

Thursday, May 11, 2017

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 19

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 11, 2017 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 4, 2017 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA16-0517 233726845-001	Tentative plan of subdivision to create 32 single detached residential lots and 46 semi-detached residential lots, from the NW 14-51-24-W4M located north of Chappelle Way SW and east of 156 Street SW; CHAPPELLE
2.	LDA13-0532 146547181-001	REVISION of tentative plan of subdivision to create 42 single detached residential lots from the NE 20-51-25-W4M located west of 184 Street SW and south of Kirkland Way SW; KESWICK
3.	LDA17-0138 242807633-001	Tentative plan of subdivision to create two (2) semi-detached residential units from Lot 5 Block 26 Plan RN64 located west of 122 Street NW and south of 123 Avenue NW; PRINCE CHARLES
4.	LDA17-0164 243697639-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 7, Plan 912 0706, located north of 159 Avenue NW and west of 64 Street NW; MATT BERRY
5.	LDA17-0169 243147774-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 7, Plan 4014 HW located north of 86 Avenue NW and east of 79 Street NW; IDYLWYLDE
6.	LDA17-0182 243647629-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 13, Plan 1841 KS located south of 102A Avenue NW and east of 67 Street NW; FULTON PLACE
7.	LDA17-0197 244895291-001	Tentative plan of subdivision to create two (2) separate titles for a future semi-detached dwelling on Lot 12, Block 34, Plan RN94, located south of 123 Avenue NW and west of 89 Street NW; DELTON
5.	OTHER BUSINESS	



May 11, 2017

File No. LDA16-0517

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

ATTENTION: Jacob Edenloff

RE: Tentative plan of subdivision to create 32 single detached residential lots and 46 semi-detached residential lots, from the NW 14-51-24-W4M located north of Chappelle Way SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on May 11, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate additional road rights of way deemed necessary through review of engineering drawings; to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA15-0176, LDA16-0452, and LDA16-0537 be registered prior to or concurrent with this application, to provide the logical roadway extension and necessary underground utilities;
6. that Bylaw 18054 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 (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 owner constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Transportation Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
9. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to existing paths, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner designs the ultimate Storm Water Management facility (SWMF) and constructs the interim facility, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs underground utilities including watermain, sanitary 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 I;
12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the SWMF and walkway, 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 NW 14-51-24-W4M was addressed by Deferred Reserve Caveat (DRC) through LDA15-0080. The DRC will carry forward on title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #233726845-001

