

Thursday, November 10, 2016

9:30 am.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 45

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 10, 2016 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the November 3, 2016 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | LDA16-0415
229386939-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 21, Block 7, Plan 6054 HW, located south of 92A Avenue NW and east of 146 Street NW; PARKVIEW |
| 2. | LDA16-0418
229984340-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 18, Plan 4859 X, located east of 127 Street NW and south of 114 Avenue NW; INGLEWOOD |
| 3. | LDA16-0430
230786900-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 11, Plan 5525 HW, located east of 156 Street NW and south of 92A Avenue NW; SHERWOOD |
| 4. | LDA16-0431
230711041-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 15, Plan 1909 HW, located west of 159 Street NW and south of 99 Avenue NW; GLENWOOD |
| 5. | LDA16-0440
230718169-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 23, Block 13, Plan 3963 HW, located east of 156 Street NW and south of 95 Avenue NW; SHERWOOD |
| 6. | LDA16-0450
230351869-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 4, Plan 8444 ET located north of 104 Avenue NW and east of 145 Street NW; GROVENOR |
| 7. | LDA16-0470
231567804-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 6, Plan 6054 HW located north of 92A Avenue NW and east of 146 Street NW; PARKVIEW |

8.	LDA16-0472 231785027-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 4, Block 4, Plan RN 37 located north of 101 Avenue NW and east of 88 Street NW; RIVERDALE
5.	OTHER BUSINESS	



November 10, 2016

File NO. LDA16-0415

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

ATTENTION: Kevin Grover

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 21, Block 7, Plan 6054 HW, located south of 92A Avenue NW and east of 146 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on November 10, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.8 m east of the west property line of Lot 21. The existing storm service enters the proposed subdivision approximately 66.3 m east of manhole 240284. 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.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #229386939-001

Enclosure(s)



Stantec Geomatics Ltd.
 10160-112th Street NW
 Edmonton, Alberta, Canada
 T5K 2L6
 Tel. 780-917-7000
 Fax. 780-917-7289
 www.stantec.com

Copyright Reserved


The Contractor shall verify and be responsible for all dimensions, DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.
 The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client
ANTONIO BOSSIO

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION
 OF
 LOT 21 BLOCK 7 PLAN 6054HW
 WITHIN
 S.E. 1/4 SEC. 35, TWP. 52, RGE. 25, W.4 MER.

PARKVIEW
 SCALE 1 : 500
 JULY 2016

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.060 Hectares, including 1 residential lot.



Subdivision Authority

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

November 10, 2016

File NO. LDA16-0418

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 14, Block 18, Plan 4859 X, located east of 127 Street NW and south of 114 Avenue NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on November 10, 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. (780-4124000), 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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favor 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 – 2016 fees) 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.

Regards,

Blair McDowell
Subdivision Authority

BM/lp/Posse #229984340-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 14, BLOCK 18, PLAN 4859 X.

IN THE
W.1/2 SEC.7-53-24-4

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



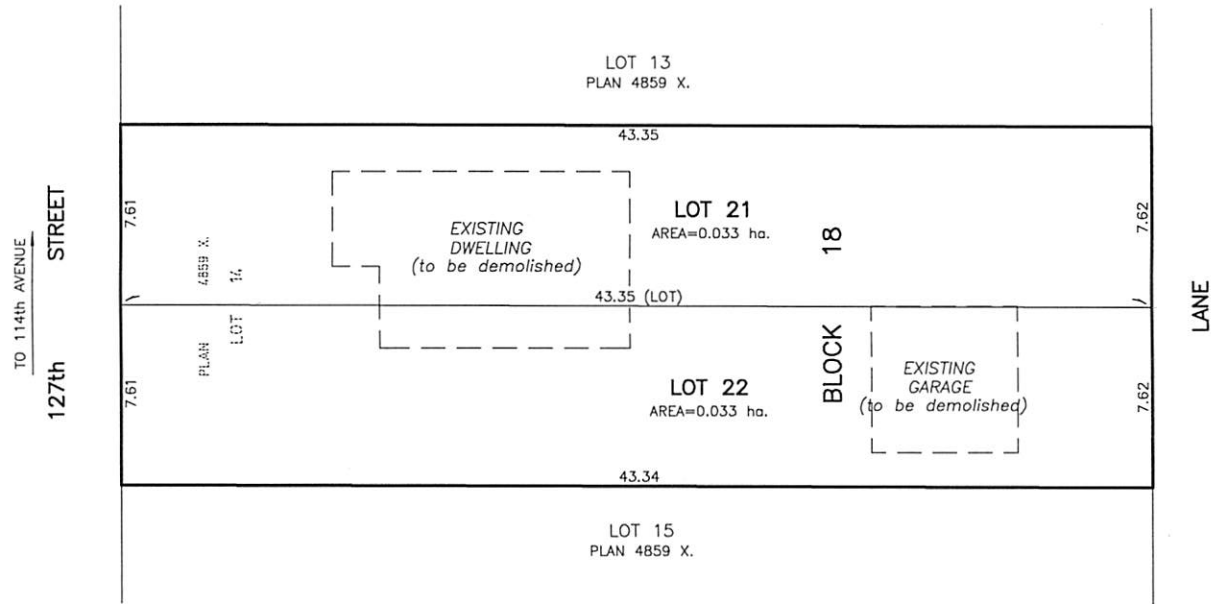
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: September 1, 2016
REVISED: -

