

Thursday, August 18, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 33

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 18, 2016 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 11, 2016 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0451
179375889-001 | Tentative plan of subdivision to create 18 semi-detached residential lots, from Block Y, Plan 7733 AM, and a portion of roadway to be closed, located north of 151 Avenue NW and east of Victoria Trail NW; FRASER |
| 2. | LDA15-0554
181881382-001 | Tentative plan of subdivision to create five (5) commercial lots from SE 20-51-24-W4M located west of 101 Street SW and north of 41 Avenue SW; ELLERSLIE INDUSTRIAL |
| 3. | LDA16-0303
225507863-001 | Tentative plan of subdivision to revise conditionally approved LDA15-0414 by adjusting the lot lines, from Lot 1, Plan 992 1891, located south of 23 Avenue NW and west of 24 Street NW; LAUREL |
| 4. | LDA16-0263
223287529-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lots 17, Block 67, Plan 247 HW, located west of 149 Street NW and north of 107 Avenue NW; HIGH PARK |
| 5. | LDA16-0309
225623118-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 35, Plan RN 46, located north of 116 Avenue NW and west of 122 Street NW; INGLEWOOD |
| 6. | LDA16-0311
225885686-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 9, Plan RN 64, located north of 119 Avenue NW and east of 125 Street NW; PRINCE CHARLES |

5. OTHER BUSINESS



August 18, 2016

File NO. LDA15-0451

Scheffer Andrew Limited
12204 – 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Amie Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 18 semi-detached residential lots, from Block Y, Plan 7733 AM, and a portion of roadway to be closed, located north of 151 Avenue NW and east of Victoria Trail NW; **FRASER**

I The Subdivision by Plan is APPROVED on August 18, 2016, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 2.943 ha by a Deferred Reserve Caveat to the remainder of Block Y, Plan 7733 AM pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the approved subdivision LDA15-0450 be registered prior to or concurrent with this application to provide logical roadway connections and necessary underground connections;
5. that Bylaw 17759 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
6. that Bylaw 17758 to close a portion of 153 Avenue NW shall be approved prior to the endorsement of this subdivision; 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 (2) 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 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;
5. 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;
6. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto Victoria Trail NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the landscape design and construction within 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.

MR for Block Y, Plan 7733 AM in the amount of 2.9 ha, is being provided by a Deferred Reserve Caveat with LDA15-0450. A second subdivision, LDA15-0494, on the titled area included a road closure, adding 0.023 ha to the DRC for a total of 2.923 ha. This current subdivision, LDA15-0451 also includes a road closure, adding 0.020 ha to the DRC for a total of 2.943 ha MR for Block Y, Plan 7733 AM.

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 Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/lc/Posse #179375889-001

Enclosure(s)

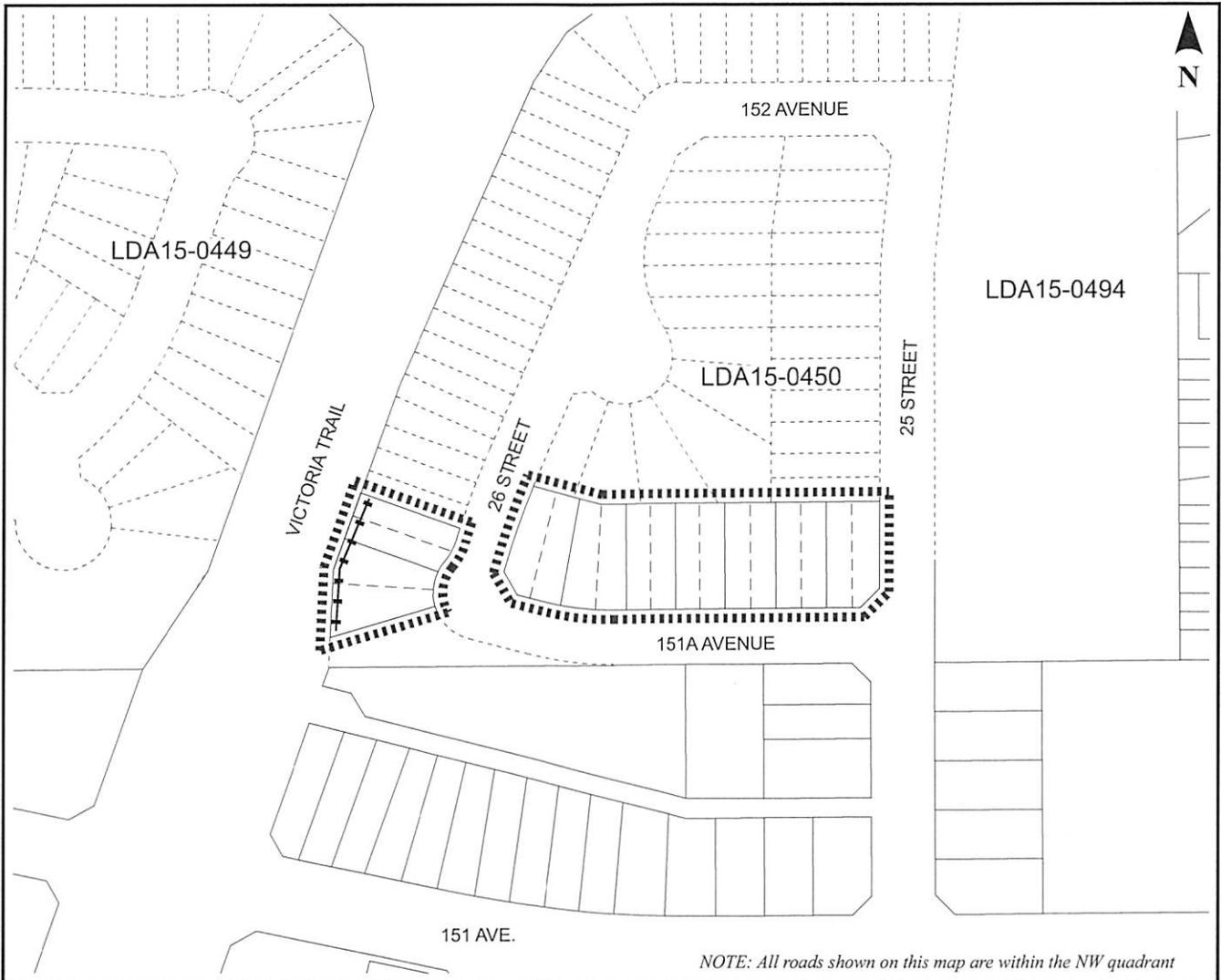
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 18, 2016

