

Thursday, October 13, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 41

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the October 13, 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 6, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA16-0248  
222452431-001 Tentative plan of subdivision to create one (1) urban services lot, from Lot 37R, Block 20, Plan 6450 KS; located south of 96A Avenue NW and east of 74 Street NW; **OTTEWELL**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA16-0368  
227528550-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9 and the east half of Lot 8, Block 4, Plan 5765 Q, located south of 75 Avenue NW and west of 108 Street NW; **QUEEN ALEXANDRA**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA16-0393 228314997-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 2, Plan 2831 HW, located south of 80 Avenue NW and east of 119 Street NW; <b>BELGRAVIA</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA16-0395 228423539-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot A, Block 8, Plan 426 HW, and Lot 4 and a portion of Lot 3, Block 8, Plan 2239 X located south of 73 Avenue NW and east of 98 Street NW; <b>RITCHIE</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA16-0427 230400689-001	Tentative plan of subdivision to revise conditionally approved LDA16-0108 by adjusting the western boundary of Lot 3, from the SE 35-53-25-W4M, located south of 157 Avenue NW and west of 142 Street NW; <b>RAMPART INDUSTRIAL</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 9:40 a.m.		



Subdivision Authority

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

October 13, 2016

File NO. LDA16-0248

City of Edmonton  
Civic Property Services  
19<sup>th</sup> Floor, 9803 – 102A Avenue  
Edmonton, AB T5J 3A3

ATTENTION: Janice Lee

Dear Ms. Lee:

RE: Tentative plan of subdivision to create one (1) urban services lot, from Lot 37R, Block 20, Plan 6450 KS; located south of 96A Avenue NW and east of 74 Street NW; **OTTEWELL**

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**I The Subdivision by Plan is APPROVED on October 13, 2016.**

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangement 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 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 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.

Enclosure I is a map depicting the proposed subdivision.

Municipal Reserve is not due as this land was acquired as dedicated Reserve (Community Reserve) when it was originally subdivided in 1959. The removal of the Reserve designation will be addressed with the sales agreement.

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 Mark Harrison at 780-944-0459 or [mark.harrison@edmonton.ca](mailto:mark.harrison@edmonton.ca).

