

Thursday, January 18, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 03

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the January 18, 2018 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the January 11, 2018 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA17-0534 263247342-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 73, Plan 3875 P located south of 105 Avenue NW and west of 138 Street NW; GLENORA	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	LDA17-0601 265240158-001	Tentative plan of subdivision to revise the boundary line in phases between Lots 24 and 25, Block 13, Plan 4116 HW, located south of 87 Avenue NW and west of 118 Street NW; WINDSOR PARK	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	CARRIED	

3.	LDA17-0675 267934334-001	Tentative plan of subdivision to create create one (1) additional single detached residential lot from Lot 4, Block 8, Plan 8111ET, located south of 124 Avenue NW and west of 80 Street NW; ELMWOOD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0680 267378784-001	Tentative plan of re-division to create one (1) additional single detached Bare Land Condominium unit from Unit 4, Plan 122 2257, located south of Stony Plain Road NW and east of Sylvancroft Lane NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0683 267221728-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 90, Plan 2803 AF, located south of Stony Plain Road NW and west of 133 Street NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0697 269681337-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 1, Plan 6054 HW, located south of 92 Avenue NW and east of 143 Street NW; PARKVIEW
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

January 18, 2018

File No. LDA17-0534

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 5, Block 73, Plan 3875 P located south of 105 Avenue NW and west of 138 Street NW; **GLENORA**

The Subdivision by Plan is APPROVED on January 18, 2018, 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.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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 seven (7) days from the date the decision is mailed.

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a light blue horizontal line.

Blair McDowell
Subdivision Authority
BM/gq/Posse #263247342-001
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 138 Street NW that must be protected during construction.
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

- 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.

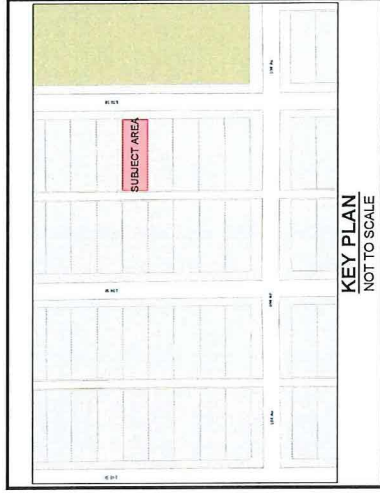
Servicing

- 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).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.1 m south of the north property line of Lot 5. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 5A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit.
- 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).

ELEVATION HOMES

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 PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS AND CONTAINS 0.0665 Ha.



