

Thursday, June 2, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 22

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 2, 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 May 26, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0136
169350836-001

Tentative plan of subdivision to create four (4) multiple family lots (MFL) and two (2) Municipal Reserve lots, from Lots 4-8, Block 8, Plan 278 NY, Lot 13, Block 6, Plan RN 61, Lot 1 and OT, Block 7, Plan RN 61, Block Q and X, Plan RN 61 Lot 12A, Block 6, Plan 992 0751, Lot B Block 7, Plan 862 2802, Block A Plan 2123KS and the closed road right-of-way, located west of 84 Street NW and south of 111 Avenue NW; **BOYLE STREET**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA15-0639
184479684-001

Tentative plan of subdivision to create 79 single detached residential lots from Lot N, Block 99, Plan 152 2816, the west half of the SE 5-51-25-W4M and the east half of the SE 15-51-25-W4M, located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA16-0164 189346539-001	Tentative plan of subdivision to create one (1) multiple family unit in ten (10) pieces from Lot 102, Block 5, Plan 142 4127, located north of 41 Avenue SW and west of Allard Boulevard SW; ALLARD
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0174 219395595-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 4, Plan 1870 HW, located north of 103 Avenue NW and west of 155 Street NW; CANORA
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0185 219643598-001	Tentative plan of subdivision to create separate titles for a semi-detached house on Lot 6, Block 39, Plan RN 46, located north of 117 Avenue NW and west of 123 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0189 219824200-001	Tentative plan of subdivision to create separate titles for a semi-detached house from Lot 11, Block 3A, Plan 4278 V, located south of 106 Avenue NW and west of 143 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0242 222284066-001	Tentative plan of subdivision to revise conditionally approved LDA15-0638 by adding two (2) additional residential lots from the West 1/2 of the SE 7-52-25 W4M and Area B, Plan 142 5380, located north of Edgemont Boulevard NW and west of 199 Street NW; EDGEMONT
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:55 a.m.	



Subdivision Authority

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

June 2, 2016

File NO. LDA15-0639

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 79 single detached residential lots from Lot N, Block 99, Plan 152 2816, the west half of the SE 5-51-25-W4M and the east half of the SE 15-51-25-W4M, located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on June 2, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA14-0156 be registered prior to or concurrent with this application for logical extensions of roadway connections and underground utilities;
4. that Bylaw 17670 to amend the Chappelle Neighbourhood Area Structure Plan shall be approved prior to the endorsement of this subdivision;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the “Conditions of Approval” map, Enclosure I; and
6. 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 offsite underground utilities including a 300 mm water main extension and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Drainage Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure II;
8. that the engineering drawings include a temporary 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);
9. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the sanitary pump station, forcemain and offsite sanitary trunk sewer are completed and operational to the satisfaction of Drainage Planning and Engineering. The sanitary pump station will be required prior to CCC for the drainage facilities (or when required by Drainage Planning and Engineering);
10. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the “Conditions of Approval” map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the west half of the SE-15-51-25-W4M and the east half of the SE-15-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) through SO/95-0052. MR for Lot N, Block 99, Plan 152 2816 was addressed by DRC through LDA14-0442. The DRCs will carry forward on their respective titles.

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 Marco Beraldo at 780-496-6092 or marco.beraldo@edmonton.ca.