Yours truly,



Blair McDowell  
Subdivision Authority

BM/mh /Posse #222452431-001

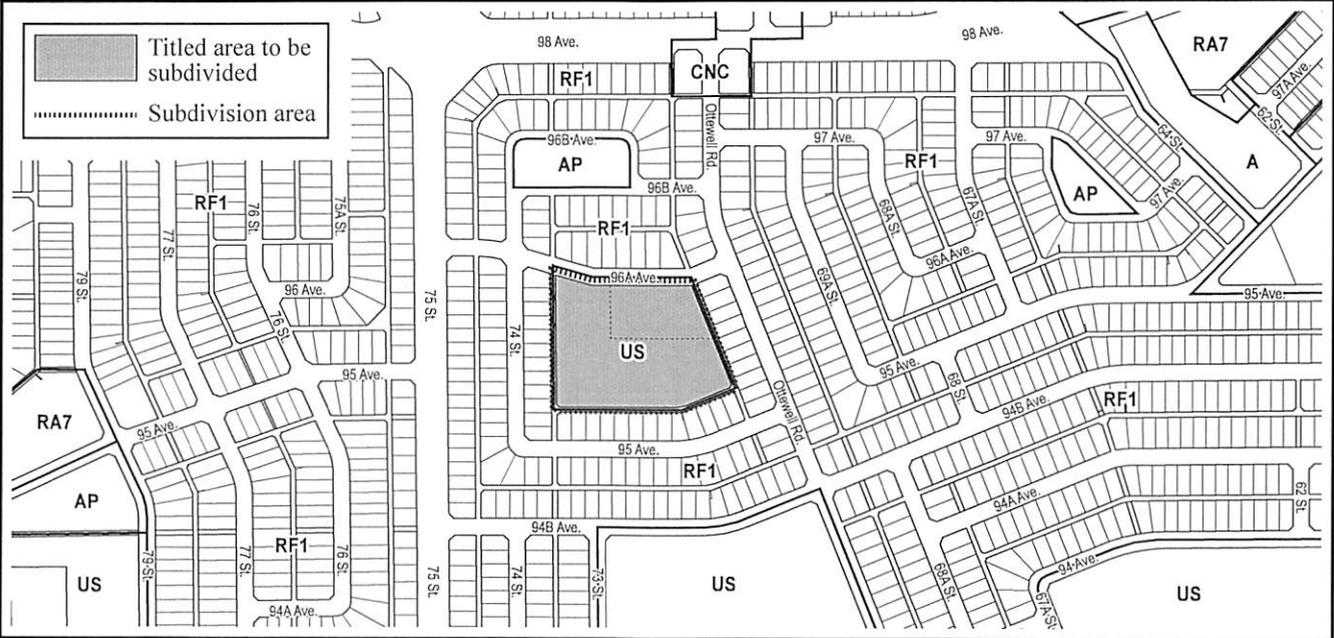
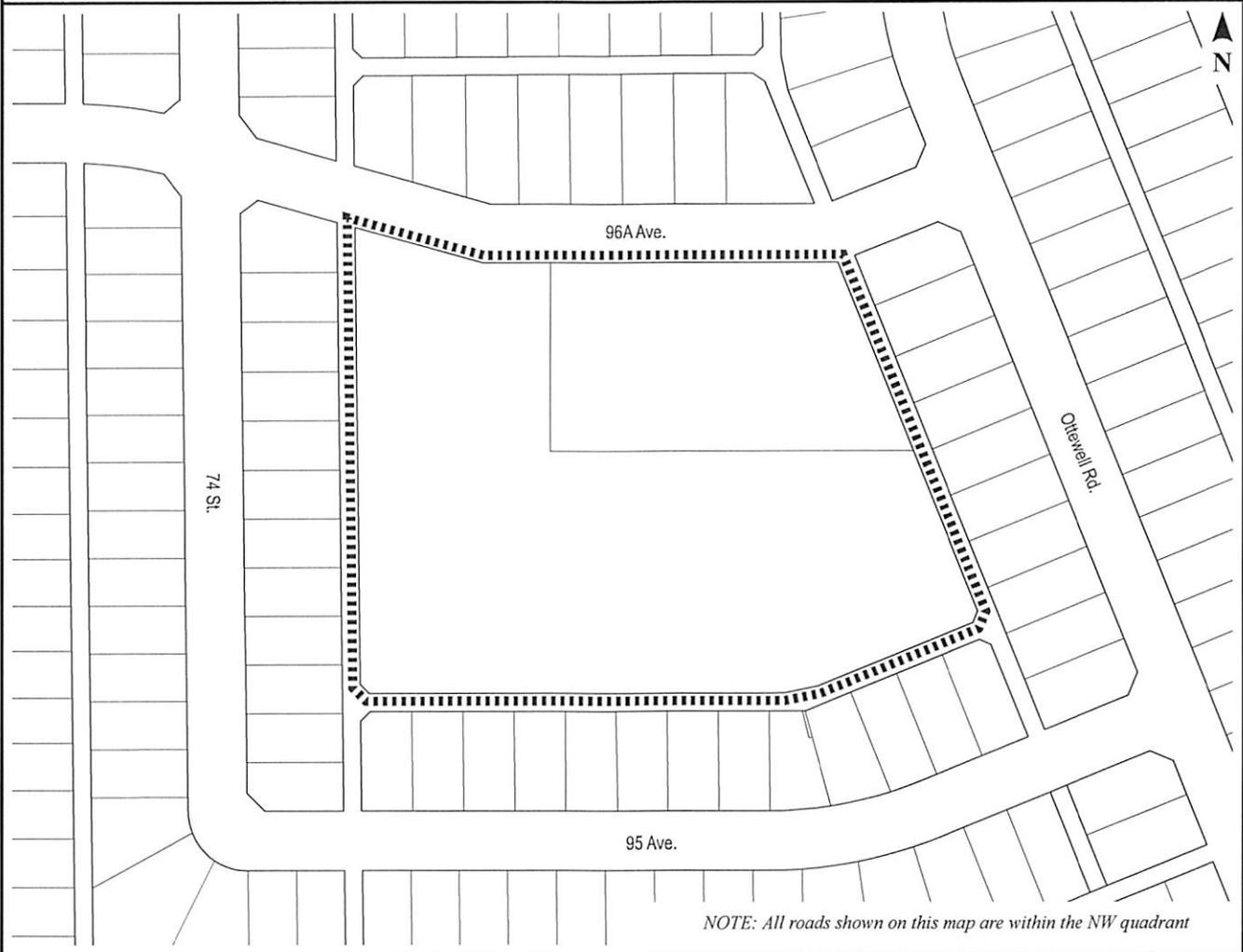
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 13, 2016