REV. NO.	DATE	ITEM	BY
0		ORIGINAL PLAN COMPLETED	

REVISIONS

GLENORA TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

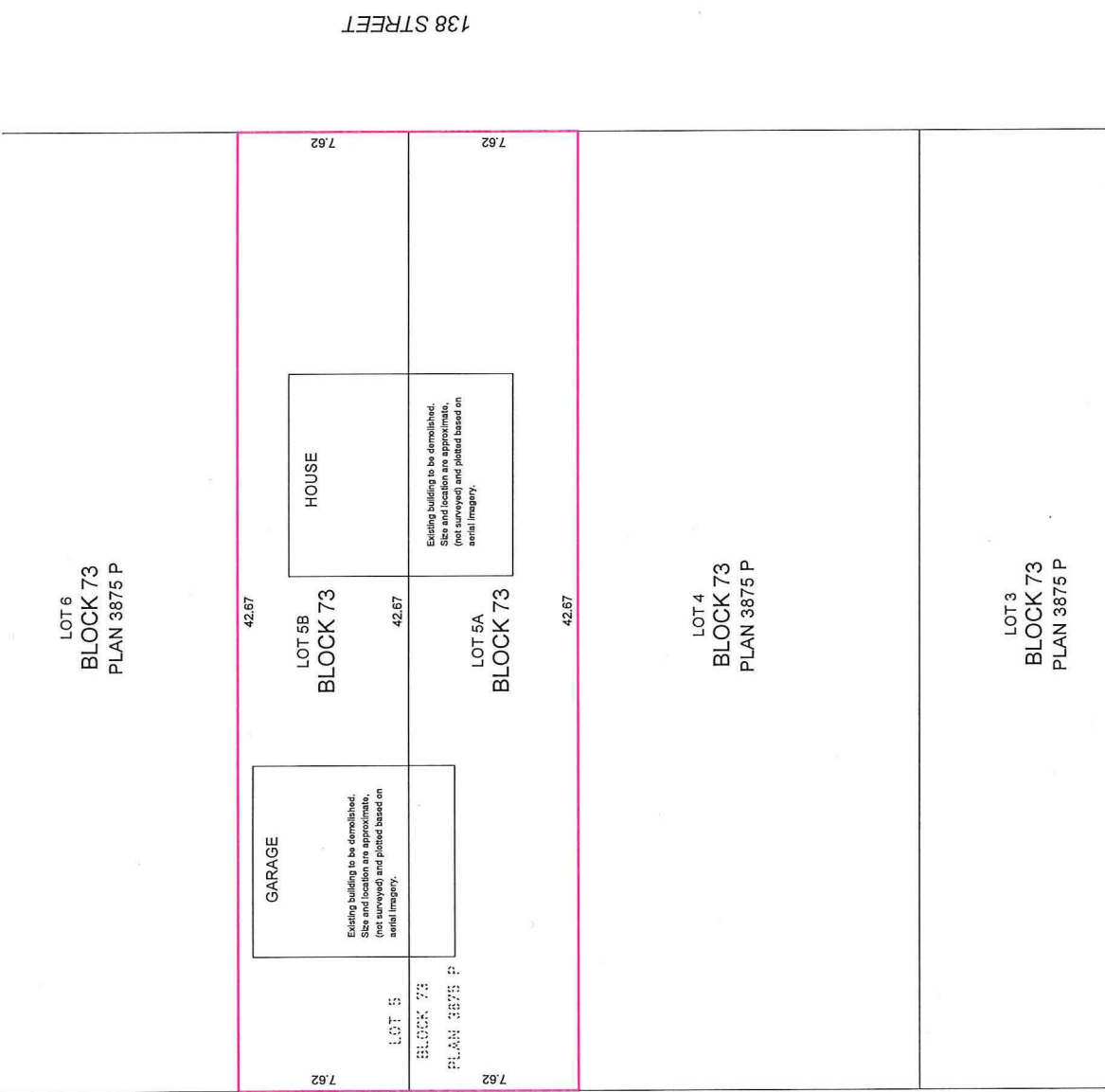
OF
LOT 5, BLOCK 73, PLAN 3875 P
WITHIN THE

RIVER LOT 2 S.W.1/4SEC.1-TWP.53-RGE.25-W.4th MER.
EDMONTON - ALBERTA



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

FILE NO. 61700037 DRAFTED BY: AN CHECKED BY: RS



LOT 6
BLOCK 73
PLAN 3875 P

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

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

LANE

138 STREET



Subdivision Authority

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

January 18, 2018

File No. LDA17-0601

Stanley Chan
8420 - 118 Street NW
Edmonton, AB T6G 1T3

ATTENTION: Stanley Chan

RE: Tentative plan of subdivision to revise the boundary line in phases between Lots 24 and 25, Block 13, Plan 4116 HW, located south of 87 Avenue NW and west of 118 Street NW; **WINDSOR PARK**

The Subdivision by Plan is APPROVED on January 18, 2018, subject to the following conditions:

1. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner obtain a permit to demolish the existing garage on Lot 24, Block 13, Plan 4116 HW prior to endorsement of Phase 1. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
3. that the owner obtain a permit to demolish the existing dwelling on Lot 24, Block 13, Plan 4116 HW prior to endorsement of Phase 2. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #265240158-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

