

Thursday, July 7, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 27

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 7, 2016 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the June 30, 2016 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0490 162243729-001	Tentative plan of subdivision to create one (1) institutional lot from the SW 22-51-25-W4M located south of Ellerslie Road SW and east of 170 Street SW; GLENRIDDING HEIGHTS
2.	LDA16-0181 189374982-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 105, Block 23, Plan 042 4871 located north of 23 Avenue NW, and east of 24 Street NW; SILVER BERRY
3.	LDA15-0567 182828885-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 36, Plan 1916 HW, located north of 115 Avenue NW and east of 122 Street NW; INGLEWOOD
4.	LDA16-0218 220906559-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 12, Block 140, Plan 4590 W, located south of 101 Avenue NW and east of 143 Street NW; GROVENOR
5.	LDA16-0231 221619297-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 19, Block 48, Plan RN 22B, located south of 108 Avenue NW and west of 126 Street NW; WESTMOUNT
6.	LDA16-0253 222739952-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lot 3, Block 4, Plan 3543 HW, located east of 105A Street NW and south of 69 Avenue NW; ALLENDALE
7.	LDA16-0286 224804496-001	Tentative plan of subdivision to revise conditionally approved LDA14-0222 with a reduction of three (3) residential lots from the NW 30-51-23-4, located north of Anthony Henday Drive and east of 34 Street NW; LAUREL
5.	OTHER BUSINESS	



Subdivision Authority

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

July 7, 2016

File NO. LDA14-0490

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) institutional lot from the SW 22-51-25-W4M located south of Ellerslie Road SW and east of 170 Street SW; **GLENRIDDING HEIGHTS**

I The Subdivision by Plan is APPROVED on July 7, 2016, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 6.013 ha by a Deferred Reserve Caveat (DRC) to the remainder of the SW-22-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide money in place of MR, in the amount of \$174,637.93 representing 0.257 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register easements for 170 Street SW, cross lot access and emergency access, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lot flanking 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 (3) 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 the complete design and construction of the ultimate Storm Water Management Facility (SWMF), including grading for the future 3 m shared use path and an inlet into the SWMF, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that CCC for storm and sanitary drainage facilities will not be issued for the proposed development until such time as all required downstream storm and sanitary sewer systems are completed to the satisfaction of Drainage Planning and Engineering;
9. that the engineering drawings include and the owner construct Glenridding Boulevard SW and 21 Avenue SW to a collector standard, including channelization, accesses, intersections, shared use path, sidewalk, lighting and any transitional improvements, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 2 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for the lot flanking 170 Street SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the 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 the SW-22-51-25-W4M, in the amount of \$174,637.93, representing 0.257 ha is being provided as money in place with this subdivision. In addition, MR for the SW-22-51-25-W4M in the amount of 6.013 ha is being provided by a DRC with this subdivision.

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, 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 Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/as/Posse #162243729-001

