

Thursday, February 2, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 05

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 2, 2017 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 26, 2017 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA16-0483 232028254-001	Tentative plan of subdivision to create 92 single detached residential lots, 20 semi-detached residential lots, 27 row housing lots and one (1) multiple family lot (MFL) from a portion of the NW 36-52-26-W4M located east of 231 Street NW and north of Secord Landing NW; SECORD
2.	LDA16-0535 234702903-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 52, Plan 2429 KS located north of 106 Avenue NW and west of 83 Street NW; FOREST HEIGHTS
3.	LDA16-0564 236913168-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 6, Block 11, Plan 3543HW, located north of 67 Avenue NW and west of 105A Street NW; ALLENDALE
4.	LDA16-0565 236531259-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot K, Plan 108HW, located south of 77 Avenue NW and west of 109 Street NW; MCKERNAN
5.	LDA16-0570 236970433-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 8-9, Block 22, Plan RN46, located south of 115 Avenue NW and west of 123 Street NW; INGLEWOOD
6.	LDA16-0582 237347417-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 27, Plan 1252 AH located south of 91 Avenue NW and east of 117 Street NW; WINDSOR PARK
7.	LDA16-0587 237281860-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 26, Plan RN 76, located north of 121 Avenue NW and west of 83 Street NW; EASTWOOD

8.	LDA16-0588 237125432-001	Tentative plan of subdivision to create two (2) additional commercial lots from Lot 1, Block 1, Plan 092 5647, located north of 137 Avenue NW and west of Mark Messier Trail NW; MISTATIM INDUSTRIAL
9.	LDA16-0594 237765696-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 68, Plan 839 HW located north of 106 Avenue NW and east of 142 Street NW; GLENORA
5.	OTHER BUSINESS	



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

February 2, 2017

File NO. LDA16-0483

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 92 single detached residential lots, 20 semi-detached residential lots, 27 row housing lots and one (1) multiple family lot (MFL) from a portion of the NW 36-52-26-W4M located east of 231 Street NW and north of Secord Landing NW;
SECORD

I The Subdivision by Plan is APPROVED on February 2, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a easements for the collector roadway, water main extension, mono-walk and temporary 17 m turnaround as shown on the "Conditions of Approval" map, Enclosure I;
4. that the lots identified be withheld from registration until the temporary emergency access is no longer required as deemed by Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include full site servicing for the adjacent Municipal Reserve lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
8. that the owner pay for installation of "no parking" signage on the local roadways for emergency vehicle access, to the satisfaction of Transportation Planning and Engineering and Fire Rescue Services, as shown on Enclosure I;
9. that the engineering drawings include a 450 mm offsite water main extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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 paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
12. that the engineering drawings include Secord Boulevard to an urban collector standard, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Transportation Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
15. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within road rights of way and walkways 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 NW 36-52-26-W4M was addressed by Deferred Reserve Caveat through LDA08-0020. The DRC will carry forward on title. Conditionally approved LDA14-0444 requires the dedication of the DRC.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/kg/Posse #232028254-001

Enclosure(s)