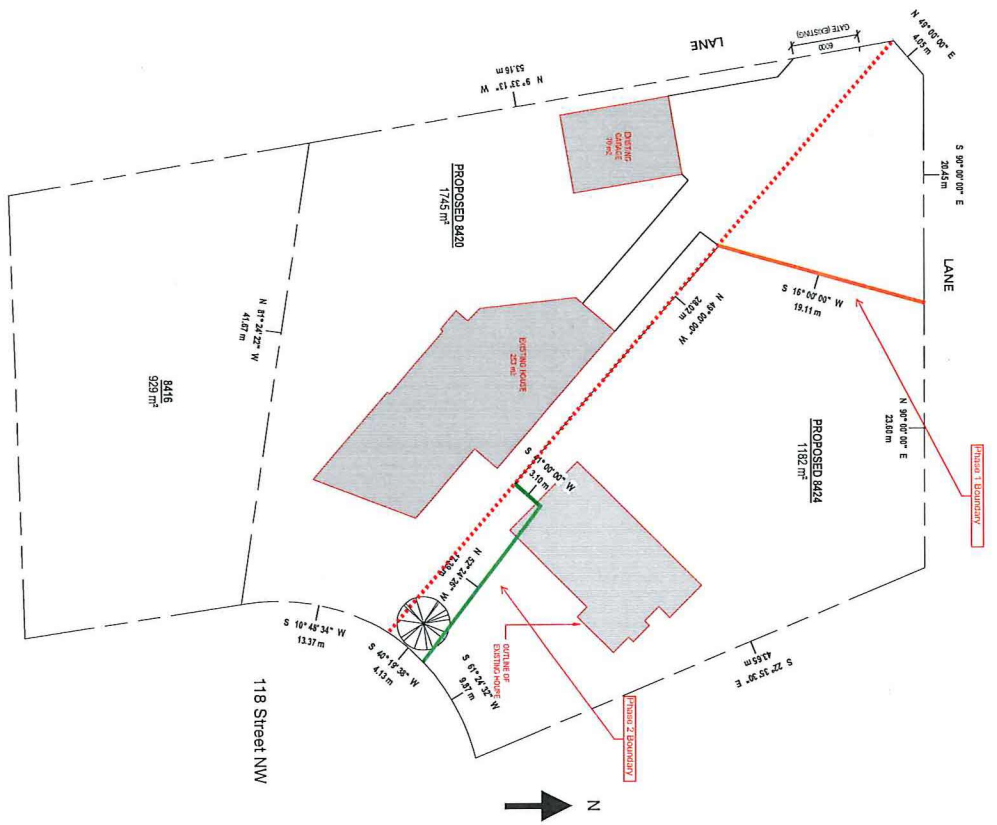
- There are existing boulevard trees adjacent to the site on 118 Street that must be protected during construction.
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

- 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.

Servicing

- 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).
- The existing services (water and sanitary) enter the proposed subdivision off of the lane approximately 28.35 m east of the west property line of Lot 24 and 11.89 m north of the south property line off of the lane to service Lot 25. The existing storm services enters the proposed subdivision off of 118 Street approximately 6.71 m off of 118 Street west of the east property line of Lot 24 and 6.86 m north of the south property line of Lot 25. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- 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).



TRAPEZOID HOUSE SITE DEVELOPMENT

SUBDIVISION PROPOSED PROPERTY LINES

1:200

Group2
 Architecture
 Interior Design
 Group2 Architecture Interior Design, Ltd.

03/10/17
 17090



Subdivision Authority

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

January 18, 2017

File No. LDA17-0675

1033037 AB Ltd.
180 - Portage Close
Sherwood Park, AB T8H 2R6

ATTENTION: Bill Paliwoda

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 8, Plan 8111ET, located south of 124 Avenue NW and west of 80 Street NW;
ELMWOOD PARK

The Subdivision by Plan is APPROVED on January 18, 2017, subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a faint blue line.