Yours truly,

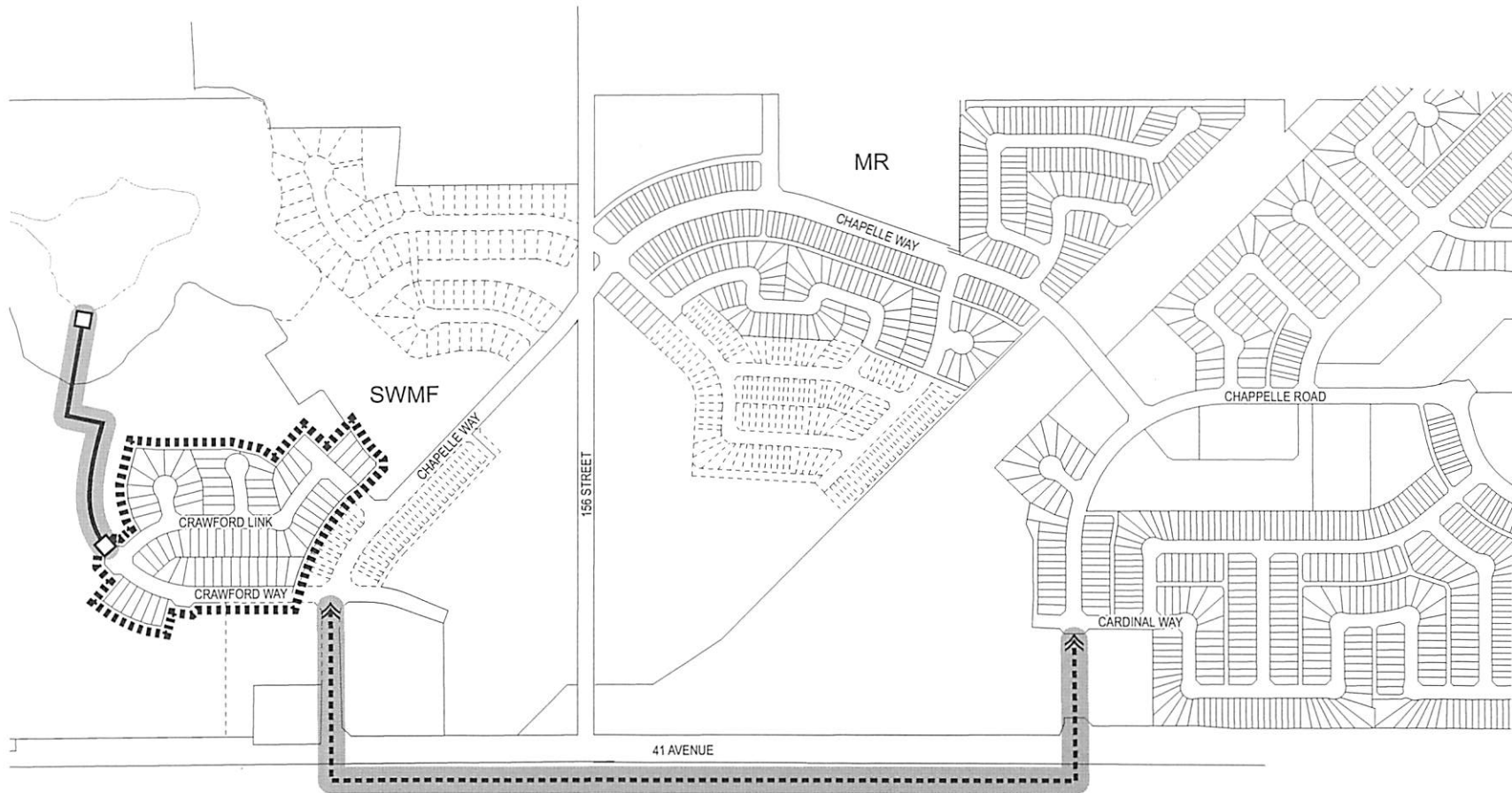


Blair McDowell
Subdivision Authority

BM/mb/Posse #184479684-001

Enclosure(s)

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ◀- - - - -▶ 300 mm water main extension
- ▬▬▬▬▬▬▬ Include in Engineering drawings
- - - - -□ Storm sewer extension



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



Subdivision Authority

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

June 2, 2016

File NO. LDA16-0174

Alberta Geomatics Inc.
8762 – 50 Avenue NW
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

Dear Mr. Strozyk:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 4, Plan 1870 HW, located north of 103 Avenue NW and west of 155 Street NW;
CANORA

The Subdivision by Plan is APPROVED on June 2, 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,