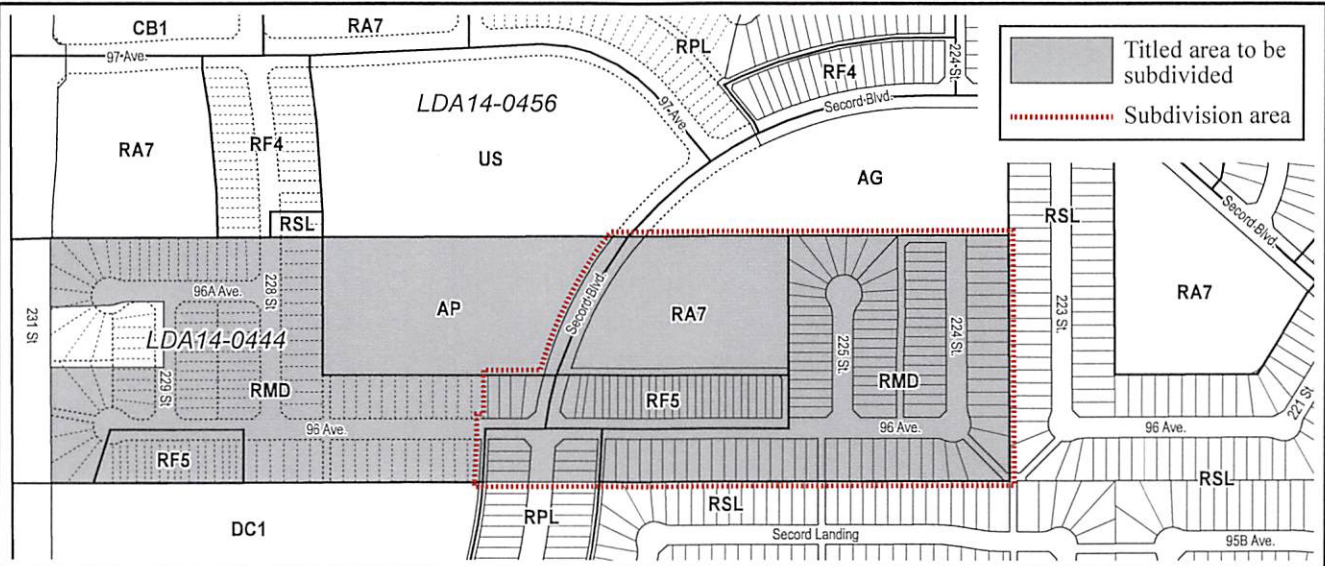
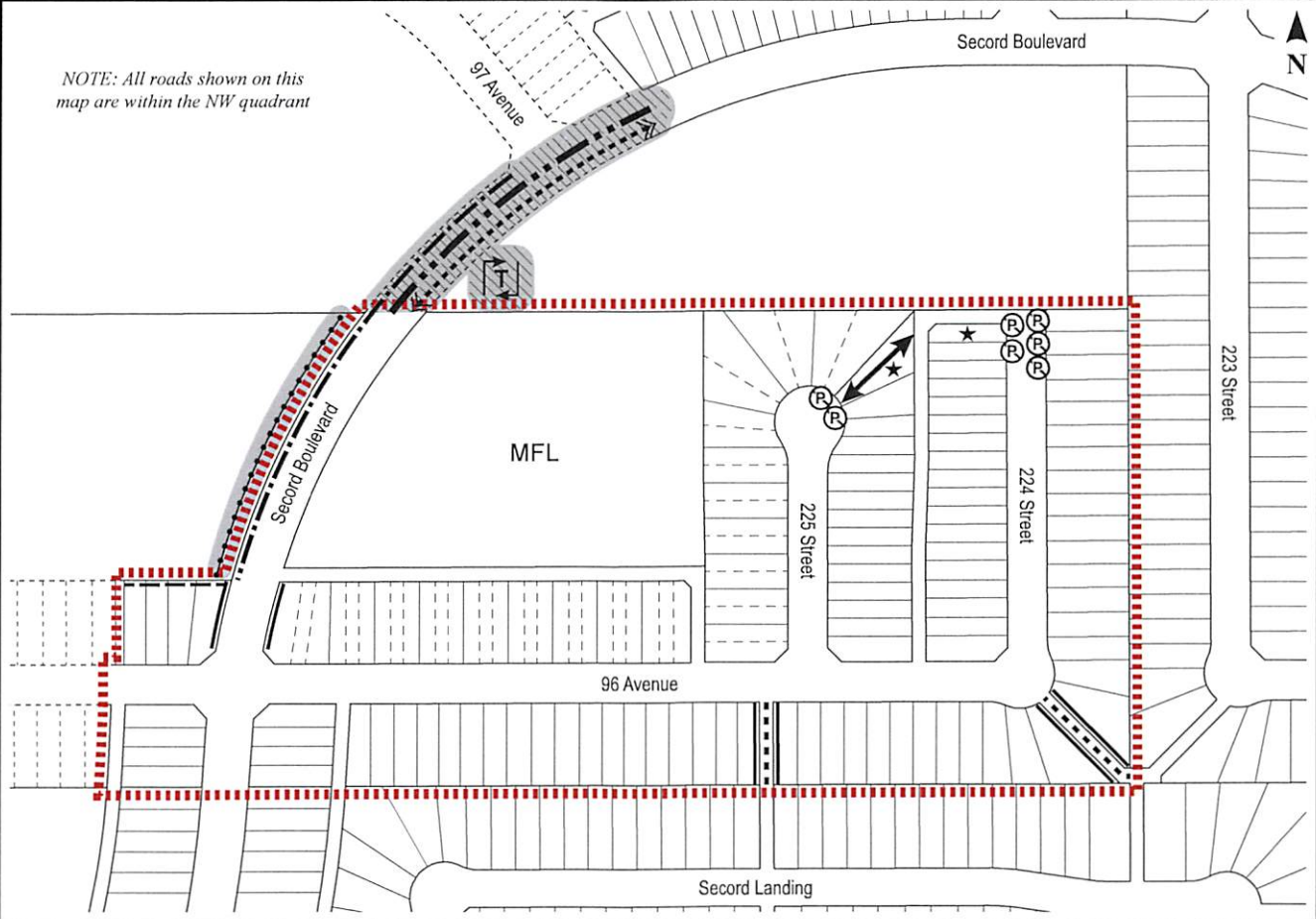
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 2, 2017