FILE NO. 16S0694

DWG.NO. 16S0694





Subdivision Authority

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

November 10, 2016

File NO. LDA16-0430

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 28, Block 11, Plan 5525 HW, located east of 156 Street NW and south of 92A Avenue NW; **SHERWOOD**

The Subdivision by Plan is APPROVED on November 10, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), 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 2.48m west of east property line of existing Lot 28. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 - 2016 fees) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #230786900-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

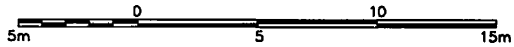
LOT 28, BLOCK 11, PLAN 5525 H.W.

IN THE

S.W.1/4 SEC.35-52-25-4

EDMONTON ALBERTA

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



NOTE:
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HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

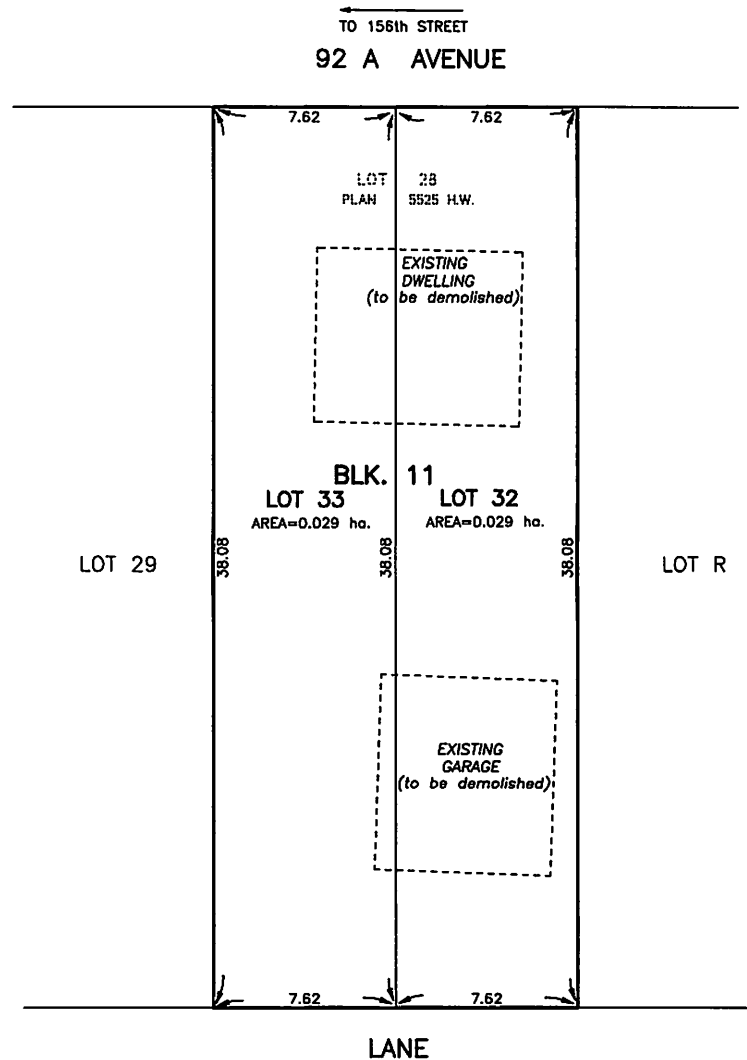
DRAWN BY: RTP

CALC'D. BY: RTP

DATE: September 15, 2016
 REVISED: -

FILE NO. 16S0764

DWG.NO. 16S0764T





Subdivision Authority

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

November 10, 2016

File NO. LDA16-0431

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 15, Plan 1909 HW, located west of 159 Street NW and south of 99 Avenue NW;
GLENWOOD