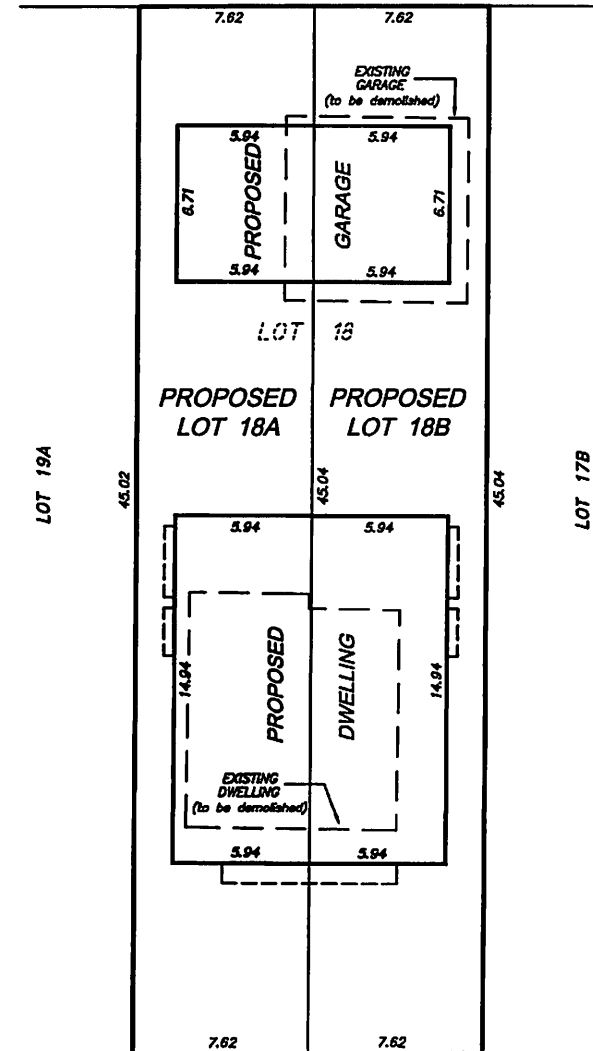
Blair McDowell
Subdivision Authority

BM/sc/Posse #219395595-001

Enclosure(s)



LANE



LOT 19A

45.02

LOT 18

PROPOSED LOT 18A

PROPOSED LOT 18B

45.04

LOT 17B

45.04

7.62

7.62

SIDEWALK

155th STREET

TENTATIVE PLAN

Suite 201, 8762-50 AVENUE
 EDMONTON ALBERTA T6E 5K8
 email: abgeo@telus.net
 PH: (780) 437-8033
 FAX: (780) 437-8024

**Alberta
 Geomatics
 Inc.**

NOTE:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 NUMBER OF PARCEL CREATED 2

ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED
 BY LEGAL SURVEY

LOT: 18 BLOCK: 4 PLAN: 1870 HW

SUBDIVISION: CANORA ADDRESS: 10312-155 STREET

BUILDER/OWNER: TECH VIEW HOMES LTD. EDMONTON

ZONING: RF2

FILE: E12166

LOT AREA: 0.069 ha

SCALE: 1:250

DRAWN BY: D.S.

CHECKED BY: P.S.

2016-04-06



Subdivision Authority

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

June 2, 2016

File NO. LDA16-0185

Alberta Geomatics Inc.
8762 – 50 Avenue NW
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

Dear Mr. Strozyk:

RE: Tentative plan of subdivision to create separate titles for a semi-detached house on Lot 6, Block 39, Plan RN 46, located north of 117 Avenue NW and west of 123 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on June 2, 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.