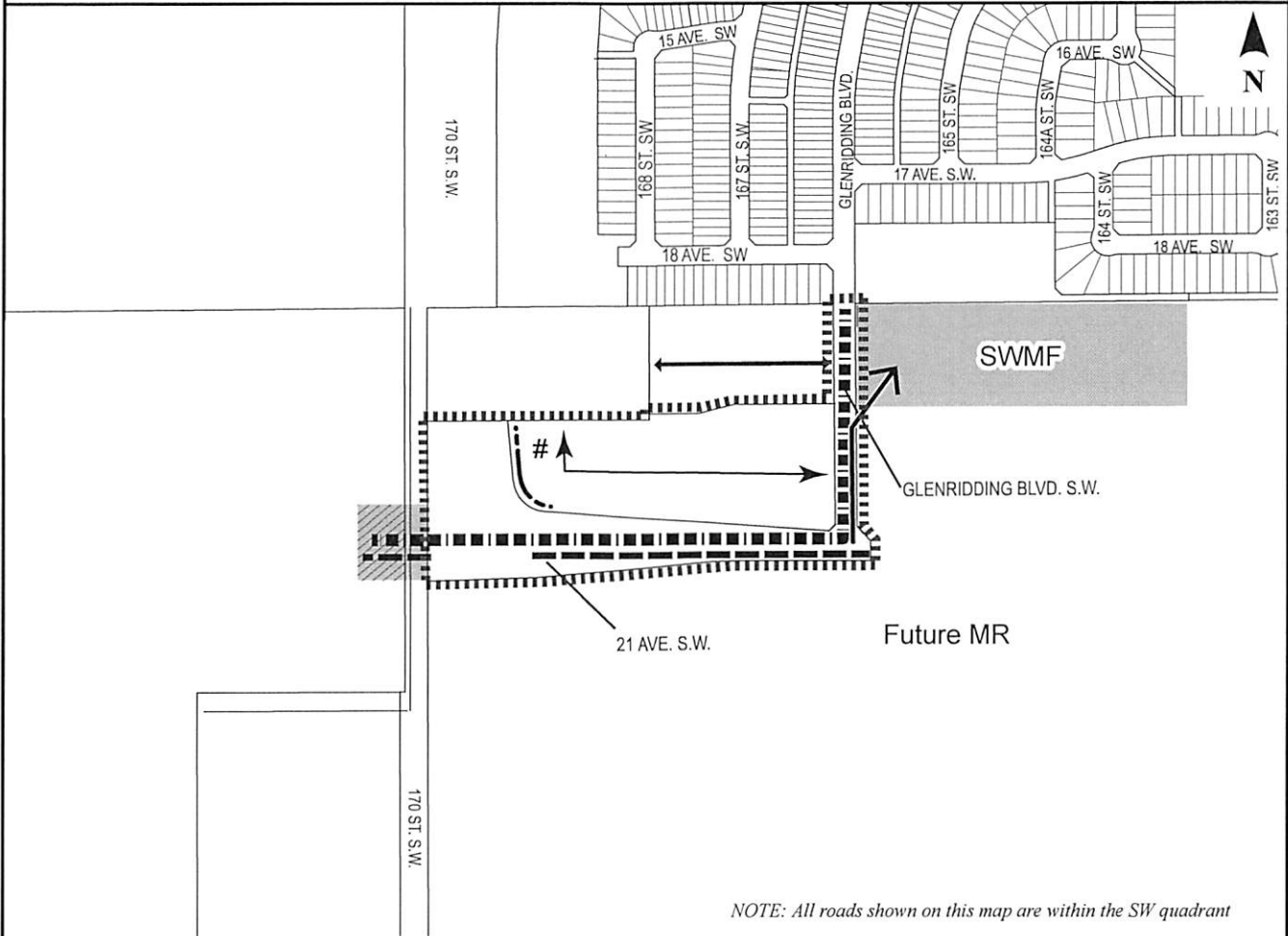
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