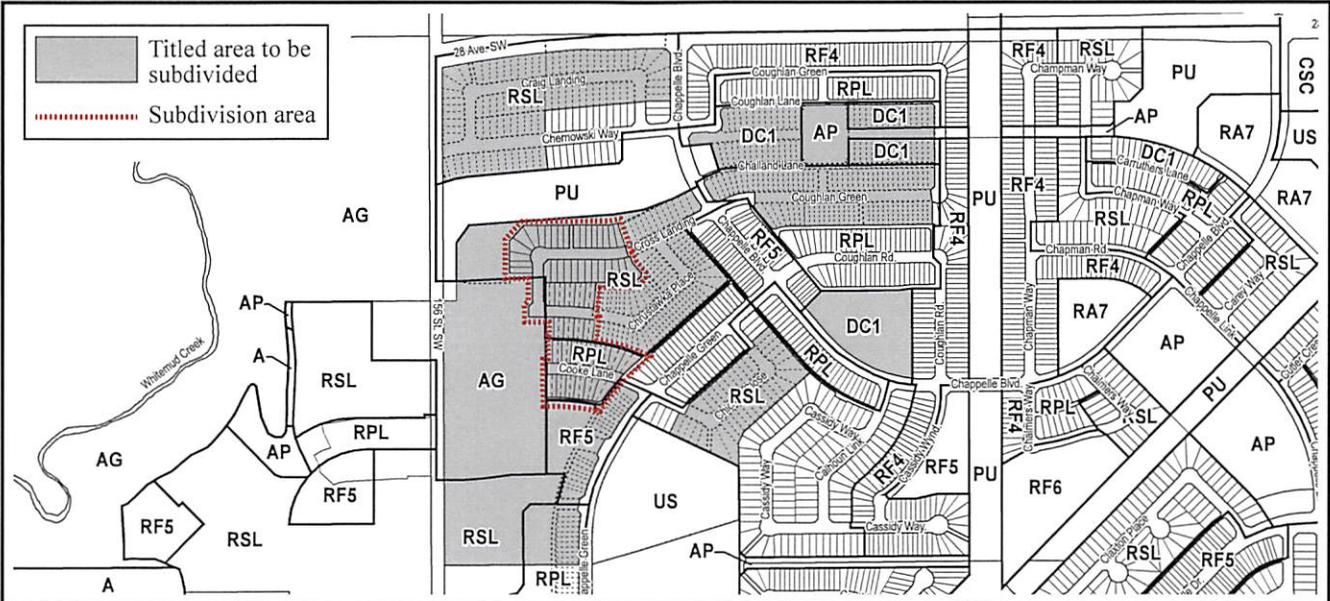
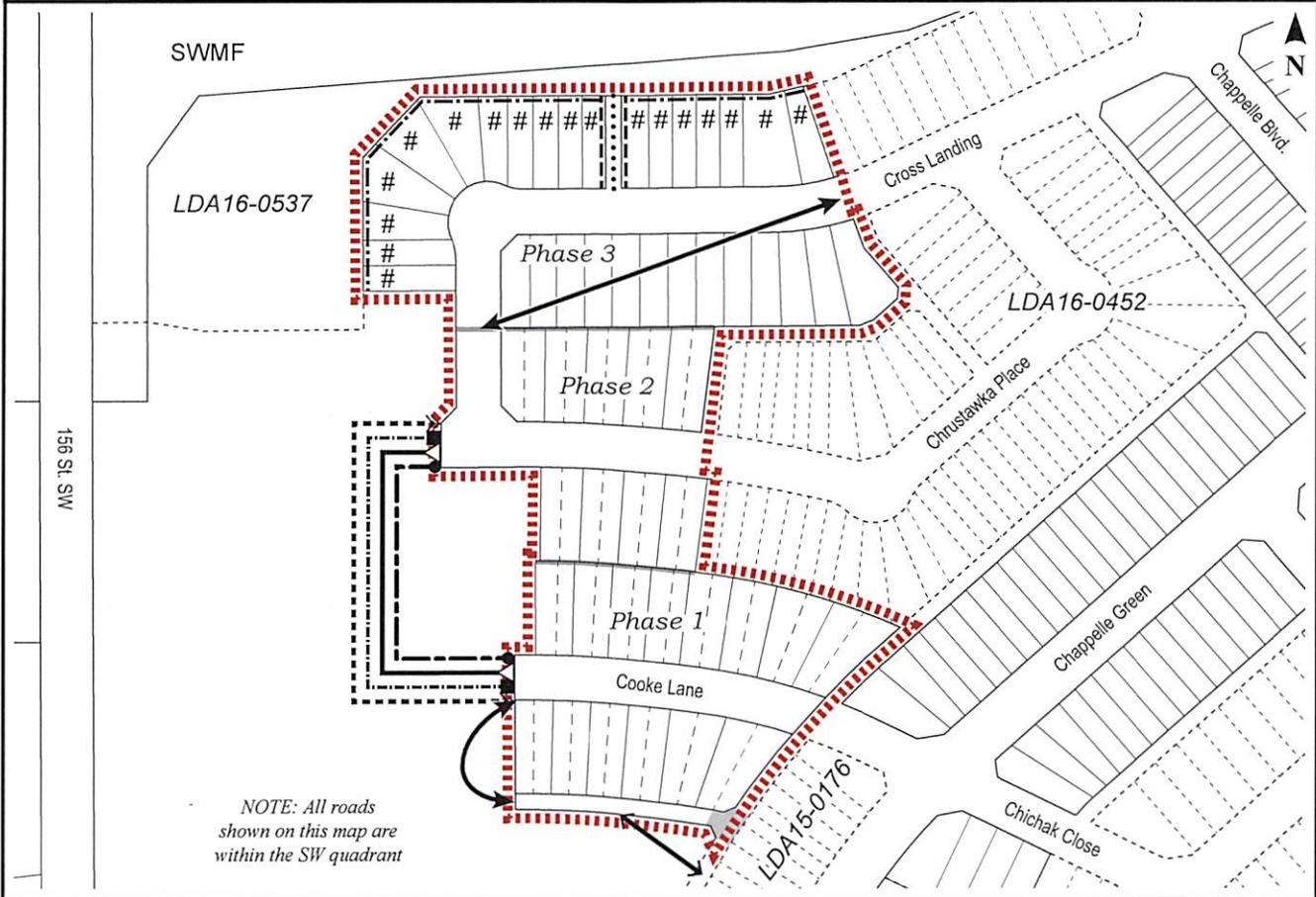
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 11, 2017

LDA16-0517

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  1.5 m concrete sidewalk
-  Restrictive covenant re: Freeboard
-  Temporary 6 m roadway
-  Temporary 4 m emergency access
-  Additional road right-of-way
-  Major drainage infrastructure
-  Sanitary sewer
-  Storm sewer extension
-  Watermain extension
-  Phasing lines





May 11, 2017

File No. LDA13-0532

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

ATTENTION: Yolanda Lew

RE: REVISION of tentative plan of subdivision to create 42 single detached residential lots from the NE 20-51-25-W4M located west of 184 Street SW and south of Kirkland Way SW; **KESWICK**

This application has revised the phasing line. Phase 1 of the original application has been endorsed and registered and is not included in the subdivision boundary for this approval. The remaining subdivision area is being separated into two (2) Phases.