LDA16-0483

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m uniform fence
- Post and rail fence
- 1.5 m concrete sidewalk
- 2 m mono-walk
- Register easement
- Temporary 4 m emergency access
- Construct collector roadway
- Temporary 17 m radius transit turnaround
- 450 mm water main extension
- Withhold lots from registration
- No parking
- Include in engineering drawings

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





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

February 2, 2017

File NO. LDA16-0535

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 52, Plan 2429 KS located north of 106 Avenue NW and west of 83 Street NW;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on February 2, 2017, subject to the following conditions:

1. that the owner register a Top of Bank Restrictive Covenant in favour of the City of Edmonton against the proposed lots, as per the applicable development restrictions shown in the geotechnical report "Slope Stability Assessment 8330 Rowland Road, Edmonton, Alberta, Letter of Findings" dated December 12, 2016, prepared by Parkland Geo-Environmental Ltd., (File No. ED1842), and revision (File No. ED1842r1), dated January 23, 2017; 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. (Residential and Business 780-4232500), 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 8.4 m east of the west property line of Lot 5. 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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #234702903-001

Enclosure(s)



RIVER LOT 25

LOT 4
BLOCK 52
PLAN 2429 KS

LOT 5A
BLOCK 52
PLAN 2429 KS

LOT 5B
BLOCK 52

LOT 6
BLOCK PLAN

LOT 7

LOT 8
BLOCK 52
PLAN 6800 AK

PLAN 6800 AK

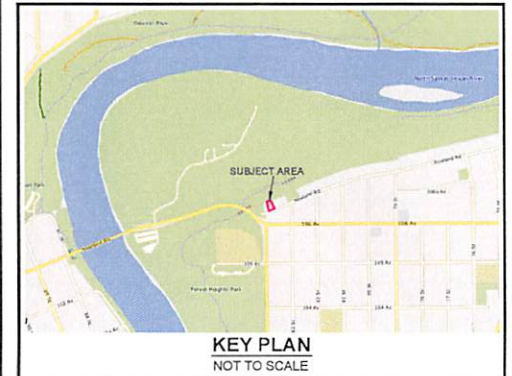
ROWLAND ROAD

CONDOMINIUM
PLAN 832 0761

CURT BEYER

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 R.F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.071 ha



REV. NO.	DATE	ITEM	BY
0	NOV.8/16	ORIGINAL PLAN COMPLETED	JF
REVISIONS			

FOREST HEIGHTS

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 5, BLOCK 52, PLAN 2429 KS

WITHIN THE

RIVER LOT 27 - EDMONTON SETTLEMENT

(THEO. N.W. 1/4 SEC.3-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. 81600042T	DRAFTED BY: JF	CHECKED BY: MK
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February 2, 2017

File NO. LDA16-0564

Geodetic Surveys and Engineering Ltd.
9538 - 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 6, Block 11, Plan 3543HW, located north of 67 Avenue NW and west of 105A Street NW;
ALLENDALE

The Subdivision by Plan is APPROVED on February 2, 2017 subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed north lot. The existing water service crossing the proposed property line to service the proposed south lot must be abandoned back to the water main.
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 7.01 m south of the south property line of 68 Avenue NW. 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 Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #236913168-001

Enclosure(s)



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

February 2, 2017

File NO. LDA16-0565

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

ATTENTION: John Sung

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot K, Plan 108HW, located south of 77 Avenue NW and west of 109 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on February 2, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed west lot. These arrangements shall include the abandonment of the existing water service crossing the proposed property line back to the water main; 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 6.0 m west of the east property line of Lot K. 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 Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #236531259-001

Enclosure(s)

77 AVENUE



6.71 6.71

6.05

1.22

DWELLING
(PROPOSED)

LOT 6
PLAN 3594ET

LOT L
PLAN 108HW

1.22
45.24

45.24

LOT 9
BLOCK 7
PLAN 162

LOT 10
BLOCK 7
PLAN 162

45.23

GARAGE
(PROPOSED)

0.91

0.91

6.00

6.71 6.71

LANE

DRAWING

THIS DRAWING IS PREPARED FOR:
KEN CHEN

SHOWING PROPOSED SUBDIVISION OF
LOT K, PLAN 108HW
10931 - 77 AVENUE
CITY OF EDMONTON - ALBERTA

NOTES:

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. DWELLING/GARAGE SIZE AND LOCATION DERIVED FROM PLOT PLAN SUBMITTED BY CLIENT FOR DEVELOPMENT PERMIT (18477823-001/005).

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

SCALE 1:300 | JOB NO. F0813LTO | NOV. 30, 2016.