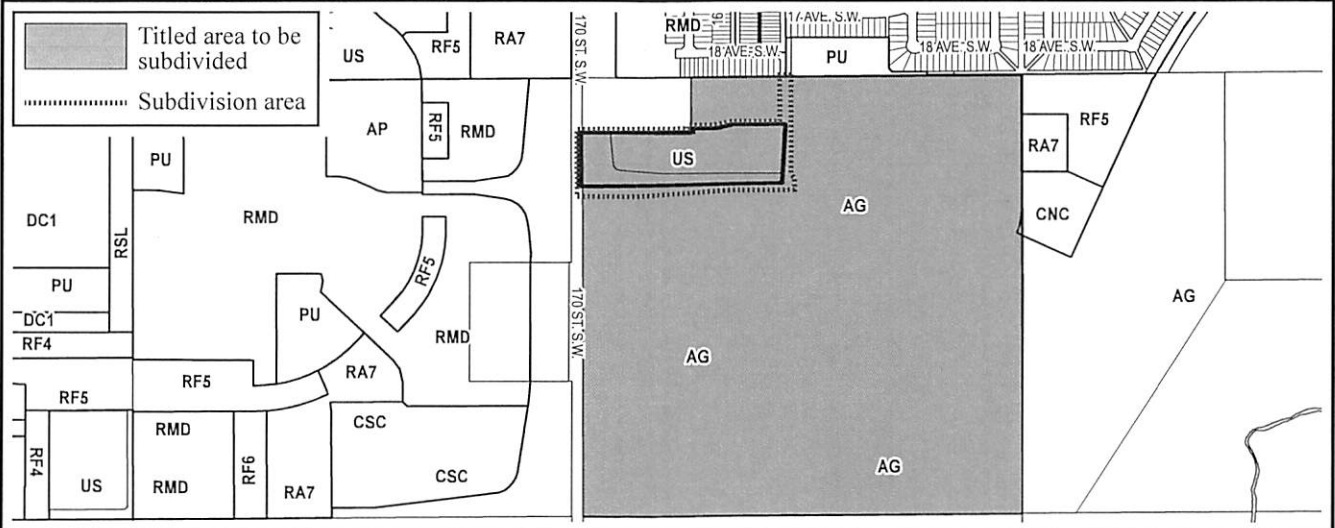
July 7, 2016

LDA14-0490

- | | | | |
|---------|----------------------------------|--|---------------------------------|
| ⋯⋯⋯⋯ | Limit of proposed subdivision |  | Register easement |
| — · — · | Berm and noise attenuation fence | # | Restrictive covenant re: berm |
| — — — | 3 m hard surface shared use path | ↔ | Cross lot access easement |
| → | Storm water inlet | ↔ | Emergency access easement |
| ■ ■ ■ ■ | Construct collector roadway |  | Include in engineering drawings |



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





Subdivision Authority

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

July 7, 2016

File NO. LDA16-0181

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 105, Block 23, Plan 042 4871 located north of 23 Avenue NW, and east of 24 Street NW; **SILVER BERRY**

I The Subdivision by Plan is APPROVED on July 7, 2016, subject to the following conditions:

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

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

Municipal Reserves for Lot 105, Block 23, Plan 042 4871 was addressed by money in place through SUB/03-0113.

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 Sean Conway at 780-496-5809 or sean.conway@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #189374982-001

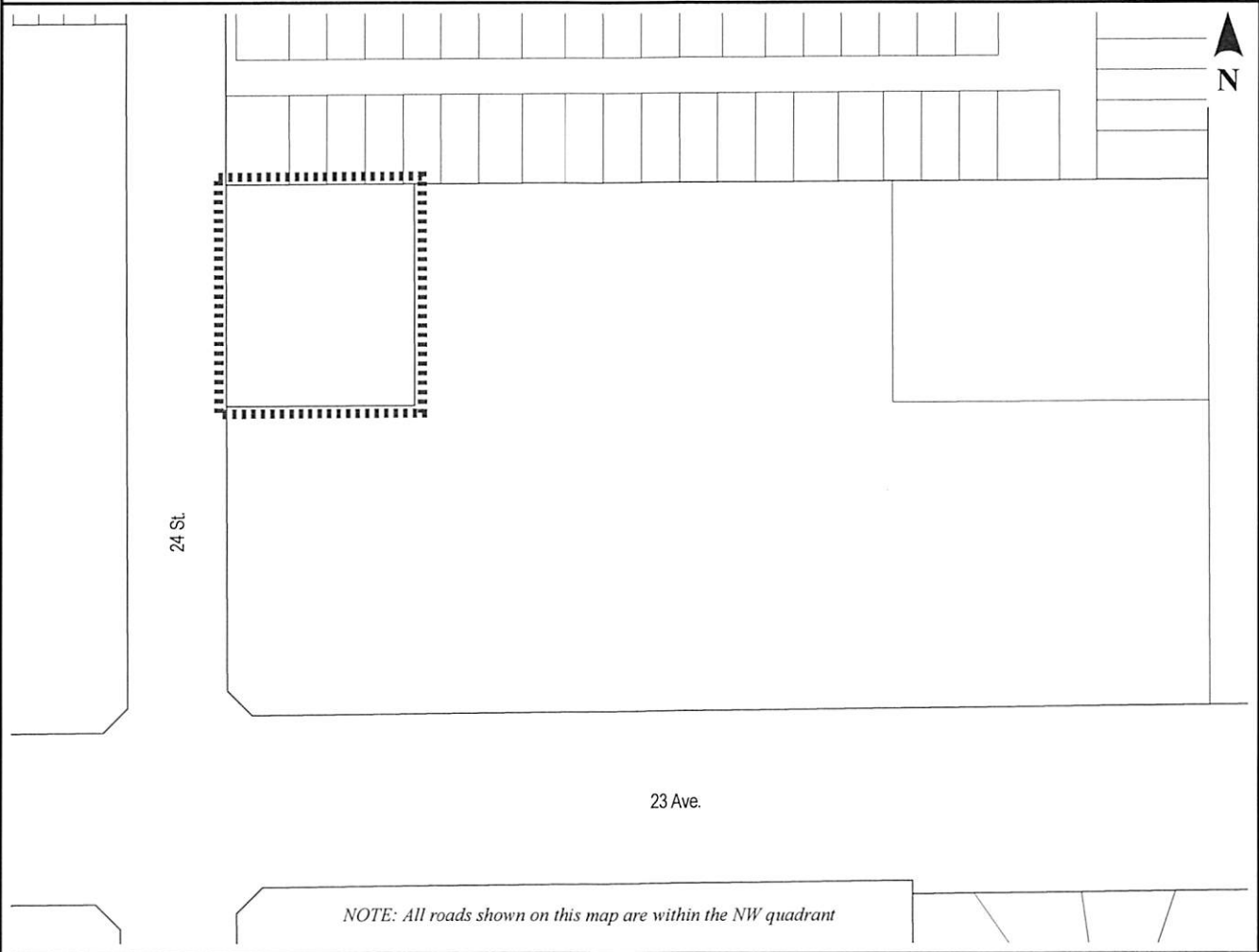
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