LDA16-0248

----- Limit of proposed subdivision





Subdivision Authority

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

October 13, 2016

File NO. LDA16-0368

Mohammadreza Yazdanshenas  
3506 Watson Point SW  
Edmonton, AB T6W 0P3

Dear Mr. Yazdanshenas:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9 and the east half of Lot 8, Block 4, Plan 5765 Q, located south of 75 Avenue NW and west of 108 Street NW; **QUEEN ALEXANDRA**

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**The Subdivision by Plan is APPROVED on October 13, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):**

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 8.9 m west of the east property line of Lot 9. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;

5. 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;
6. 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) and subsequently released to the applicant for registration at the Land Titles Office;
7. 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;
8. 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
9. 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.

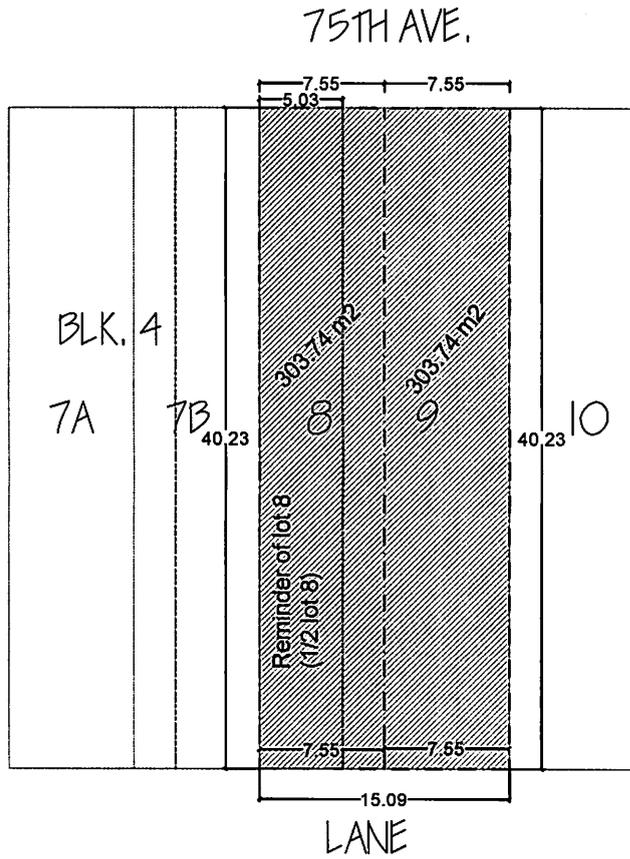
Yours truly,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #227528550-001

Enclosure(s)



NORTH

Proposal for:  
Plan 5765Q  
Block 4  
Half of Lot 8  
and Lot 9

75TH AVENUE  
Subdivision.



Subdivision Authority

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

October 13, 2016

File NO. LDA16-0393

Hagen Surveys (1982) Ltd.  
8929 – 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 2, Plan 2831 HW, located south of 80 Avenue NW and east of 119 Street NW;  
**BELGRAVIA**

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**The Subdivision by Plan is APPROVED on October 13, 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 5.7 m east of the west property line of Lot 26. The existing storm service enters the proposed subdivision approximately 32.7 m east of Manhole #242146. 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) 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.