I The Subdivision by Plan is APPROVED on May 11, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to exclude a portion of Keeping Crescent and an adjacent walkway, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater 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 owner construct a 3 m hard surface shared use path within the walkway, with lighting and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
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 Financial and Utility Services;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat for the south half of the NE-20-51-25-W4M shall carry forward on title. Environmental Reserve will be provided with LDA14-0329.

Please be advised that this revision is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original application. An extension beyond that time may be granted by the City of Edmonton.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #146547181-001

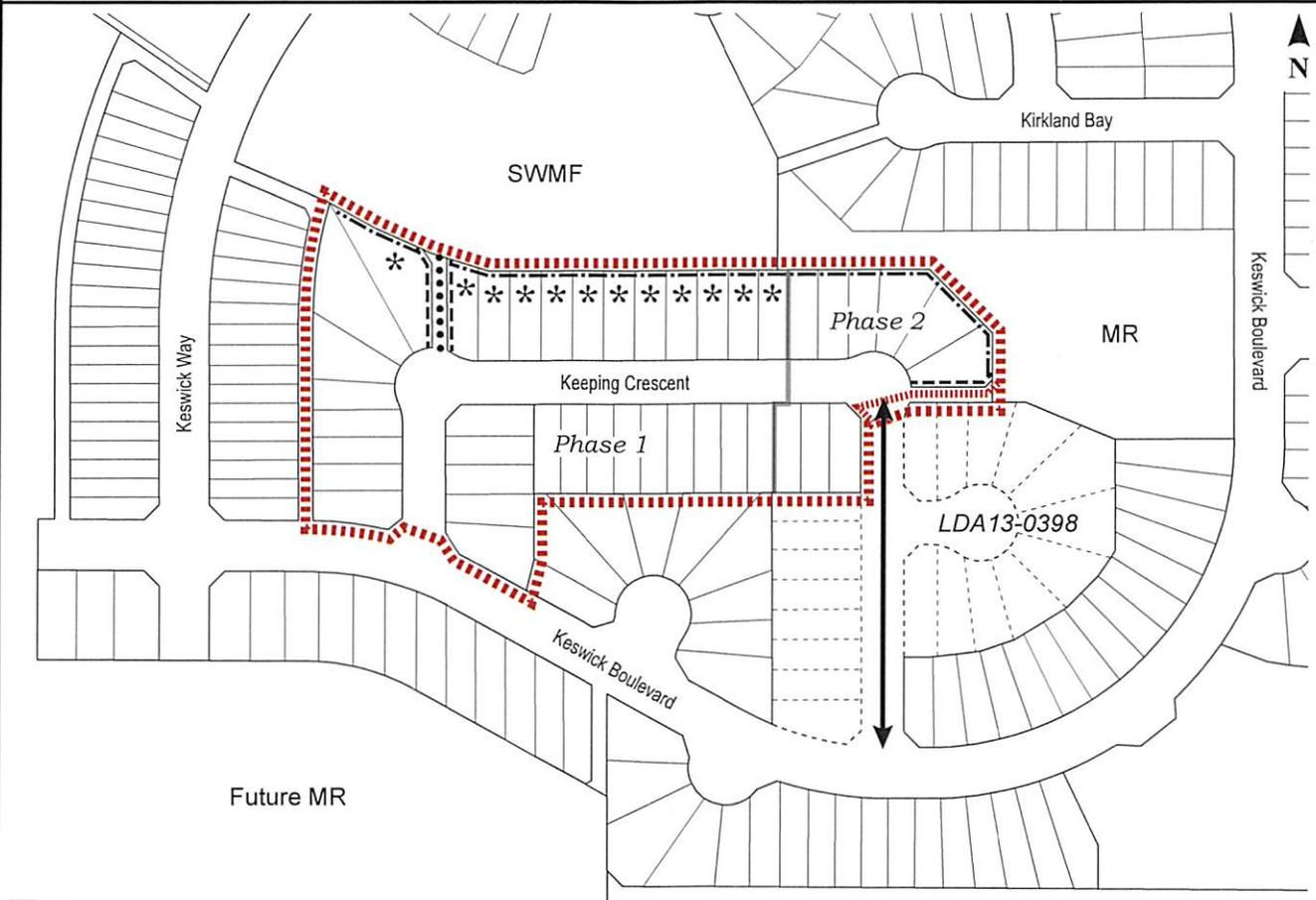
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