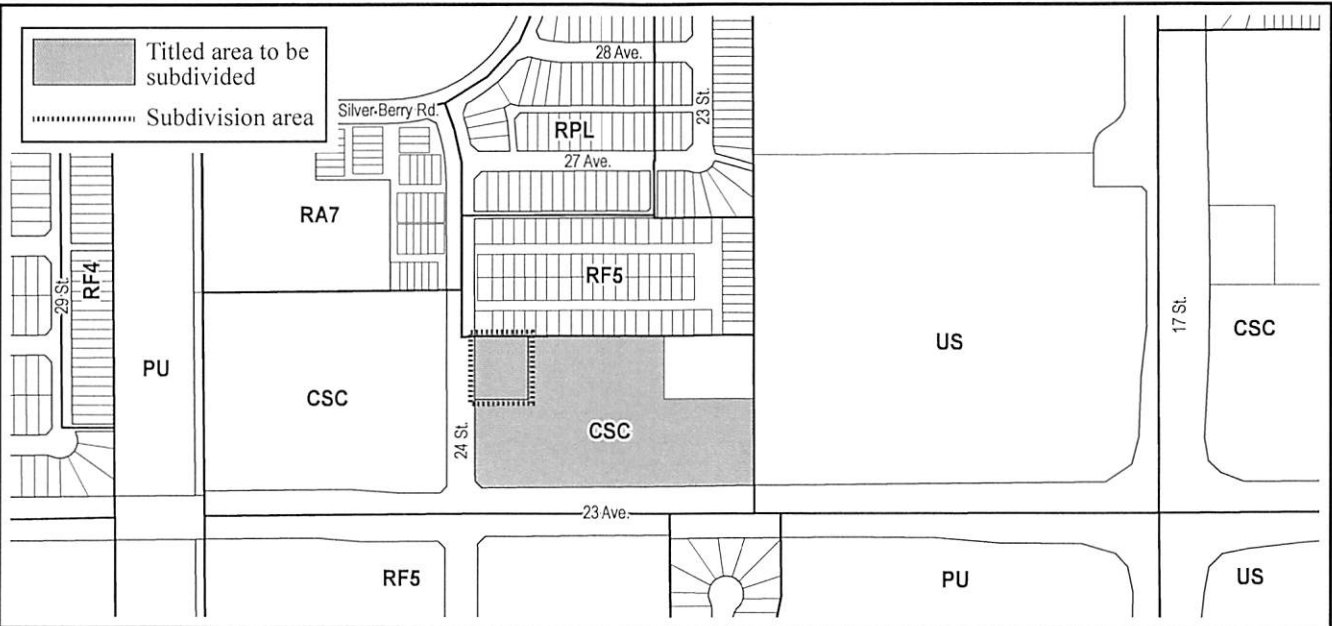
July 7, 2016

LDA16-0181

Limit of proposed subdivision



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





Subdivision Authority

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

July 7, 2016

File NO. LDA15-0567

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 36, Plan 1916 HW, located north of 115 Avenue NW and east of 122 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on July 7, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #182828885-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 4, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/15 - 0567(SEMI)

CADASTRAL NO.: 937+32-02

CONTACT: Stuart Carlyle

SUBDIVISION: Inglewood

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

PREPARED BY: Greg Derkach
Water and Sewer Servicing Section
Drainage Services

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

Water and Sewer Service Information

Plan 1916HW, Blk 36, Lot 9 / 11547 – 122 Street

Proposed Lot 9B, Blk 36

- 1- 25mm water service and 1- 150mm sanitary service **are proposed to be constructed** off the Lane East of 122 Street. No as-built information was available at the time of this response. If more detailed information is required please contact our office at 780-496-5444.