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

February 2, 2017

File NO. LDA16-0570

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 8-9, Block 22, Plan RN46, located south of 115 Avenue NW and west of 123 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on February 2, 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;
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 13.1 m north of the south property line of Lot 8. 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 Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #236970433-001

Enclosure(s)

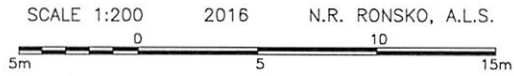
TENTATIVE PLAN

SHOWING SUBDIVISION OF

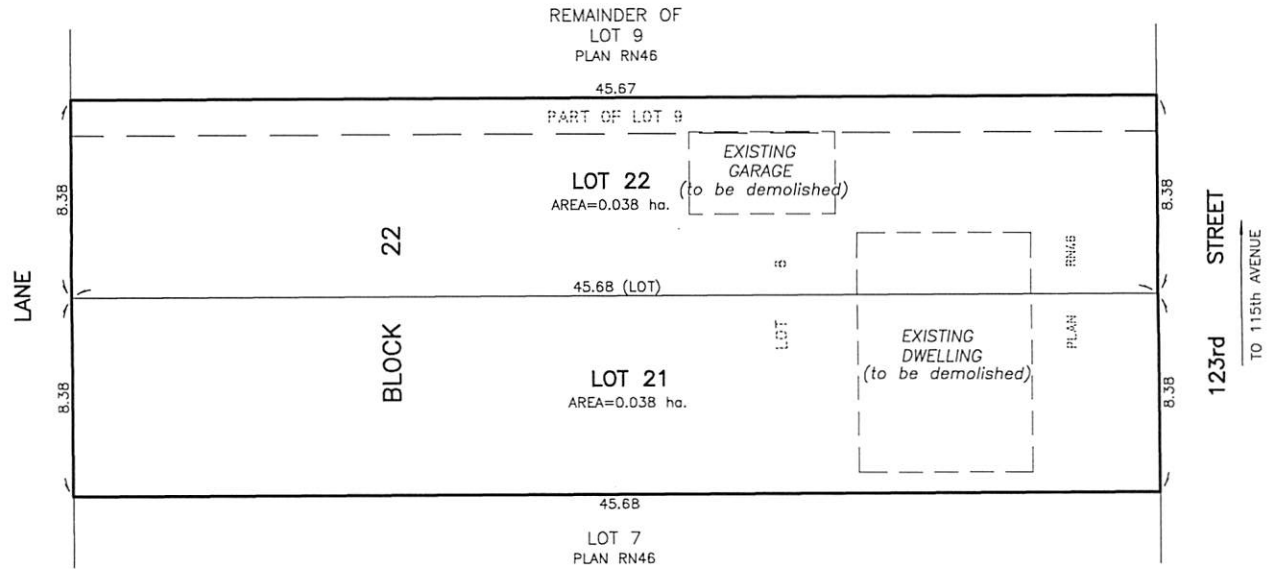
LOT 8 & PART OF LOT 9
BLOCK 22, PLAN RN46 (XLVI)

IN THE
S.W.1/4 SEC.7-53-24-4

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: December 2, 2016
REVISED: -

FILE NO. 16S0974

DWG. NO. 16S0974T



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

February 2, 2017

File NO. LDA16-0582

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 27, Plan 1252 AH located south of 91 Avenue NW and east of 117 Street NW;
WINDSOR PARK

The Subdivision by Plan is APPROVED on February 2, 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.

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. (Residential and Business 780-4232500), 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 3.7 m north of the south property line of Lot 9. The existing storm service enters the proposed subdivision approximately 4.9 m north of the south property line of Lot 9. 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 Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #237347417-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 9, BLOCK 27, PLAN 1252 A.H.