The Subdivision by Plan is APPROVED on November 10, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), 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 7.1m south of the north 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 favor of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 – 2016 fees) and subsequently released to the applicant for registration at the Land Titles Office;
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If you have further questions, please contact Lolia Pokima at 780-509-9520 or loliam.pokima@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/lp/Posse #230711041-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 9, BLOCK 15, PLAN 1909 H.W.

IN THE
E. 1/2 SEC.34-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.
5m 0 5 10 15m

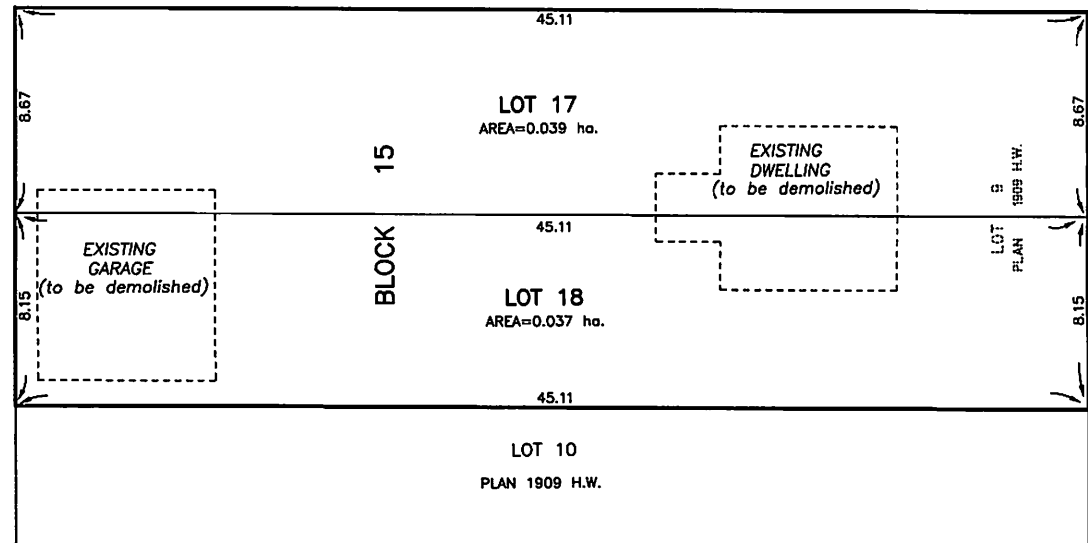


LOT 8
PLAN 842 2032
LOT 7
PLAN 1909 H.W.

LANE

BLOCK 15

99th AVENUE



159th STREET

NOTE:
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- AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: RTP

CALC'D. BY: RTP

DATE: SEPTEMBER 15, 2016
REVISED: -

FILE NO. 16S0734

DWG.NO. 16S0734T



Subdivision Authority

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

November 10, 2016

File NO. LDA16-0440

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 23, Block 13, Plan 3963 HW, located east of 156 Street NW and south of 95 Avenue NW;
SHERWOOD

The Subdivision by Plan is APPROVED on November 10, 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. (780-4124000), 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 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 - 2016 fees) and subsequently released to the applicant for registration at the Land Titles Office;
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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 Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #230718169-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

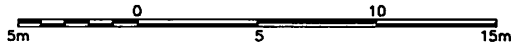
LOT 23, BLOCK 13, PLAN 3963 H.W.