Proposed Lot 9A, Blk 36

- 1-20mm water service and 1-150mm sanitary service exist off the Lane East of 122 Street at 7.8m North of the South Property Line of proposed Lot 9B.

Water and Sewer Servicing Conditions

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

General

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

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

Greg Derkach



EURO DESIGN MASTERBUILDER 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 R-F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0,064 Ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	NOV. 18/15	ORIGINAL PLAN COMPLETED	TB

REVISIONS

INGLEWOOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 9, BLOCK 36, PLAN 1916HW
WITHIN THE
N.W. 1/4 SEC. 7 - TWP. 53 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA

2015
SCALE: 1:400 (11x17)

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

FILE NO.	61500005T	DRAFTED BY:	TB	CHECKED BY:	MK
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Subdivision Authority

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

July 7, 2016

File NO. LDA16-0218

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

ATTENTION: John Sung

Dear Mr. Sung:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 12, Block 140, Plan 4590 W, located south of 101 Avenue NW and east of 143 Street NW;
GROVENOR

The Subdivision by Plan is APPROVED on July 7, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5th floor, 10250 – 101 Street NW; 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 18.9 m east of the east property line off of the lane south of 101 Avenue NW (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #220906559-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 24, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0218(SUB)

CADASTRAL NO.: 934+32-05

CONTACT: Stuart Carlyle

SUBDIVISION: Grovenor

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

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

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

Water and Sewer Service Information

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

Proposed Lot 12B, Block 140, Plan 4590W

- 1-20mm water service and 1-150mm sanitary service exists in common trench on the lane South of 101 Avenue at 18.90m East of East Property Line of 143 Street.

Proposed Lot 12A, Block 140, Plan 4590W

- Our records indicate that no water and/or sewer services currently exist to the proposed subdivision parcel directly off City mains.

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed Lot 12A directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
 2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.
- c. Epcor Water Services – ecirc-water@epcor.ca

Georgeanne Andersen



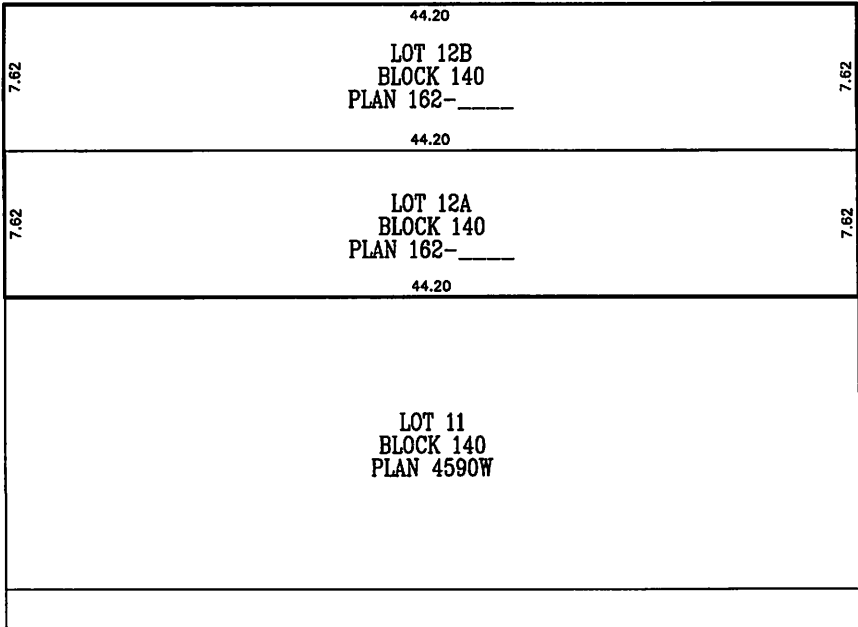
TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF
LOT 12, BLOCK 140, PLAN 4590W
10031 - 143 STREET
CITY OF EDMONTON - ALBERTA