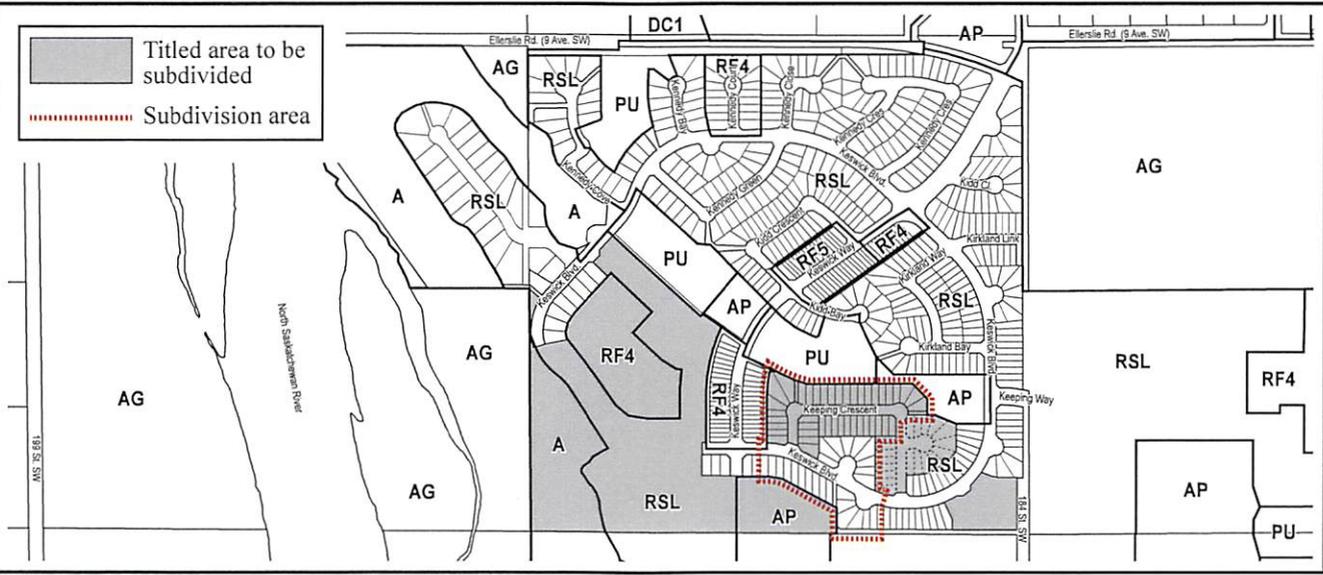
May 11, 2017

LDA13-0532

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- - - - - 1.8 m uniform screen fence as per Zoning Bylaw
- · - · - · 1.2 m uniform fence
- 3 m hard surface shared use path
- ↔ Temporary 6 m roadway
- * Restrictive covenant re: Freeboard
- Phasing line



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





Subdivision Authority

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

May 11, 2017

File No. LDA17-0138

Alberta Geomatics Inc.
201, 8762 - 50 Avenue NW
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create two (2) semi-detached residential units from Lot 5 Block 26 Plan RN64 located west of 122 Street NW and south of 123 Avenue NW; **PRINCE CHARLES**

The Subdivision by Bare Land Condominium is APPROVED on May 11, 2017, 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 all municipal services enter the site through Common Property;
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 (\$649.00) 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 Steven Ketza at 780-944-0250 or steven.ketza@edmonton.ca.