Yours truly,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #228314997-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

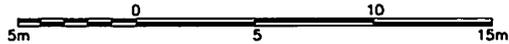
LOT 26, BLOCK 2, PLAN 2831 H.W.

IN THE

S.W.1/4 SEC.30-52-24-4

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.

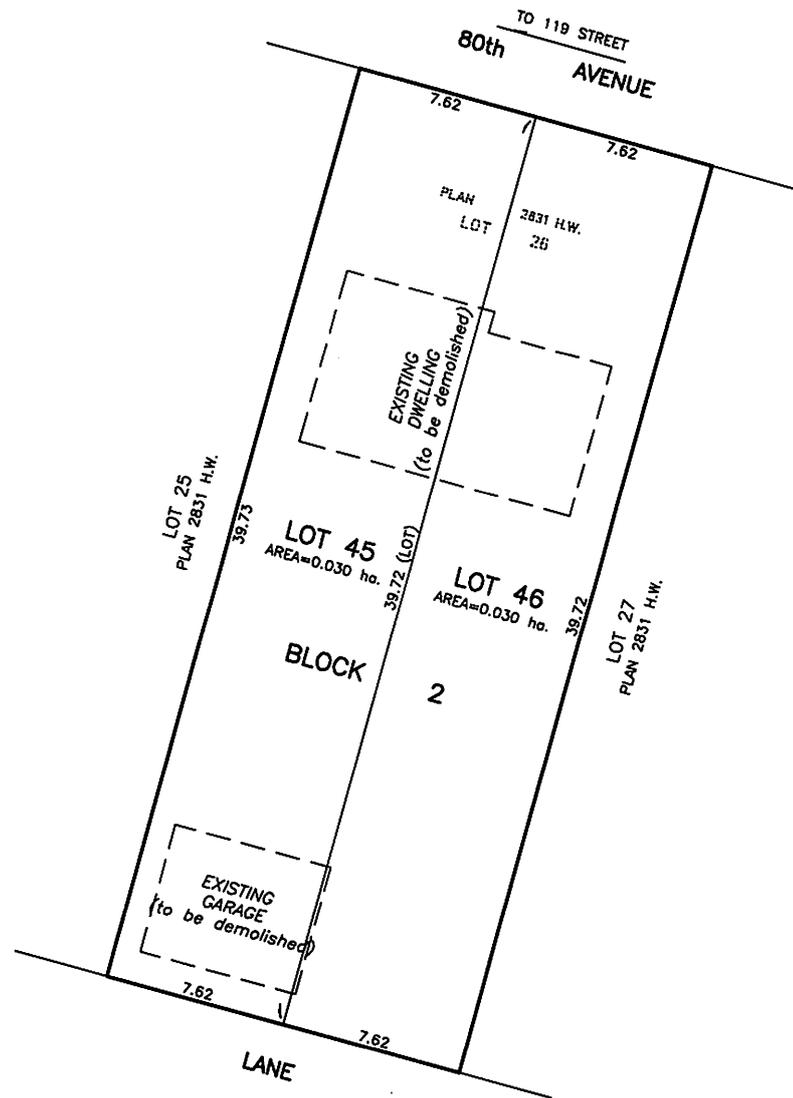
CALC'D. BY: J.V.

DATE: August 15, 2016

REVISED: -

FILE NO. 16S0639

DWG.NO. 16S0639T





Subdivision Authority

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

October 13, 2016

File NO. LDA16-0395

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

ATTENTION: Ben de Jong

Dear Mr. de Jong:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot A, Block 8, Plan 426 HW, and Lot 4 and a portion of Lot 3, Block 8, Plan 2239 X located south of 73 Avenue NW and east of 98 Street NW; **RITCHIE**

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**The Subdivision by Plan is APPROVED on October 13, 2016, subject to the following conditions:**

1. 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
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 2.1 m west of the east property line of Lot 4 and 6.7 m west of the east property line of Lot A. 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) 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](mailto:gilbert.quashie-sam@edmonton.ca).

