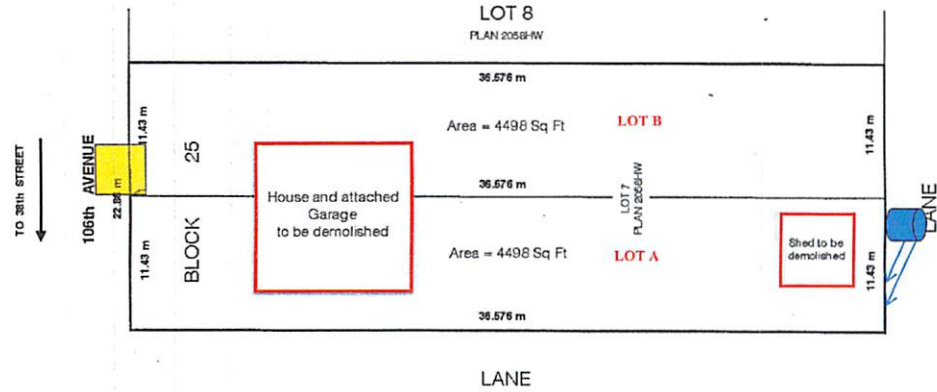
BM/gq/Posse #232440582-001

Enclosure(s)



TENTATIVE PLAN
SHOWING SUBDIVISION OF
LOT 7, BLOCK 25, PLAN 2058HW

EDMONTON ALBERTA

North ←



LEGEND

-  EXISTING ACCESS
-  EXISTING POWER POLE WITH GUY-WIRES

ENCLOSURE

FILE: LDA16-0508
DATE: DECEMBER 1, 2016



Subdivision Authority

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

December 15, 2016

File NO. LDA16-0516

Hagen Surveys 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 from Lot 6, Block 57, Plan 516 KS, located south of 77 Avenue and east of 77 Street; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on December 15, 2016, subject to the following condition(s):

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water, sanitary, and storm) to the proposed eastern lot. These arrangements shall include abandoning the existing storm service (located 7.3m east of the west property line of Lot 6) at the main;
2. 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
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 3.6 m east of the west 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 (\$636.00 - 2016 fees) 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 Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/dk/Posse #233449472-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

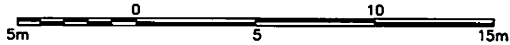
LOT 6, BLOCK 57, PLAN 516 K.S.

IN THE

S.E.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: RTP

CALC'D. BY: RTP

DATE: October 24, 2016

REVISED: -

FILE NO. 16S0878

DWG.NO. 16S0878T