IN

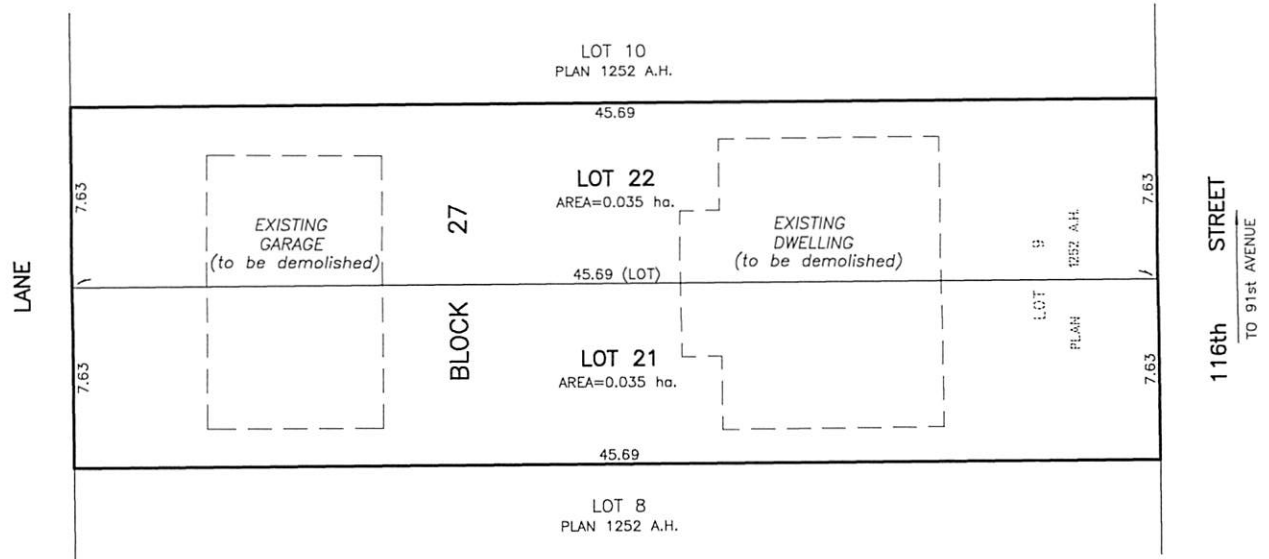
RIVER LOT 3, EDMONTON SETTLEMENT
THEO. TWP.52 RGE.24 W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2016 D.G. CHEN, 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: November 30, 2016
REVISED: -

FILE NO. 16S0969

DWG.NO. 16S0969T



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

February 2, 2017

File NO. LDA16-0587

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 26, Plan RN 76, located north of 121 Avenue NW and west of 83 Street NW;
EASTWOOD

The Subdivision by Plan is APPROVED on February 2, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with the Drainage Services Branch of Financial Services and Utilities for the provision of separate services (water and sanitary) to each half of the semi-detached dwelling. These arrangements shall include abandoning the second water service back to the water main. Alternatively, in the event that the building was constructed prior to 1992, refer to the Enclosure; 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 (two water and one sanitary) enter the proposed subdivision approximately 6.1m south of the north property line of Lot 15. 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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #237281860-001

Enclosure(s)

Attachment 1

CONDITIONAL DRAINAGE SERVICING FOR EXISTING SEMI-DETACHED HOMES ON ONE LOT APPLYING FOR SUBDIVISION APPROVAL

The following conditions must be met for the City to consider as an option, not to enforce Sections 15: 3(a) and 3(b) and 3(c) of the Sewers Bylaw, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties.

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

Water service piping will not be party to this conditional support of the subdivision applications.

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

**WATER SERVICING FOR EXISTING SEMI-DETACHED HOMES ON ONE LOT
APPLYING FOR SUBDIVISION APPROVAL
TO CREATE TWO SEPARATELY TITLED LOTS**

The following conditions must be met for the City to consider as an option, not to enforce Section 7.2.1(f) of Schedule 2 (Terms and Conditions of Service) of the Waterworks Bylaw, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties.

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

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

For more information please contact the Drainage Services Branch, Asset Management & Public Works Department @ 496 - 5444.

Green Living Homes 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 Rf3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.070 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	DEC. 8/16	ORIGINAL PLAN COMPLETED	ME

REVISIONS

EASTWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

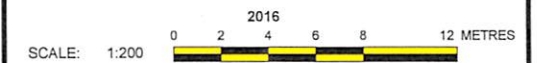
OF

LOT 15, BLOCK 26, PLAN LXXVI (RN76)