143 STREET

LANE

LANE



THIS DRAWING IS PREPARED FOR:
ELIZABETH GRAJOSZEK

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

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

SCALE 1: 300 JOB No. G0203LTO PAGE 1 OF 1



Subdivision Authority

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

July 7, 2016

File NO. LDA16-0231

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 19, Block 48, Plan RN 22B, located south of 108 Avenue NW and west of 126 Street NW; **WESTMOUNT**

The Subdivision by Plan is APPROVED on July 7, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5th floor, 10250 – 101 Street NW; 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 9.5 m north of the south property line off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #221619297-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 31, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0231(SUB)

CADASTRAL NO.: 934+32-12

CONTACT: Stuart Carlyle

SUBDIVISION: Westmount

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

PREPARED BY: **Greg Derkach**
Water and Sewer Servicing Section
Drainage Services

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

Water and Sewer Service Information

Plan RN22B, Blk 48, Lot 19 / 10744 – 126 Street

Proposed Lot 22, Blk 48

- 1-20mm water service and 1-150mm sanitary service exists off the Lane West of 126 Street at 9.5m North of the South Property Line of Lot 19.

Proposed Lot 21, Blk 48

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

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains**. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sewer services will be required for proposed Lot 21 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

General

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
 2. Also, refer to comments from Water Engineering regarding water main locations, capacities and/or mainline extensions.
- c. Epcor Water Services – ecirc-water@epcor.ca

Greg Derkach

TENTATIVE PLAN

SHOWING SUBDIVISION OF

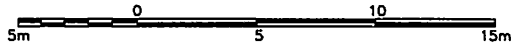
LOT 19, BLOCK 48, PLAN RN22B (XXIIB)

IN

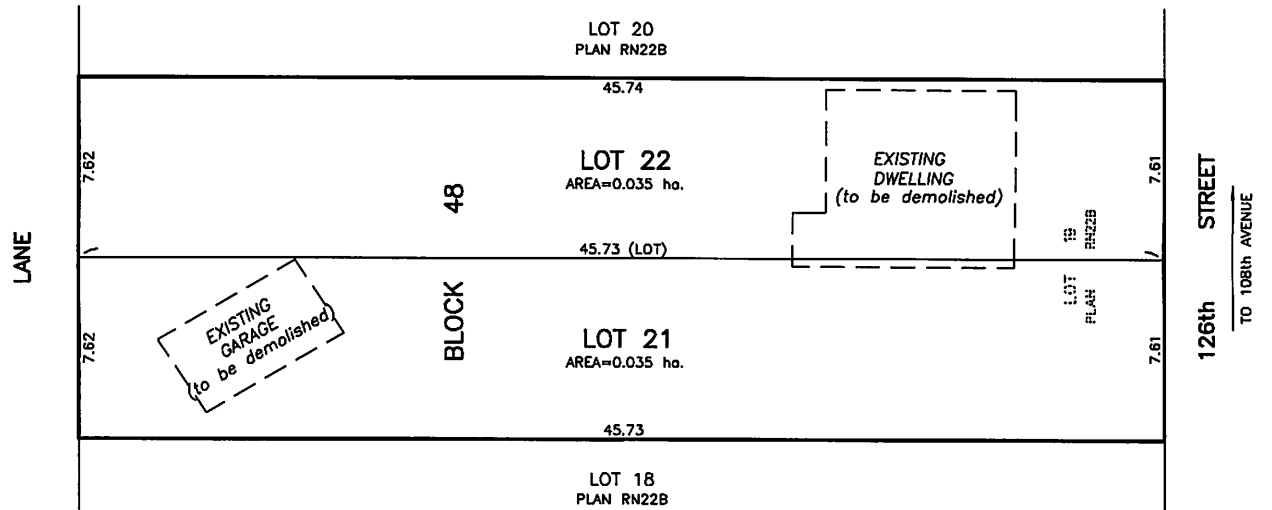
RIVER LOT 2, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.24 W.4 M.