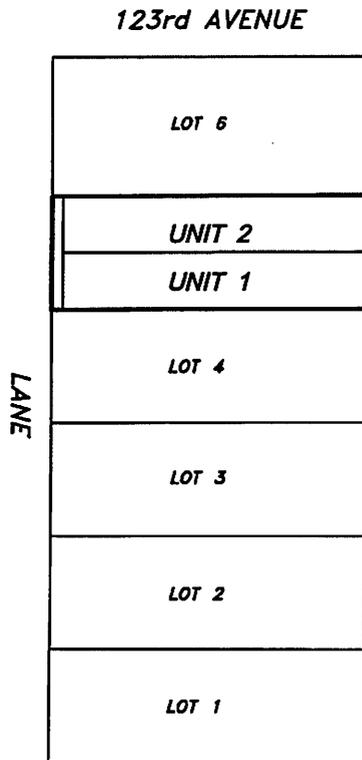
Regards,

Blair McDowell
Subdivision Authority

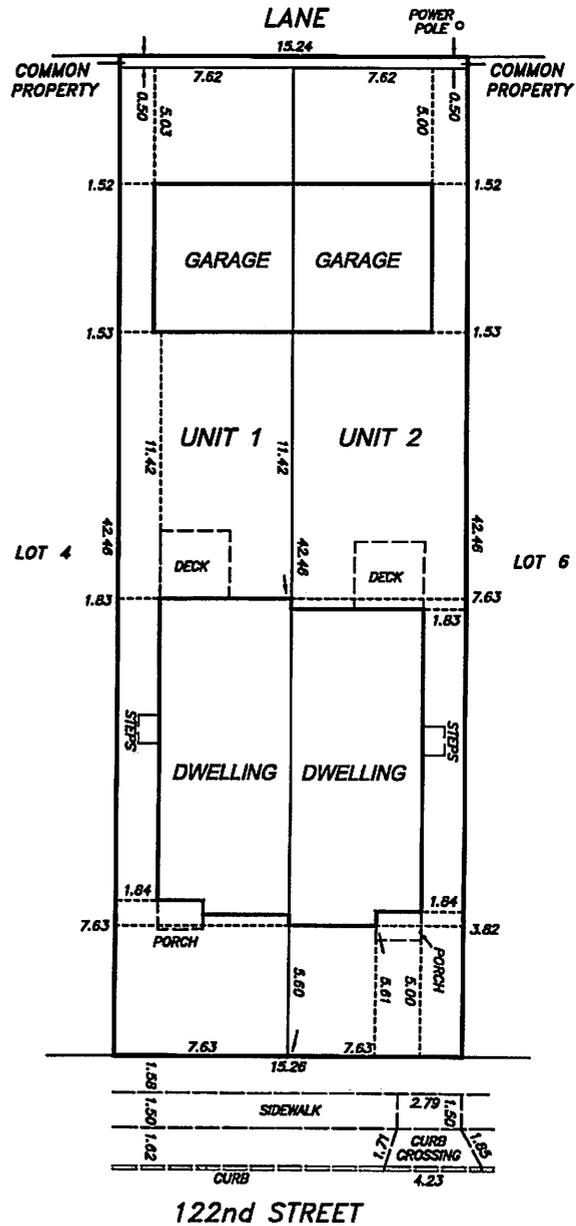
BM/sk/Posse # 242807633-001

Enclosure(s)

TENTATIVE PLAN



122nd AVENUE



PROPOSED BARELAND CONDOMINIUM

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

**Alberia
 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

MATURE NEIGHBOURHOOD OVERLAY
 MEDIUM SCALE RESIDENTIAL INFILL OVERLAY

LOT: 5 BLOCK: 26 PLAN: RN 64

SUBMISSION: PRINCE CHARLES ADDRESS: 12218 - 122 STREET

BUILDER/OWNER: TECH VIEW HOMES LTD. EDMONTON

ZONING: RF3

FILE: E13407

LOT AREA: 0.07 ha.

SCALE: 1:250

DRAWN BY: J.K.

CHECKED BY: P.S.

2017-03-08



Subdivision Authority

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

May 11, 2017

File No. LDA17-0164

McElhanney Land Surveys Ltd.
138, 14315 - 118 Avenue NW
Edmonton, AB T5L 4S6

ATTENTION: Dorin Resek

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 7, Plan 912 0706, located north of 159 Avenue NW and west of 64 Street NW; **MATT BERRY**

The Subdivision by Plan is REFUSED on May 11, 2017 for the following reason(s):

1. The proposed subdivision does not comply with the minimum Development Regulations identified in Section 110.4(1) of the City of Edmonton Zoning Bylaw. The minimum site depth identified in the (RF1) Single Detached Residential Zone for permitted and discretionary uses is 30.0 meters. The site depth of proposed Lot 34 is 23.69 meters and is therefore deficient by 6.31 meters or 21%.

This proposal will result in a site depth, and ultimately a lot size, that is uncharacteristically small when compared to properties on the adjacent block faces. For example, the site depths on the adjacent block faces range from approximately 30.36 to 44.25 metres. The proposed lot depth for Lot 34 is 23.69 meters, which is significantly smaller than those of other properties characteristic to the adjacent block faces.

Please be advised that an appeal may be lodged 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #243697639-001

Enclosure(s)



**TENTATIVE PLAN
 SHOWING PROPOSED
 SUBDIVISION
 OF
 LOT 33 BLOCK 7 PLAN 912 0706
 WITHIN
 S.W. 1/4 SEC. 35
 TWP. 53 RGE. 24 W.4 M.
 CITY OF EDMONTON
 MUNICIPAL ADDRESS: 6404 - 159 AVE.
 ALBERTA**

RF1 ZONING

Lot dimensions are theoretical, based on plan
 Distances are in metres and decimals thereof.

ABBREVIATIONS

ha Hectares
 RGE. Range
 SEC. Section
 TWP. Township

DRAWN BY: LPC	CK'D BY: DR
DATE: March 16, 2017	
SCALE: 1:500	
FILE NO.: 321126297	PLAN ID: E26297TP1


McElhanney
 McElhanney Land Surveys (Alta.) Ltd.
 138, 14315 - 118th Avenue
 Edmonton, AB T5L 4S6
 T780-451-3420 F780-452-7033

CLIENT: ABDUL MAQBOOL



Subdivision Authority

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

May 11, 2017

File No. LDA17-0169

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

ATTENTION: Peter Plehwe

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 7, Plan 4014 HW located north of 86 Avenue NW and east of 79 Street NW; **IDYLWYLDE**

The Subdivision by Plan is APPROVED on May 11, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 69.49 m east of the east property line of the lane east of 79 Street. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