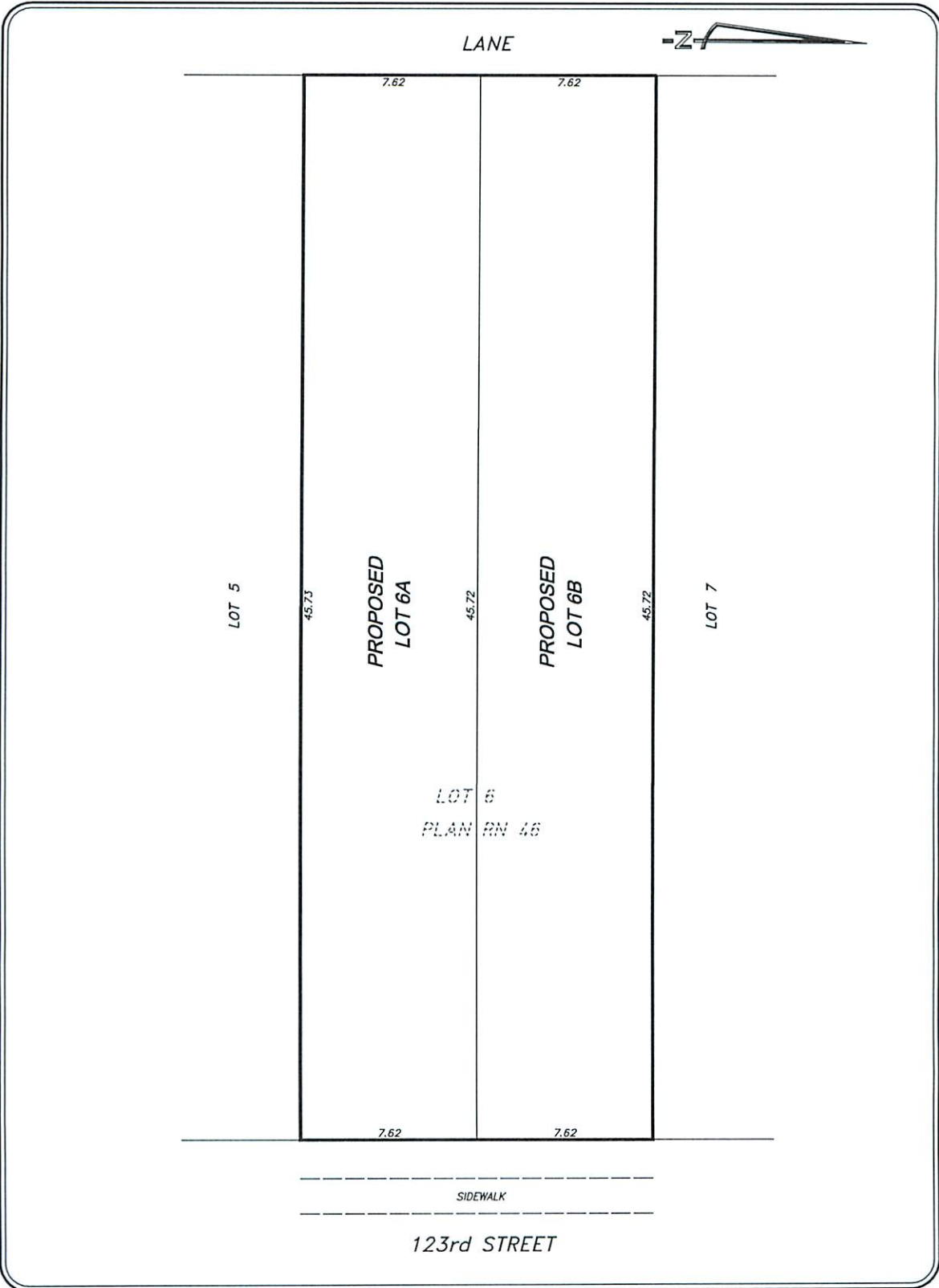
Yours truly,




Blair McDowell
Subdivision Authority

BM/sc/Posse #219643598-001

Enclosure(s)



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p><small>NOTE:</small></p> <p>ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p>	
LOT: 6 BLOCK: 39 PLAN: RN 46		ZONING: RF3	
SUBDIVISION: INGLEWOOD ADDRESS: 11722-123 STREET			
BUILDER/OWNER: VIBRANT HOMES LTD. EDMONTON			
FILE: E12481	LOT AREA: 0.070 ha		SCALE: 1:200
DRAWN BY: D.S.	CHECKED BY: P.S.		2016-04-15



June 2, 2016

File NO. LDA16-0189

Antoni Kowalczewski
10456 – 143 Street NW
Edmonton, AB T5N 2S4

Dear Mr. Kowalczewski:

RE: Tentative plan of subdivision to create separate titles for a semi-detached house from Lot 11, Block 3A, Plan 4278 V, located south of 106 Avenue NW and west of 143 Street NW;
GROVENOR

The Subdivision by Plan is APPROVED on June 2, 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 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;
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 (\$636.00) 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.