WITHIN THE

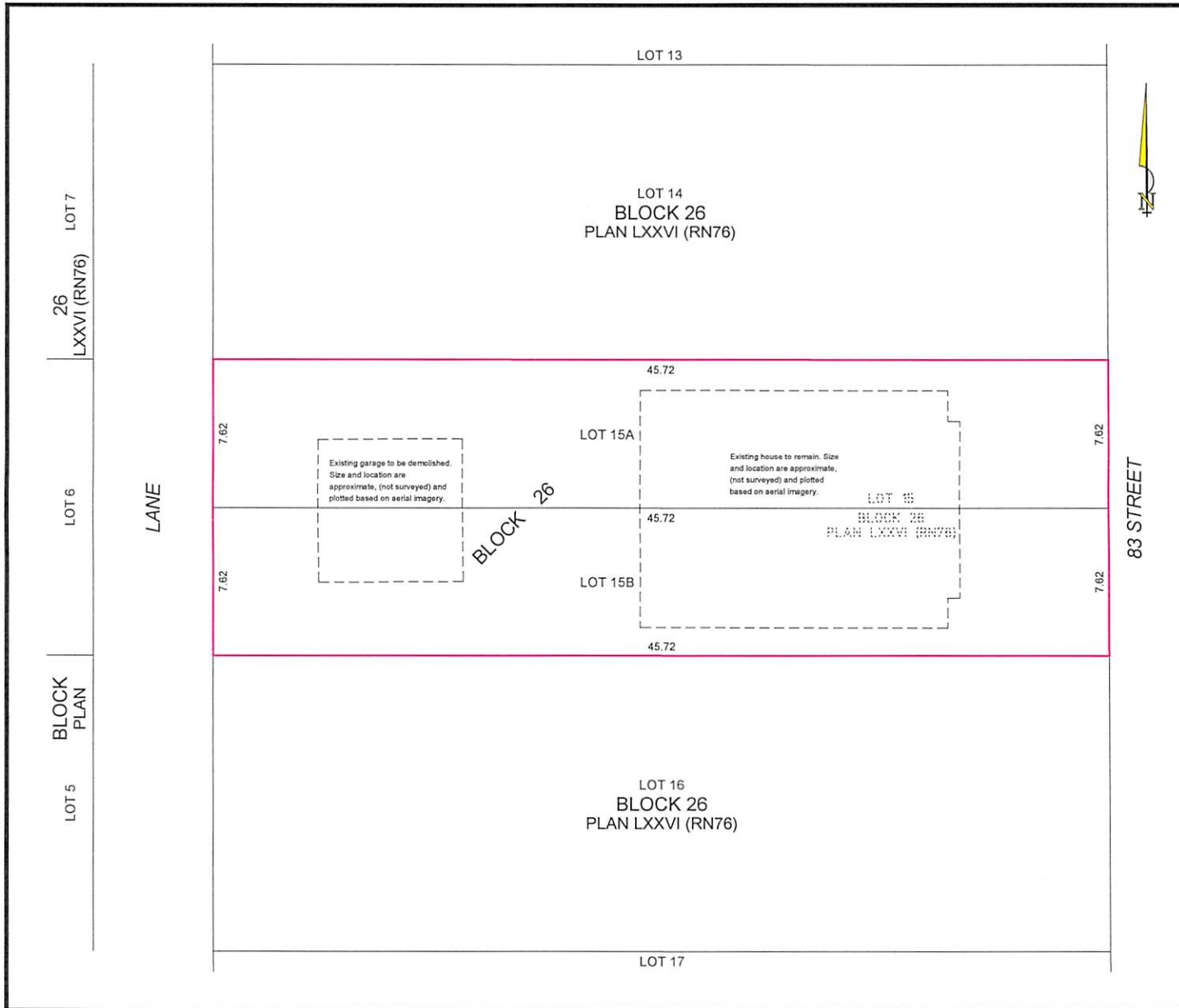
S.E. 1/4 SEC. 16 - TWP. 53 - RGE. 24 - W. 4TH MER.

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.	61600040T	DRAFTED BY:	ME	CHECKED BY:	JM
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LOT 7
26
LXXVI (RN76)

LOT 6

BLOCK PLAN

LOT 5



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

February 2, 2017

File NO. LDA16-0588

Al-Terra Engineering Ltd.
5307 - 47 STREET NW
Edmonton, AB T6B 3T4

ATTENTION: Conner Smith

RE: Tentative plan of subdivision to create two (2) additional commercial lots from Lot 1, Block 1, Plan 092 5647, located north of 137 Avenue NW and west of Mark Messier Trail NW;
MISTATIM INDUSTRIAL

The Subdivision by Plan is APPROVED on February 2, 2017, subject to the following conditions:

1. that the approved subdivision LDA15-0480 be registered prior to or concurrent with this subdivision; and
1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. services will be provided through the servicing agreement for Mistatim Industrial Stage 8B. 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 (\$4,026.00) 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.

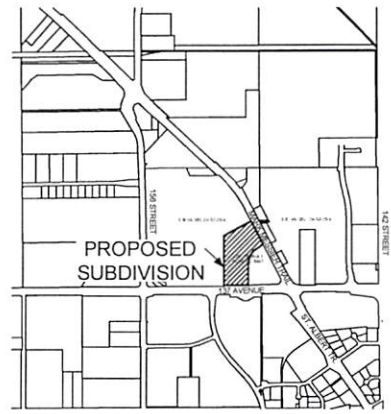
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,