Blair McDowell
Subdivision Authority

BM/sm/Posse #267934334-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800.
- There are existing boulevard trees adjacent to the site that must be protected during construction.
- There is an existing access to 80 Street. Upon redevelopment of proposed Lot B, the existing residential access to 80 Street must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 – 104 Avenue.

Building / Site

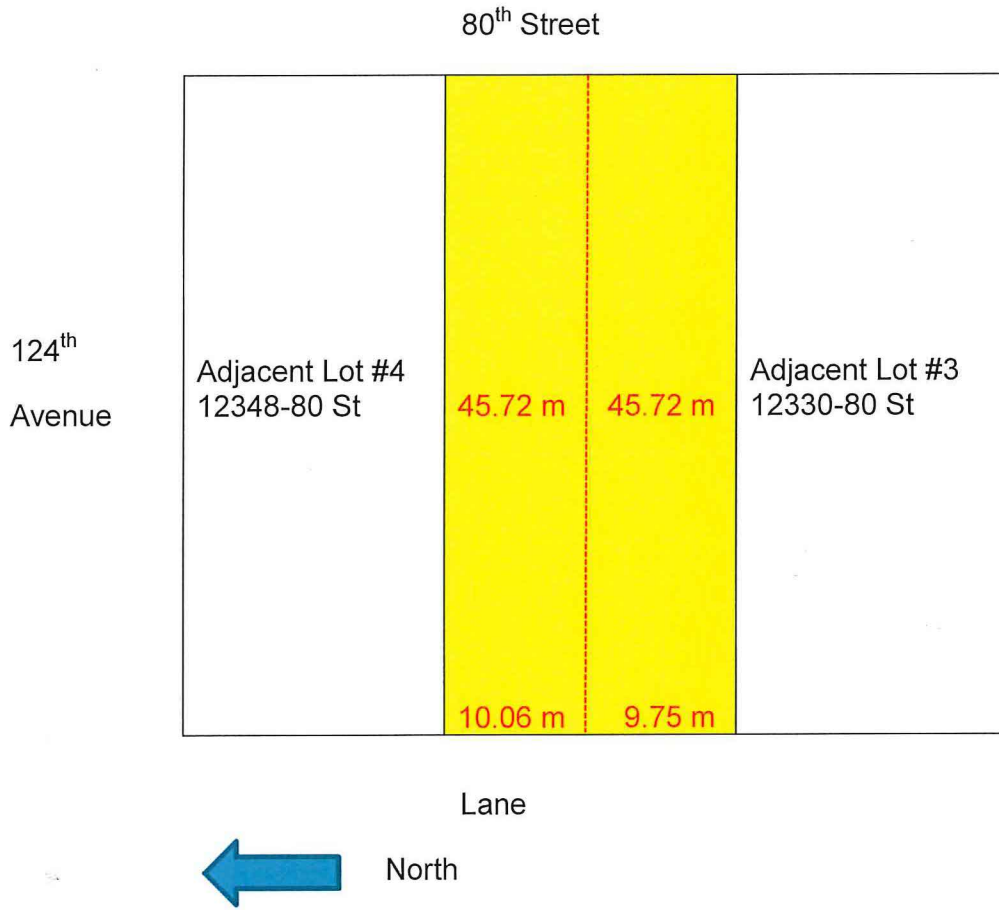
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- The existing services (water and sanitary) enter the proposed subdivision approximately 11.3 m north of the south property line of Lot 4. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).

Tentative Plan of Proposed Subdivision at 12344-80 Street, Edmonton

Legal description: Lot 4, Block 8, Plan 8111ET



Date revised: November 28, 2017

Distances are in meters

Existing home was demolished Nov 17, 2017



Subdivision Authority

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

January 18, 2018

File No. LDA17-0683

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 90, Plan 2803 AF, located south of Stony Plain Road NW and west of 133 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on January 18, 2018, 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.

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If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

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Blair McDowell
Subdivision Authority

BM/sm/Posse #267221728-001

Enclosure(s)