Yours truly,



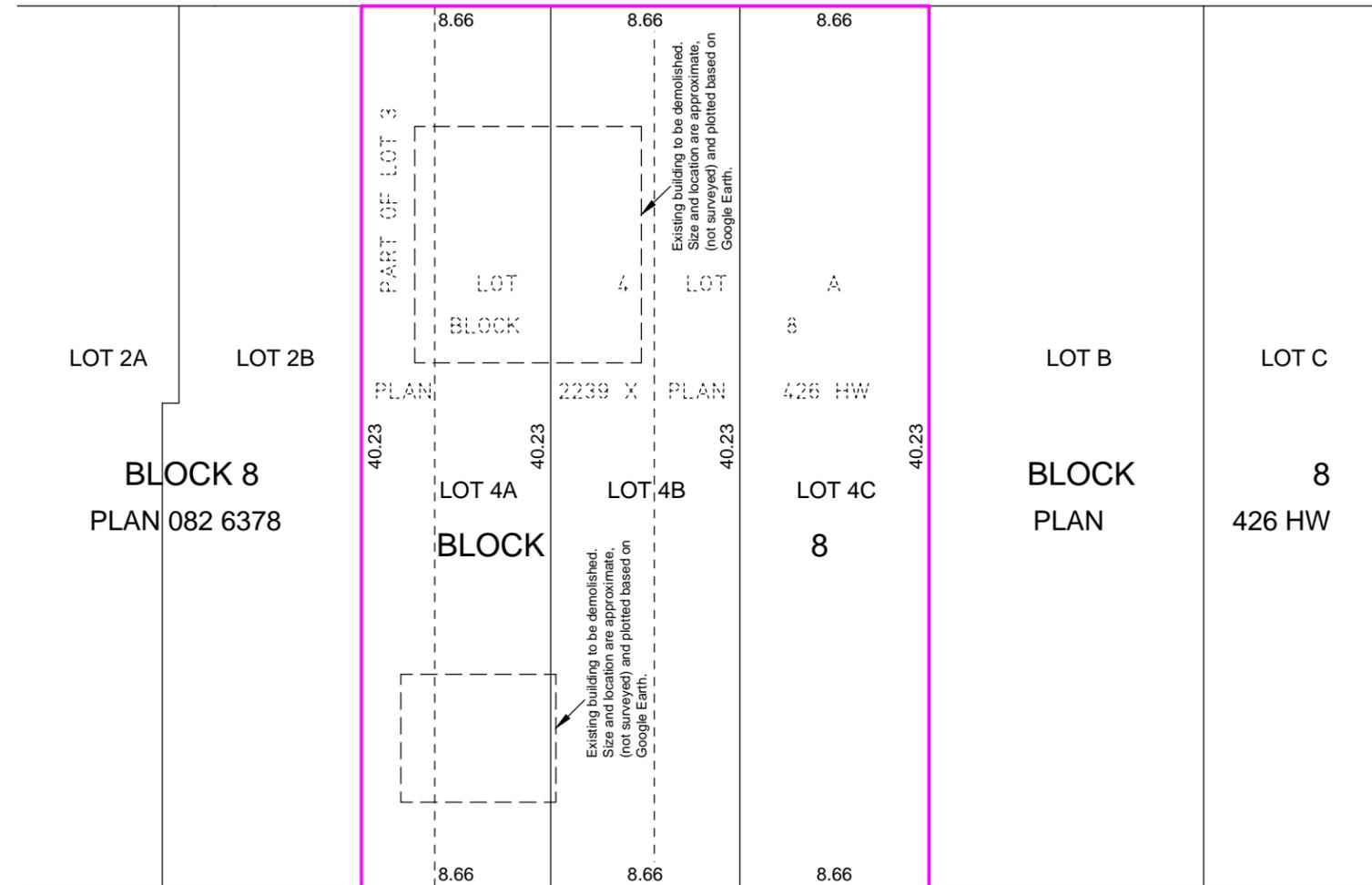
Blair McDowell  
Subdivision Authority

BM/gq/Posse #228423539-001

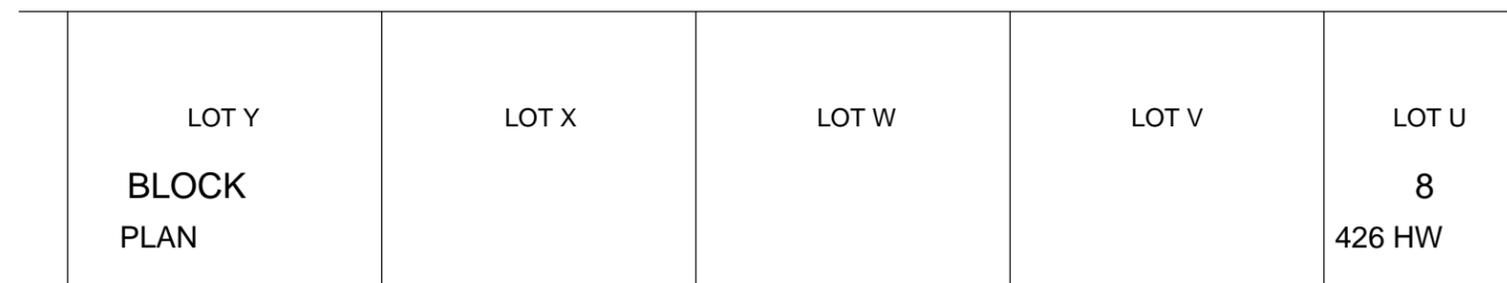
Enclosure(s)



73 AVENUE



LANE



# CAMBELLTON HOMES

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS . . . . . AND CONTAINS: 0.105 ha.



REV. NO.	DATE	ITEM	BY
0	AUG.15/16	ORIGINAL PLAN COMPLETED	JF

REVISIONS

## RITCHIE

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF

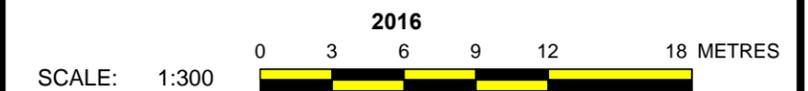
LOT 4 AND PART OF LOT 3, BLOCK 8, PLAN 2239 X  
AND

LOT A, BLOCK 8, PLAN 426 HW

WITHIN THE

N.W. 1/4 SEC. 21 - TWP. 52 - RGE. 24 - W. 4TH MER.

## EDMONTON - ALBERTA



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

FILE NO.	61600030T	DRAFTED BY:	JF	CHECKED BY:	JM
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Subdivision Authority

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

October 13, 2016

File NO. LDA16-0427

Real Estate and Housing  
19<sup>th</sup> Floor, 9803 – 102A Avenue NW  
Edmonton, AB T5J 3A3

ATTENTION: David Tymchak

Dear Mr. Tymchak:

RE: Tentative plan of subdivision to revise conditionally approved LDA16-0108 by adjusting the western boundary of Lot 3, from the SE 35-53-25-W4M, located south of 157 Avenue NW and west of 142 Street NW; **RAMPART INDUSTRIAL**

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**The Subdivision by Plan is APPROVED on October 13, 2016, subject to the following conditions:**

1. that conditionally approved LDA16-0108 be endorsed concurrently with this subdivision; 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 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);
2. 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;
3. 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
4. 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.