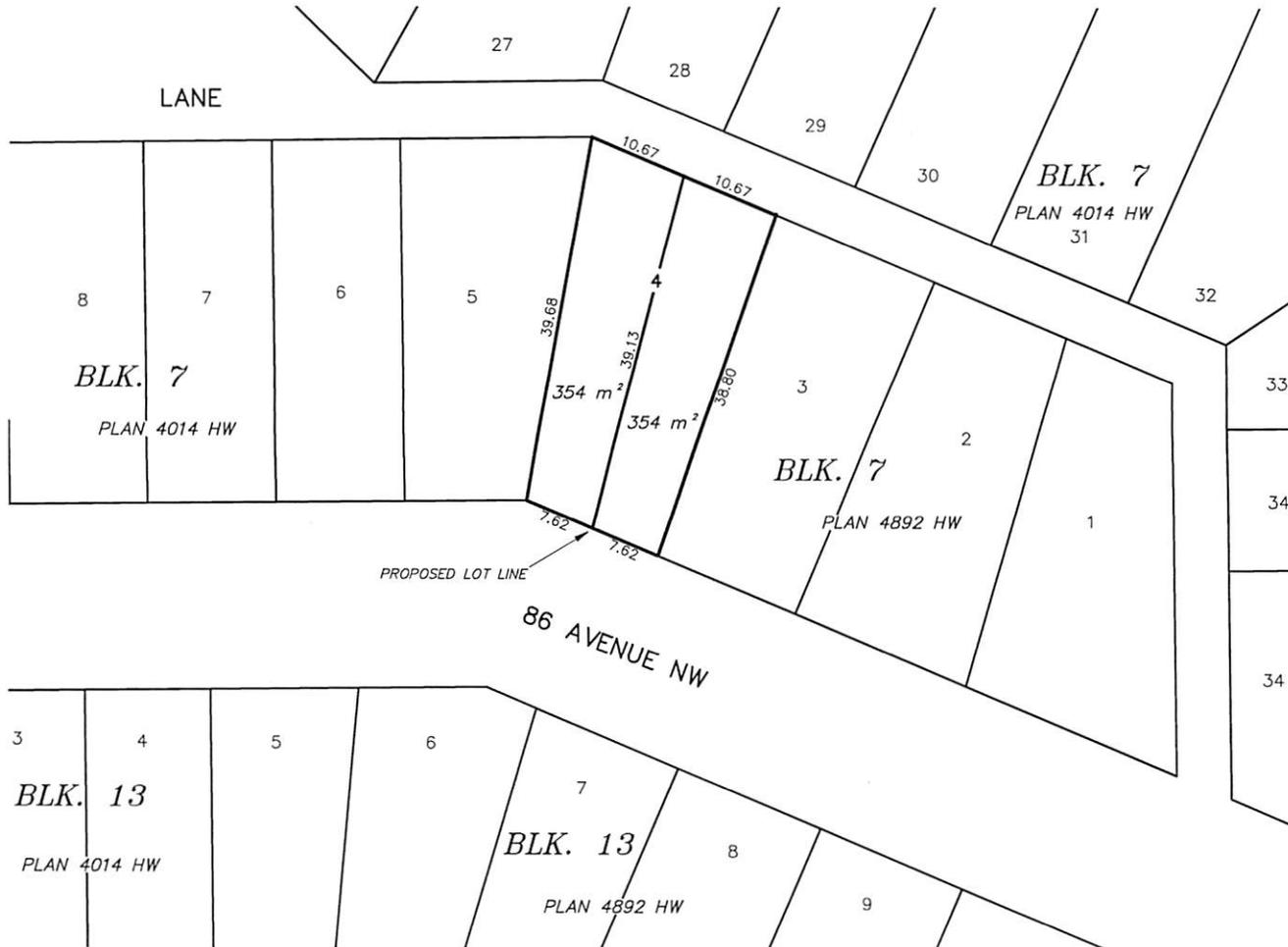
Blair McDowell
Subdivision Authority

BM/gq/Posse #243147774-001

Enclosure(s)



Stanec Geomatics Ltd
10160-112th Street NW
Edmonton, Alberta, Canada
T5K 2L6
Tel. 780-917-7000
Fax. 780-917-7289
www.stanec.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 Stanec Geomatics Ltd. without delay. The Copyrights to all designs and drawings are the property of Stanec Geomatics Ltd. Reproduction or use for any purpose other than authorized by Stanec Geomatics Ltd. is forbidden.

Client

HAYNES HOMES

**TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION**

OF
LOT 4, BLOCK 7, PLAN 4014 HW.
WITHIN
N.E 1/4 SEC. 27, TWP. 52, RGE 24, W.4M.

IDYLVYLDE

SCALE 1 : 500
MARCH 2017

NOTES

- All distances are expressed in metres and decimals thereof
- Area referred to bounded thus  Containing 0.069 Hectares, including 1 residential lot.