Yours truly,



Blair McDowell
Subdivision Authority

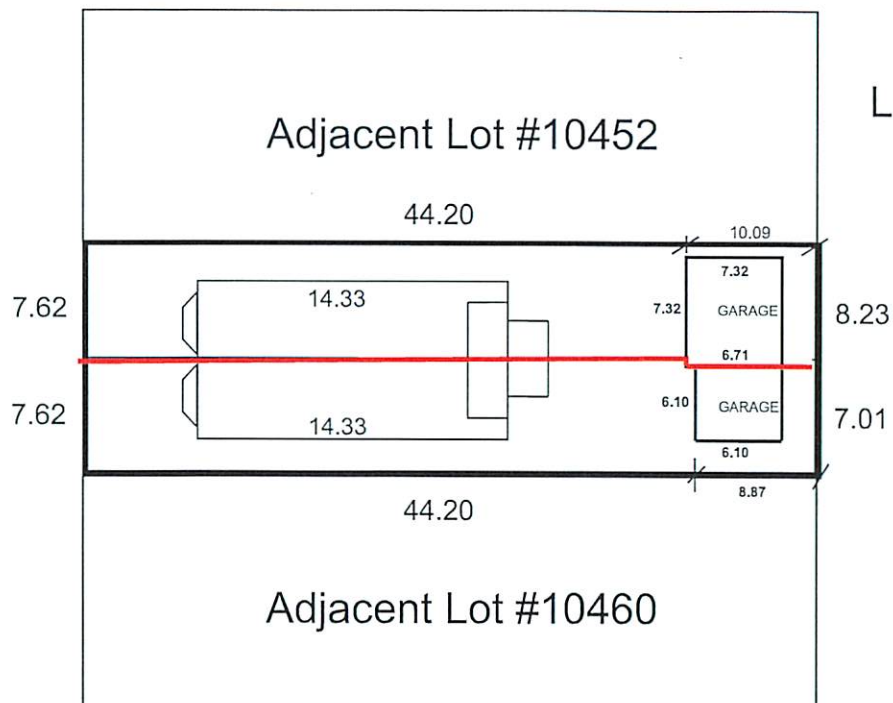
BM/sc/Posse #219824200-001

Enclosure(s)

Tentative Plan of Proposed Subdivision
Legal Description: Lot 11, Block 3A, Plan 4278V

143 street

Lane (back alley)





Subdivision Authority

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

June 2, 2016

File NO. LDA16-0242

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 LDA15-0638 by adding two (2) additional residential lots from the West 1/2 of the SE 7-52-25 W4M and Area B, Plan 142 5380, located north of Edgemont Boulevard NW and west of 199 Street NW; **EDGEMONT**

The Subdivision by Plan is APPROVED on June 2, 2016, subject to the following conditions:

1. that the approved subdivision LDA15-0683 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 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; and
2. 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.

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

Yours truly,

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

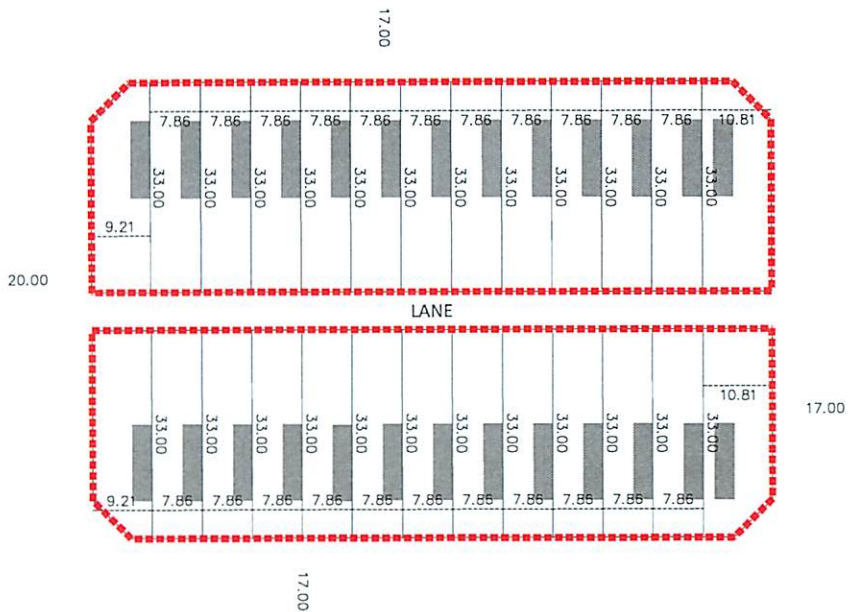
Blair McDowell
Subdivision Authority

BM/sc/Posse #222284066-001

Enclosure(s)



West Portion of
S.E. 1/4 SEC. 7-52-25-4



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

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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Notes

All distances are expressed in metres and decimals thereof.
Area to be subdivided outlined thus and contains approximately 0.70 hectares, including 26 residential lots.

Revision _____ By _____

Client/Project
BROOKFIELD RESIDENTIAL PROPERTIES INC.
PLAN SHOWING PROPOSED SUBDIVISION
OF PORTION OF WEST 1/2
OF S.E. 1/4 SEC. 7-52-25-4
Edmonton, AB

Title
TENTATIVE PLAN OF SUBDIVISION
Edgemont - Phase 3

Project No. 1161 103115 KC
Scale 1:2000
May 16, 2016



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