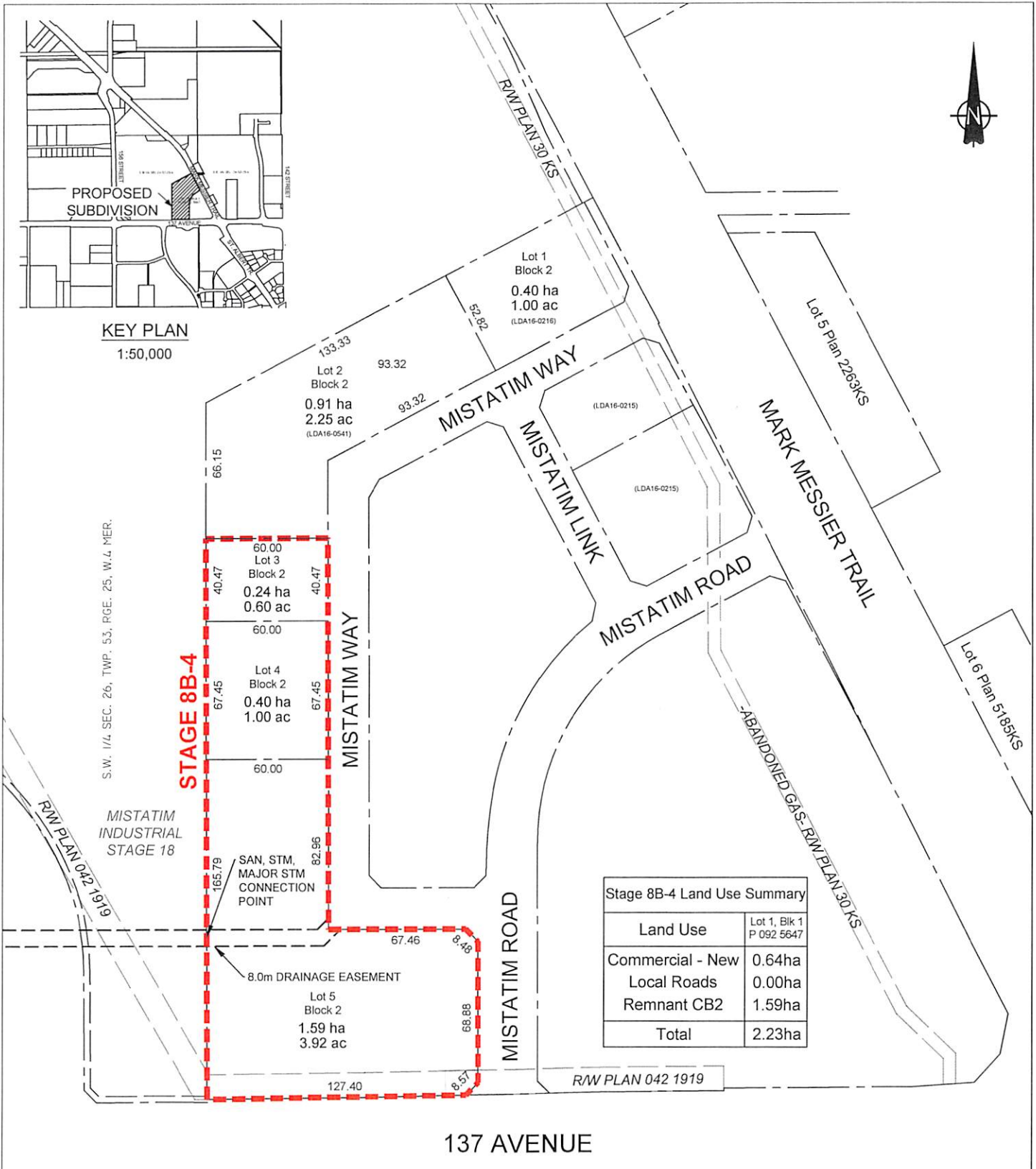
Blair McDowell
Subdivision Authority

BM/sc/Posse #237125432-001

Enclosure(s)



KEY PLAN
1:50,000



Land Use	Lot 1, Blk 1 P 092 5647
Commercial - New	0.64ha
Local Roads	0.00ha
Remnant CB2	1.59ha
Total	2.23ha

137 AVENUE

DECEMBER 7, 2016

Mistatim Industrial

Job #8048A

STAGE 8B-4 BOUNDARY

Stage 8B-4 Tentative Plan

Within Lot 1, Block 1, Plan 092 5647



Note: All dimensions and areas shown herein to be confirmed by legal survey prior to registration.

Scale: 1:2,500



February 2, 2017

File NO. LDA16-0594

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 68, Plan 839 HW located north of 106 Avenue NW and east of 142 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on February 2, 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.

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. (Residential and Business 780-4232500), 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 46.63 m east of the east property line of 142 Street NW. 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 (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 (\$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.