Subdivision Authority

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

May 11, 2017

File No. LDA17-0182

Ivanna Lewington
4411 - 109A Avenue NW
Edmonton, AB T6A 1S3

ATTENTION: Ivanna Lewington

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 13, Plan 1841 KS located south of 102A Avenue NW and east of 67 Street NW;
FULTON PLACE

The Subdivision by Plan is APPROVED on May 11, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 75.6 m north of the north property line of the lane east of 63A Street. The existing storm service enters the proposed subdivision approximately 10.9 m south of the north property line of Lot 19. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

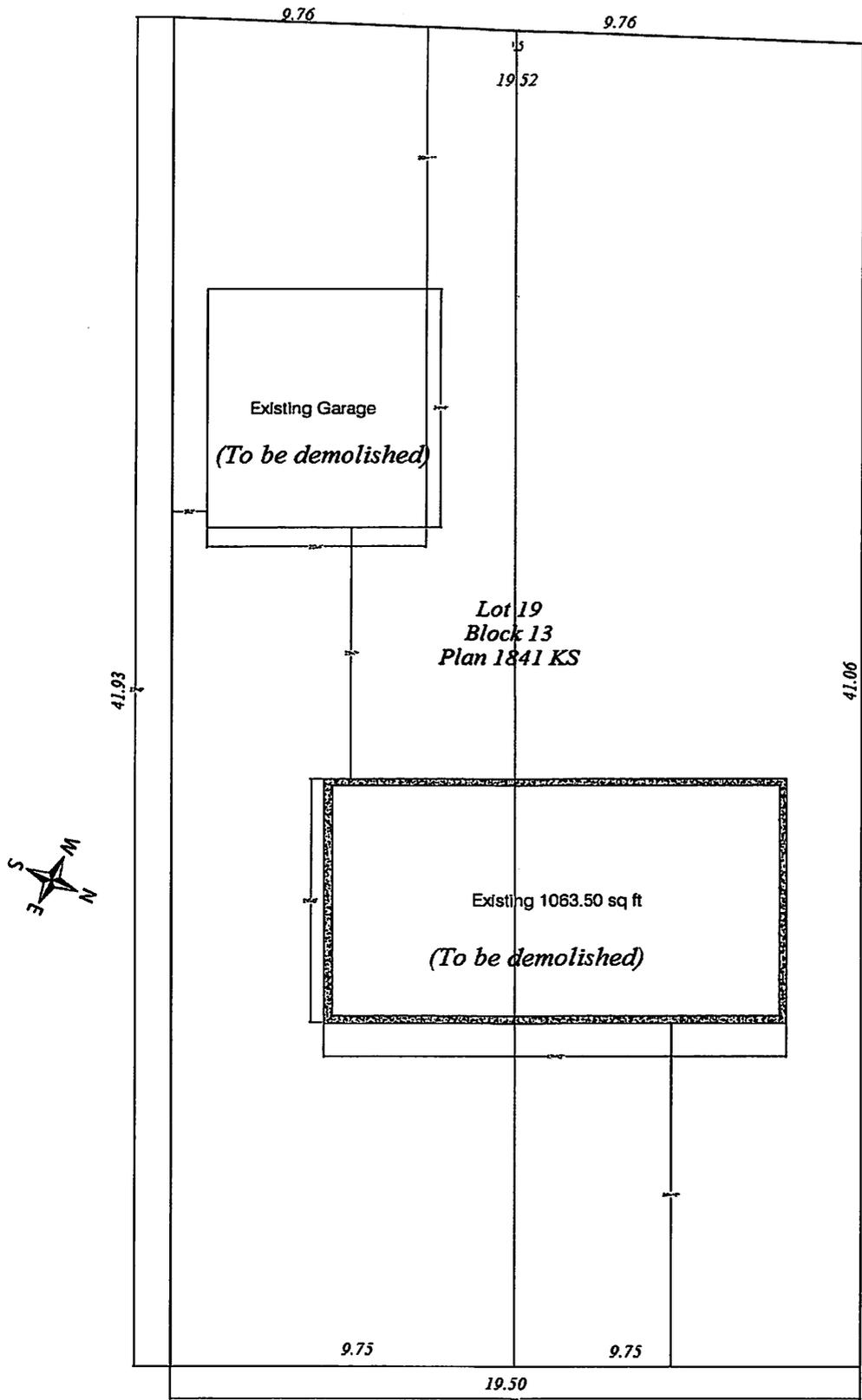
If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #243647629-001

Enclosure(s)





May 11, 2017

File No. LDA17-0197

Pals Geomatics Corp
10704 176 Street
Edmonton, AB T5S1G7

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create two (2) separate titles for a future semi-detached dwelling on Lot 12, Block 34, Plan RN94, located south of 123 Avenue NW and west of 89 Street NW;
DELTON

The Subdivision by Plan is APPROVED on May 11, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 21.6 m south of the south property line of 123 Avenue. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #244895291-001

Enclosure(s)

EL NONNI HOLDINGS INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- 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 R3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 3, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

DELTON
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 12, BLOCK 34, PLAN RN94 (XCIV)
WITHIN THE
N.E. 1/4 SEC. 16 - TWP. 53 - RGE. 24 - W. 4th MER.
EDMONTON - ALBERTA