IN THE

S.W.1/4 SEC.35-52-25-4

EDMONTON ALBERTA

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



NOTE:
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 - AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

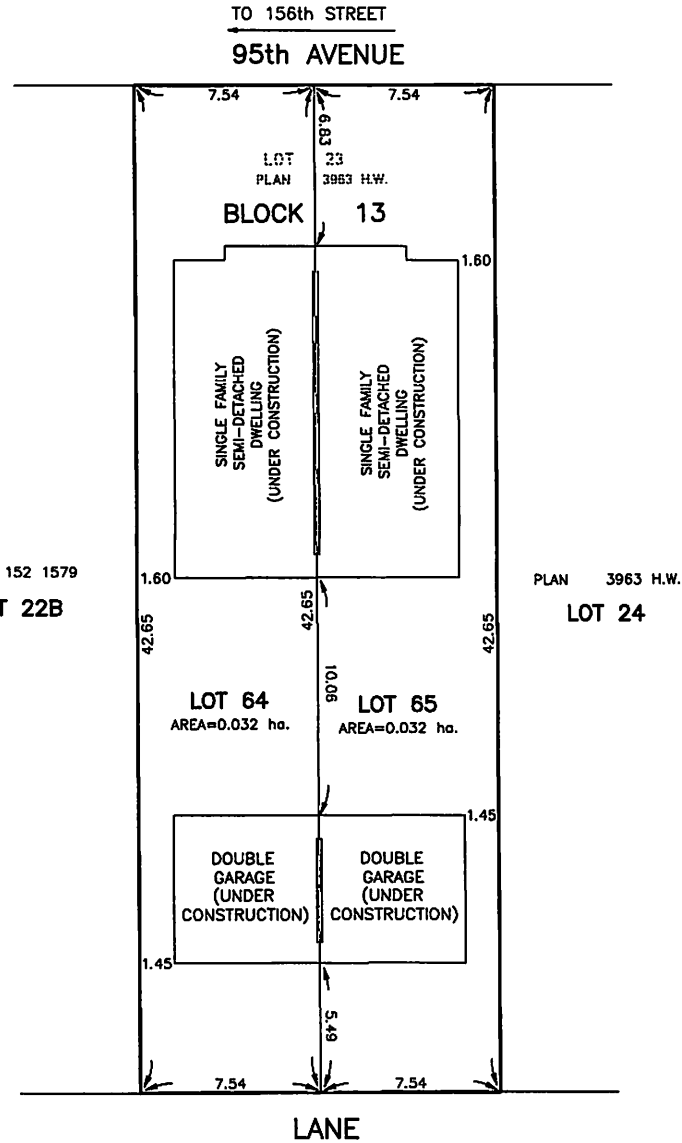
DRAWN BY: RTP

CALC'D. BY: RTP

DATE: September 15, 2016
 REVISED: -

FILE NO. 16S0762

DWG.NO. 16S0762T





Subdivision Authority

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

November 10, 2016

File NO. LDA16-0450

Cathal Byrne
908, 10142 – 111 Street NW
Edmonton, AB T5K 1K6

ATTENTION: Cathal Byrne

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 4, Plan 8444 ET located north of 104 Avenue NW and east of 145 Street NW;
GROVENOR

The Subdivision by Plan is APPROVED on November 10, 2016, subject to the following condition(s):

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 (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 – 2016 fees) 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;
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If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

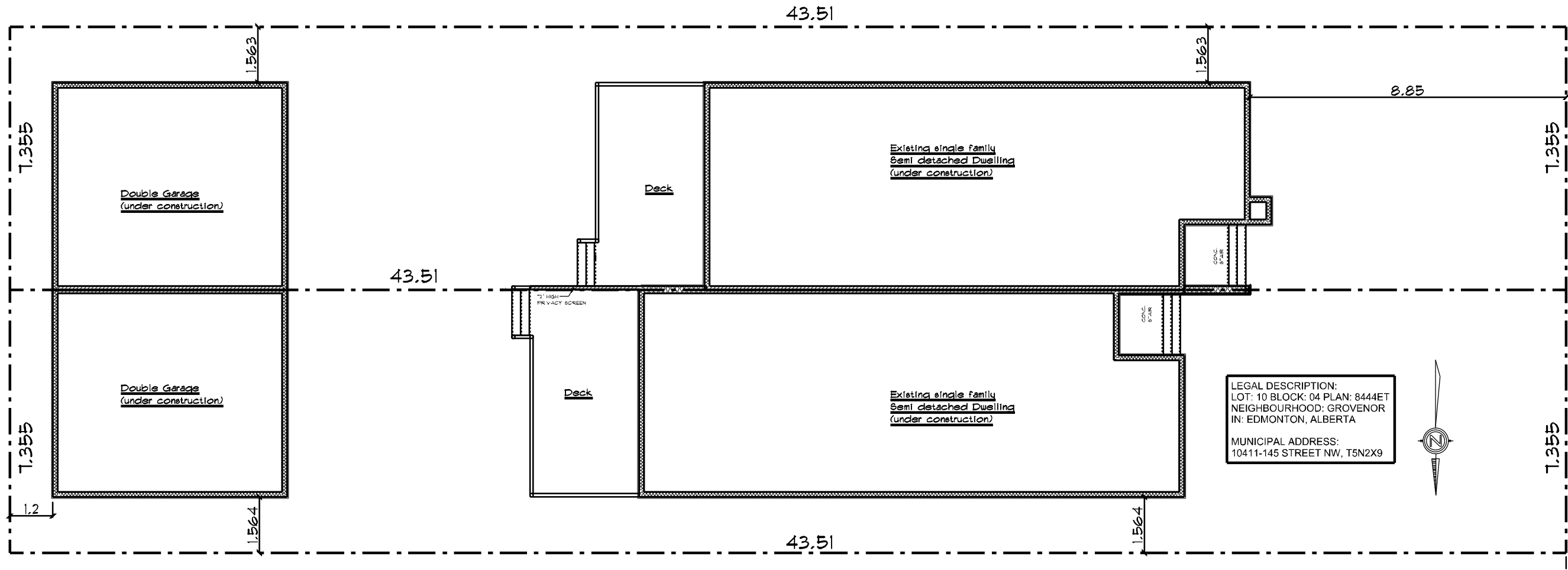
Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #230351869-001