EDMONTON ALBERTA

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



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: MAY 11, 2016

REVISED: -

FILE NO. 16S0306

DWG.NO. 16S0306T



Subdivision Authority

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

July 7, 2016

File NO. LDA16-0253

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

ATTENTION: Paul Chan

Dear Mr. Chan:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lot 3, Block 4, Plan 3543 HW, located east of 105A Street NW and south of 69 Avenue NW;
ALLENDALE

The Subdivision by Plan is APPROVED on July 7, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/lp/Posse #222739952-001

Enclosure(s)

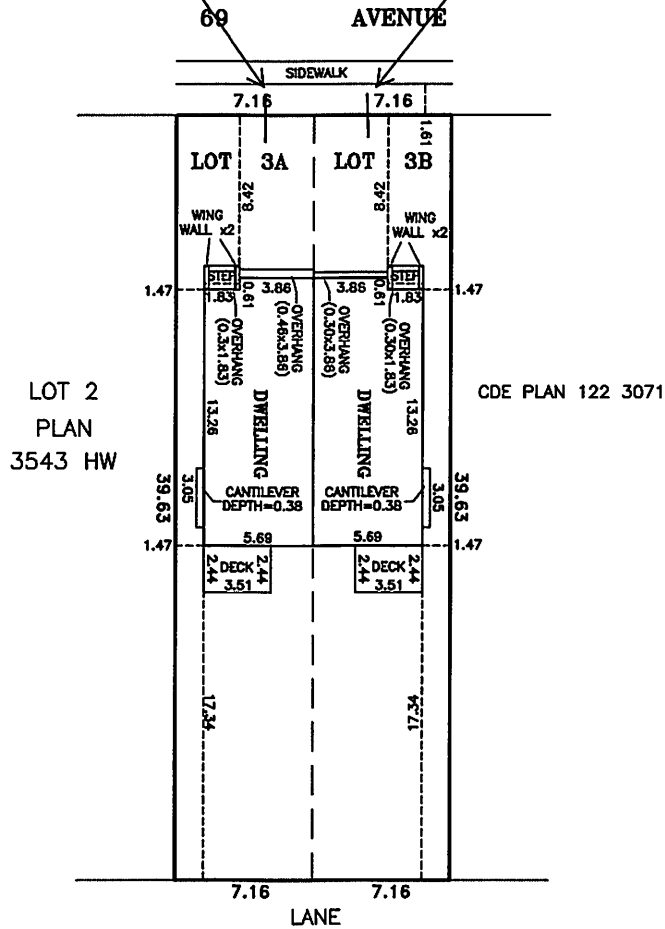
**TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 3, BLOCK 4, PLAN 3543 HW
N.E. 1/4 SEC. 20, TWP. 52, RGE. 24, W. 4 M.
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... AND CONTAINS 0.057 ha.



Proposed 4.5m
East of West
property line

Existing 4.9 m west
of east property line



GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1
Ph. (780) 465-3389 Fax. (780) 465-5400 email: geodetic@telusplanet.net

DRAWN BY: P.S.	SCALE 1 : 300	JOB No. 115135
DATE : MAY 30th, 2016.		



Subdivision Authority

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

July 7, 2016

File NO. LDA16-0286

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0222 with a reduction of three (3) residential lots from the NW 30-51-23-4, located north of Anthony Henday Drive and east of 34 Street NW; **LAUREL**

The Subdivision by Plan is APPROVED on July 7, 2016, subject to the following conditions:

1. that approved subdivision LDA14-0222 be registered 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 (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #224804496-001

Enclosure(s)