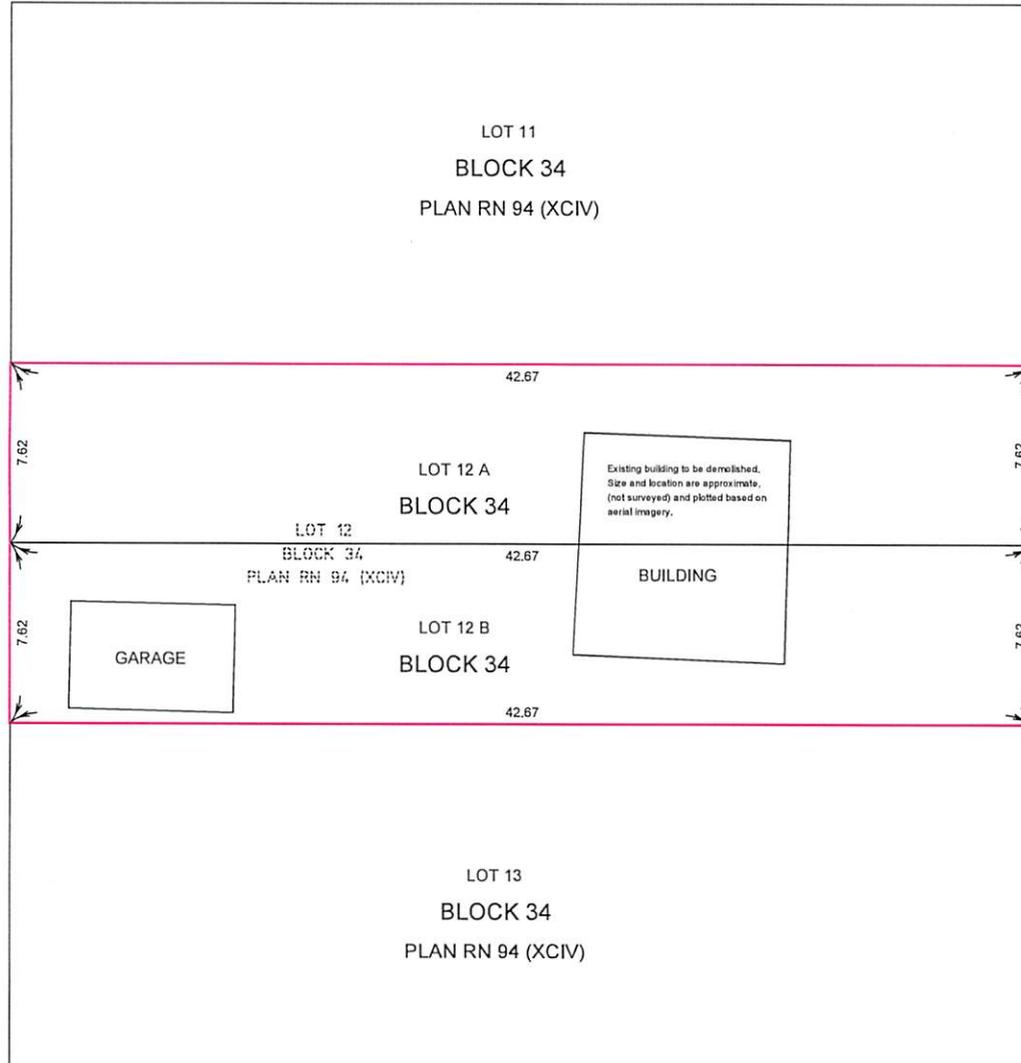
Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 61700015T	DRAFTED BY: AN	CHECKED BY: TP
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123 AVENUE

89 STREET

LANE



Thursday, May 4, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 18

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 4, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 27, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0176
169064524-001

REVISION of tentative plan of subdivision to create 66 single detached residential lots and 20 row housing lots from Lot E, Block 99, Plan 102 4614, and the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; **CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA17-0053
239214004-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 4, Plan 2630 KS located north of 91 Avenue and east of 142 Street NW; **PARKVIEW**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA17-0067 240302267-001	Tentative plan of subdivision to reconfigure three (3) existing residential lots into two (2) proposed lots from Lots 1A, 1B and 1C, Block 46, Plan 152 5499, located south of 97 Avenue NW and west of 151 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0089 241162897-001	Tentative plan of subdivision to create one (1) additional single detached residential lot 31, Block 6, Plan 1542 KS located north of 96 Avenue NW and west of 75A Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0104 241313687-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 1, Plan RN37 located south of 102 Avenue NW and east of 92 Street NW; RIVERDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0158 176707774-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 70, Plan 1211AI, located south of 93 Avenue NW and east of 150 Street NW; SHERWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0183 244306885-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 5, Plan 5375HW, located north of 105 Avenue NW and east of 157 Street NW; BRITANNIA YOUNGSTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0192 244659621-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 15, Plan RN64, located south of 121 Avenue NW and east of 124 Street NW; PRINCE CHARLES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA17-0193 244961912-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 5, Plan 3624HW, located south of 109 Avenue NW and east of 135 Street NW; NORTH GLENORA	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:15 a.m.		