Enclosure(s)

LANE



LEGAL DESCRIPTION:
 LOT: 10 BLOCK: 04 PLAN: 8444ET
 NEIGHBOURHOOD: GROVENOR
 IN: EDMONTON, ALBERTA

MUNICIPAL ADDRESS:
 10411-145 STREET NW, T5N2X9



TENTATIVE SUBDIVISION PLAN

SCALE: 1 TO 125



CLIENT: BYRNE
 PROJECT: SEMI-DETACHED
 10411-145 ST
 DATE: MAY 2025
 SHEET: 1 OF 1
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NOTES:
 1. WORKING DRAWINGS ARE A GRAPHIC REPRESENTATION OF THE DESIGN. MATERIALS AND FINISHES MAY VARY FROM INDICATIONS ON DRAWINGS.
 2. ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE AS SHOWN ON THE DRAWINGS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 4. FOUNDATION WALL AND FOOTING DESIGN SHALL BE PROVIDED BY AN ENGINEER. ALL CONDITIONS AS OUTLINED IN THE A.S.C. SHALL APPLY. VARIATIONS IN SOIL CONDITIONS SHALL BE THE RESPONSIBILITY OF THE ENGINEER.
 5. ANY AND ALL NOTICES OF THE OWNER SHALL BE THE RESPONSIBILITY OF THE OWNER.
 6. GARAGE FOUNDATION WALL SHALL NOT BE SUBSTITUTED WITH AN ENGINEER'S GRACE BEAM AND PILE SYSTEMS UNLESS APPROVED BY THE ENGINEER.
 7. ALL DIMENSIONS ARE THE PROPERTY OF CLASSIC RESIDENTIAL DESIGN INC. UNLESS OTHERWISE SPECIFIED.
 8. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF CLASSIC RESIDENTIAL DESIGN INC.

SHEET
 No. 1

145 STREET



Subdivision Authority

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

November 10, 2016

File NO. LDA16-0470

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

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 6, Plan 6054 HW located north of 92A Avenue NW and east of 146 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on November 10, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

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2. that the existing services (water and sanitary) enter the proposed subdivision approximately 9.62 m west of the east property line of Lot 6. The existing storm service enters the proposed subdivision approximately 38.71 m west of manhole #241541. 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 (\$636.00 – 2016 fee schedule) 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.