10160-112 Street
 Edmonton, AB T5K 2L6
 Tel. 780.917.7000
 www.stantec.com

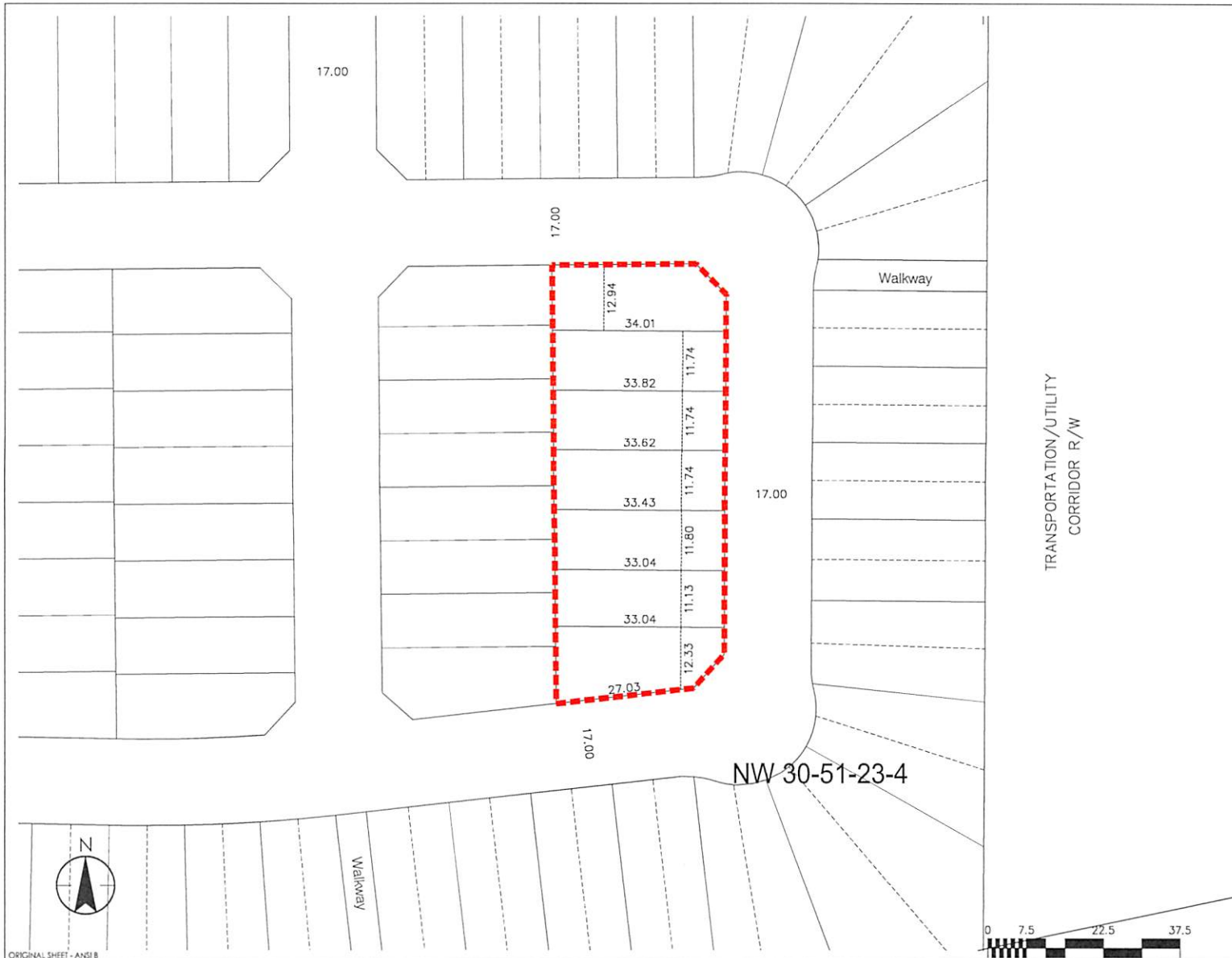
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Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus and contains approximately 0.28 hectares, including 7 residential lots.



V:\1161\Act\1161103065\drawing\Drawings\Plan\Plan_Layout_27.jun2016.dwg

ORIGINAL SHEET - ANSI B

Revision	By	YY.MM.DD

Client/Project
 BEAVERBROOK/STRATA DEVELOPMENTS
 PLAN SHOWING PROPOSED SUBDIVISION
 OF PORTION OF NW 30-51-23-4

Edmonton, AB
 Title
 TENTATIVE PLAN OF SUBDIVISION
 LAUREL SOUTH

Project No. 1161 103065 KC
 June 27, 2016
 Scale 1:750

Thursday, June 30, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 26

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 30, 2016 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 June 23, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA16-0237
218888223-001

Tentative plan of subdivision to adjust the property line between Lots 7 and 8, Block 1, Plan 2212 HW located east of Saskatchewan Drive NW and north of 93 Avenue NW; **WINDSOR PARK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA16-0238
218985773-001

Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 16 and the north half of Lot 15, Block 6, Plan 8701 S located north of 93 Avenue NW and east of 94 Street NW; **BONNIE DOON**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA16-0241 222283991-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 2, Plan RN 24A, located east of 130 Street NW and south of 109A Avenue NW; WESTMOUNT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:35 a.m.		