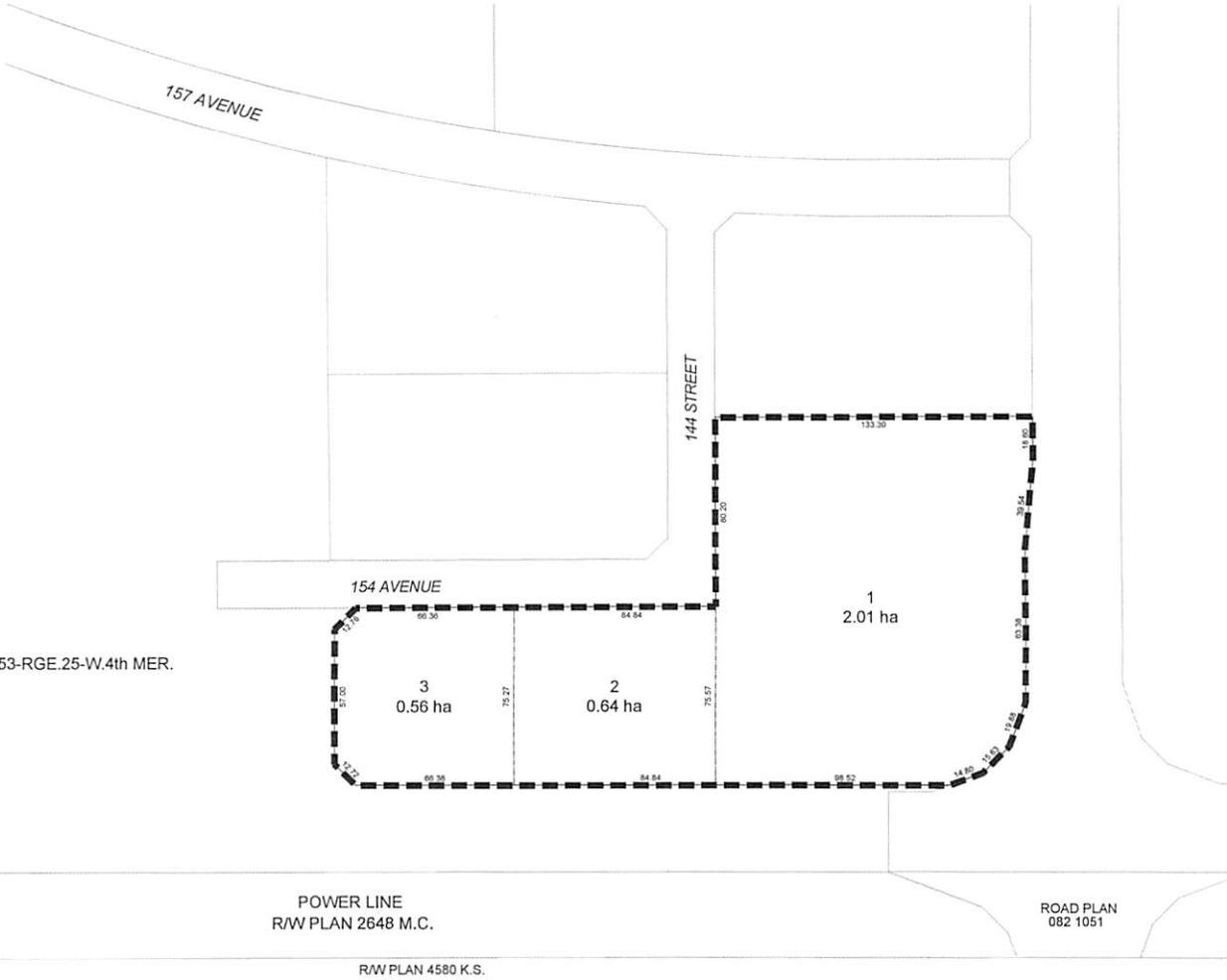
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

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

Blair McDowell  
Subdivision Authority  
BM/sc/Posse #230400689-001  
Enclosure(s)

DRAFT



PROPOSED APPLICATION	3.21 HA
3 (1B) BUSINESS INDUSTRIAL LOTS	3.21 HA

S.E. 1/4 SEC. 35-TWP. 53-RGE. 25-W. 4th MER.

POWER LINE  
R/W PLAN 2648 M.C.

ROAD PLAN  
082 1051

R/W PLAN 4580 K.S.

N.E. 1/4 SEC. 26-TWP. 53-RGE. 25-W. 4th MER.

ALL AREAS ARE MEASURED AND ALL DIMENSIONS HAVE BEEN ROUNDED OFF



**RAMPART INDUSTRIAL**  
 Stage 5 (Phase 4C) Tentative Plan  
 Enterprise Land Development

SUSTAINABLE DEVELOPMENT  
 REAL ESTATE AND HOUSING

DATE: September 8, 2016  
 DRAWN BY: MB  
 SCALE: 1:2000

SE 1/4 SEC. 35-53-25-4



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