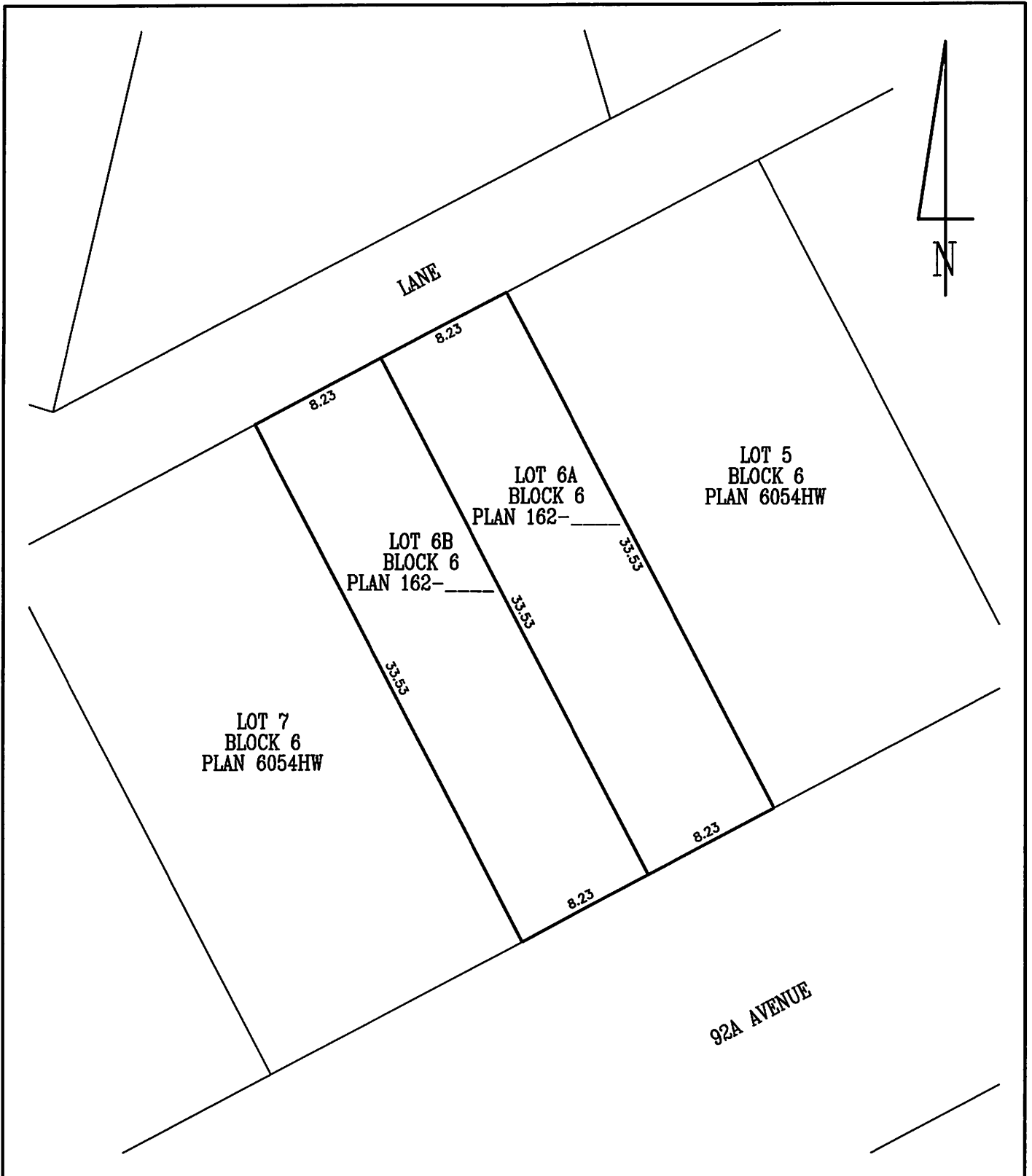
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #231567804-001

Enclosure(s)



DRAWING

THIS DRAWING IS PREPARED FOR:
ADAM TASSONE

SHOWING PROPOSED SUBDIVISION OF
LOT 6, BLOCK 6, PLAN 6054HW
14348 - 92A AVENUE
CITY OF EDMONTON - ALBERTA

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. G0585LTO | SEP. 28, 2016.



November 10, 2016

File NO. LDA16-0472

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 4, Block 4, Plan RN 37 located north of 101 Avenue NW and east of 88 Street NW;
RIVERDALE

The Subdivision by Plan is APPROVED on November 10, 2016, subject to the following condition(s):

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to each half of the semi-detached dwelling. However, for buildings constructed prior to 1992 there is an option to retain the existing services (please refer to Attachment 1);
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that 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 (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 – 2016 fees) 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 Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,