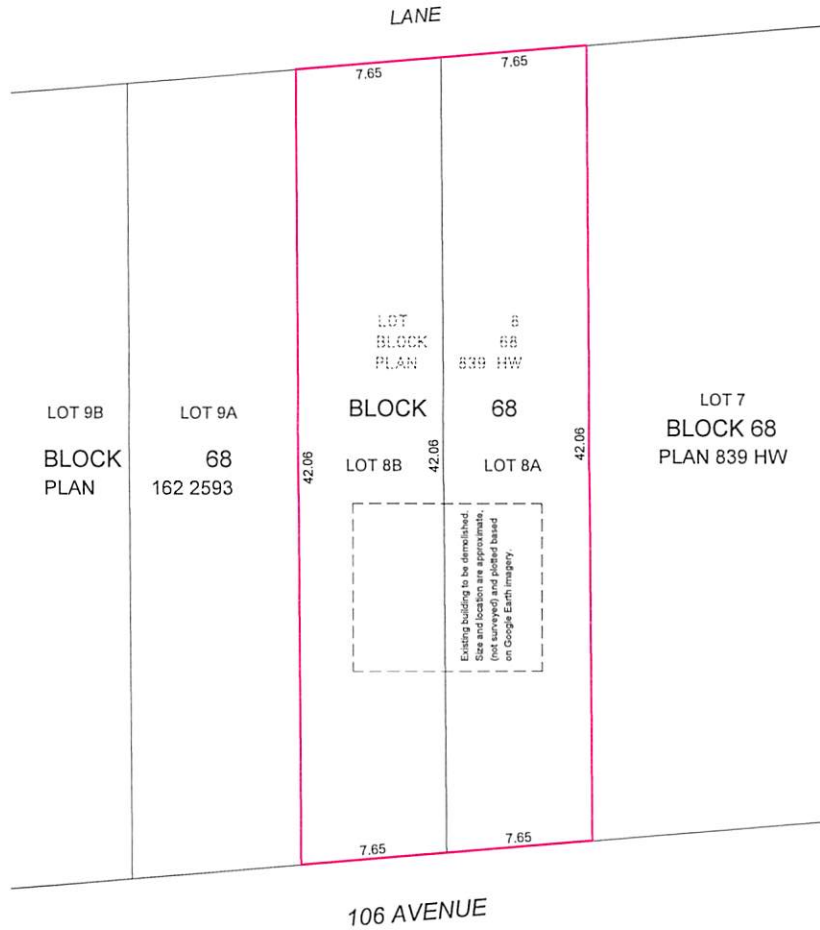
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #237765696-001

Enclosure(s)



ANEZ 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 ZONING OF THIS SUBJECT AREA IS R.F.1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.064 ha.



REV. NO.	DATE	ITEM	BY
0	DEC.18/16	ORIGINAL PLAN COMPLETED	JF

REVISIONS

GLENORA

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 8, BLOCK 68, PLAN 839 HW

WITHIN THE

N.W. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO. 61600052T	DRAFTED BY: JF	CHECKED BY: BM	
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Thursday, January 26, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 04

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the January 26, 2017 meeting be adopted as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the January 19, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

1. LDA16-0558
235821385-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3A, Block 23, Plan 673 MC located north of 125 Avenue NW and east of 77 Street NW; **ELMWOOD PARK**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

4. NEW BUSINESS

1. LDA16-0183
188545315-001 Tentative plan of subdivision to create 205 single detached residential lots from Lot 1, Block 3, Plan 132 0711, located south of Ellerslie Road SW and east of 141 Street SW; **GRAYDON HILL**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2.	LDA16-0326 223296938-001	Tentative plan of subdivision to create 46 semi-detached residential lots and 30 row housing lots from the SE 6-52-25-W4M located north of 23 Avenue and west of 199 Street; THE UPLANDS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA16-0432 228318011-001	Tentative plan of subdivision to create 52 single detached residential lots and one (1) Municipal Reserve lot, from Lot 5, Block 1, Plan 032 0993, and Lot 3, Block 1, Plan 022 7056 located north of 30 Avenue SW and east of 111 Street SW; CAVANAGH
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0452 230920159-001	Tentative plan of subdivision to create 15 single detached residential lots, 56 semi-detached residential lots from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0554 235673189-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 1, Block 1, Plan 152 1119, located south of Ellerslie Road SW and east of 163 Street SW; GLENRIDGING HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0555 236332192-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 1A, Plan 642KS, located east of 159 Street NW and south of 109 Avenue NW; MAYFIELD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0589 237379889-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 5, Plan RN39A located south of 112 Avenue NW and west of 125 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA17-0008 23856700-001	Tentative plan of subdivision to revise conditionally approved LDA14-0581 to accommodate a change of housing type (between semi-detached housing and zero lot line housing) from the SW 13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA17-0023 238944102-001	Tentative plan of subdivision to revise conditionally approved LDA15-0638 by adding two (2) semi-detached residential lots from the West ½ of the SE 7-52-25 W4M, located north of Edgemont Boulevard NW and west of 199 Street NW; EDGEMONT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:50 a.m.		