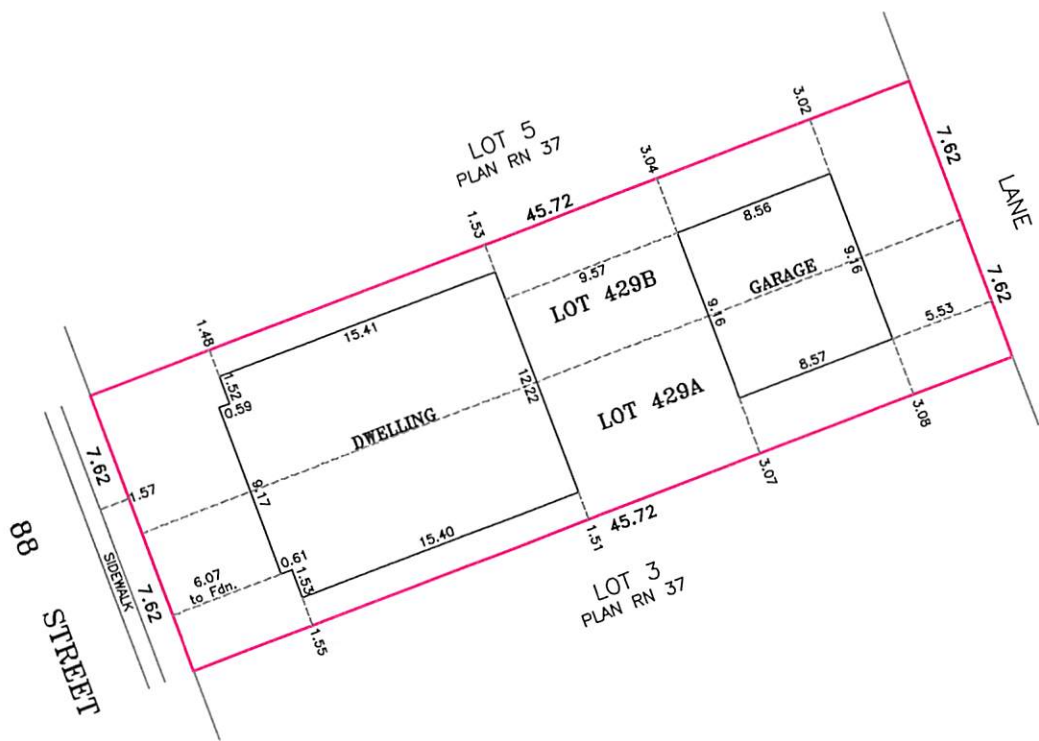
Blair McDowell
Subdivision Authority

BM/gq/Posse #231785027-001

Enclosure(s)

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 4, BLOCK 4, PLAN RN 37 (XXXVII)
R.L. 20, EDMONTON SETTLEMENT THEO. TWP. 53, RGE. 24 W.4M.
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 0.069 ha.



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. 1161461
DATE : SEPT. 22nd, 2016.		

Thursday, November 3, 2016
9:30 am



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 44

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the November 3, 2016 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the October 27, 2016 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
3.	OLD BUSINESS		
1.	LDA15-0101 167621618-001	Tentative plan of subdivision to create one (1) additional institutional lot from Lot 2, Block 12, Plan 2191 NY located south of 109 Avenue NW and west of 142 Street NW; MCQUEEN	
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.		
FOR THE MOTION	Blair McDowell		CARRIED
4.	NEW BUSINESS		
1.	LDA16-0224 221154761-001	Tentative plan of subdivision to create one (1) additional multi-family lot from Lot 1, Block 3, Plan 092 4862, located south of 129 Avenue NW and east of Fort Road NW; BELVEDERE	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		CARRIED

2.	LDA16-0317 225761831-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 1, Plan 3053 HW, located north of 95 Avenue NW and west of Strathearn Drive; STRATHEARN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA16-0346 226125162-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 2 and 3, Plan 759 AN, located east of 89 Street NW and south of 92 Avenue NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0385 225196186-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 15A, Plan 2109 HW located south of 110A Avenue NW and east of 116 Street NW; QUEEN MARY PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0412 229477677-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 17, Block 4, Plan RN 37, located north of 101A Avenue NW and east of 88 Street NW; RIVERDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0425 229877202-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 8, Plan 8111 ET, 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
7.	LDA16-0429 230579430-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 5, Plan 5375 HW, located north of 106A Avenue NW and east of 159 Street NW; BRITANNIA YOUNGSTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA16-0437 230790273-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 14, Plan 4116 HW located south of 87 Avenue NW and west of 117 Street NW; WINDSOR PARK	
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.		