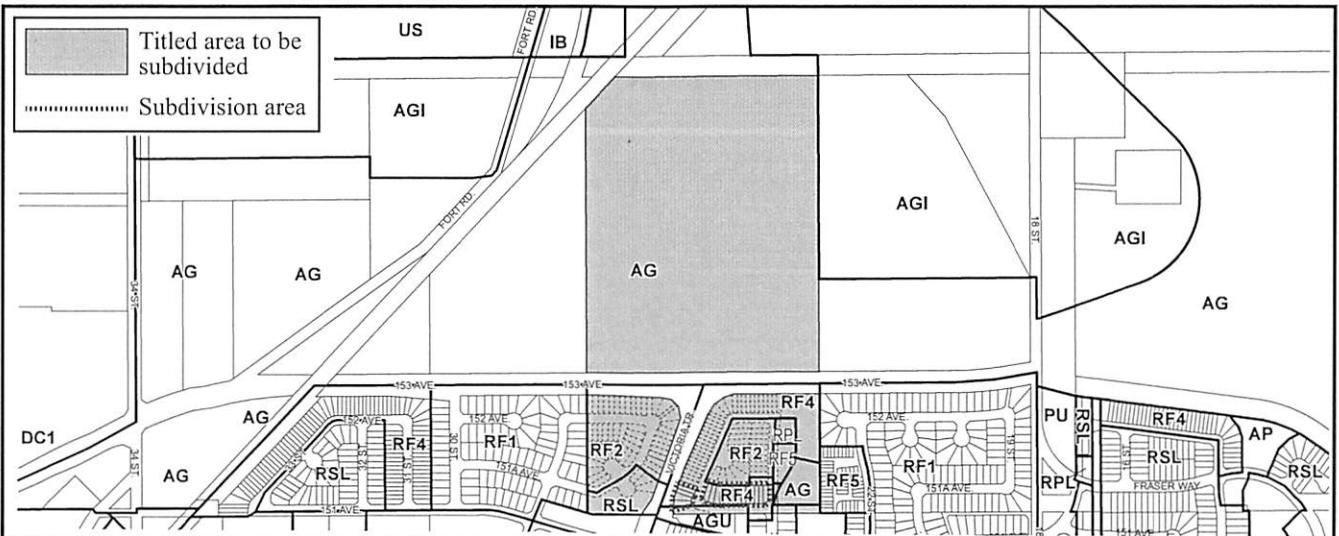
LDA15-0451

Limit of proposed subdivision

Noise attenuation fence



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





Subdivision Authority

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

August 18, 2016

File NO. LDA15-0554

Invistec Consulting Ltd.
4th Floor, 10235 – 101 Street NW
Edmonton, AB T5J 3G1

ATTENTION: Ryan Eidick

Dear Mr. Eidick:

RE: Tentative plan of subdivision to create five (5) commercial lots from SE 20-51-24-W4M located west of 101 Street SW and north of 41 Avenue SW; **ELLERSLIE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on August 18, 2016, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$342,342.00 representing 1.05 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner register an easement for the Stormwater Management Facility (SWMF) as shown on the “Conditions of Approval” map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that Bylaw 17757 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; 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 (2) 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 upgrades to 101 Street to an urban industrial local roadway standard, to the satisfaction of Transportation Planning & Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the 300mm offsite water main extension to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of on-street hydrants to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the complete design and construction of the interim or ultimate Storm Water Management Facility (SWMF) providing required capacity for the subdivision, including inlet and outlet, and grading for the future 3 m shared use path, to the satisfaction of Drainage Planning and Engineering and Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the complete design and construction of the required storm and sanitary main extensions to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that CCC for storm and sanitary drainage facilities will not be issued for the proposed development until such time as all required downstream storm and sanitary sewer systems are completed to the satisfaction of Drainage Planning and Engineering; and
13. that the owner is responsible for the landscape design and construction within the road rights of way, walkways, & SWMF 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 SE-20-51-24-W4M, in the amount of \$342,342.00 representing 1.05 ha is being provided as money in place with this subdivision.

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

If you have further questions, please contact Sean Conway at 780-496-5809 or sean.conway@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #181881382-001

Enclosure(s)



Subdivision Authority

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

August 18, 2016

File NO. LDA16-0303

Qualico Communities
#280, 3203 – 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Feniak

Dear Ms. Feniak:

RE: Tentative plan of subdivision to revise conditionally approved LDA15-0414 by adjusting the lot lines, from Lot 1, Plan 992 1891, located south of 23 Avenue NW and west of 24 Street NW; **LAUREL**

The Subdivision by Plan is APPROVED on August 18, 2016, subject to the following conditions:

1. that approved subdivision LDA15-0414 be registered concurrent with this application;
2. that Bylaw 17762 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

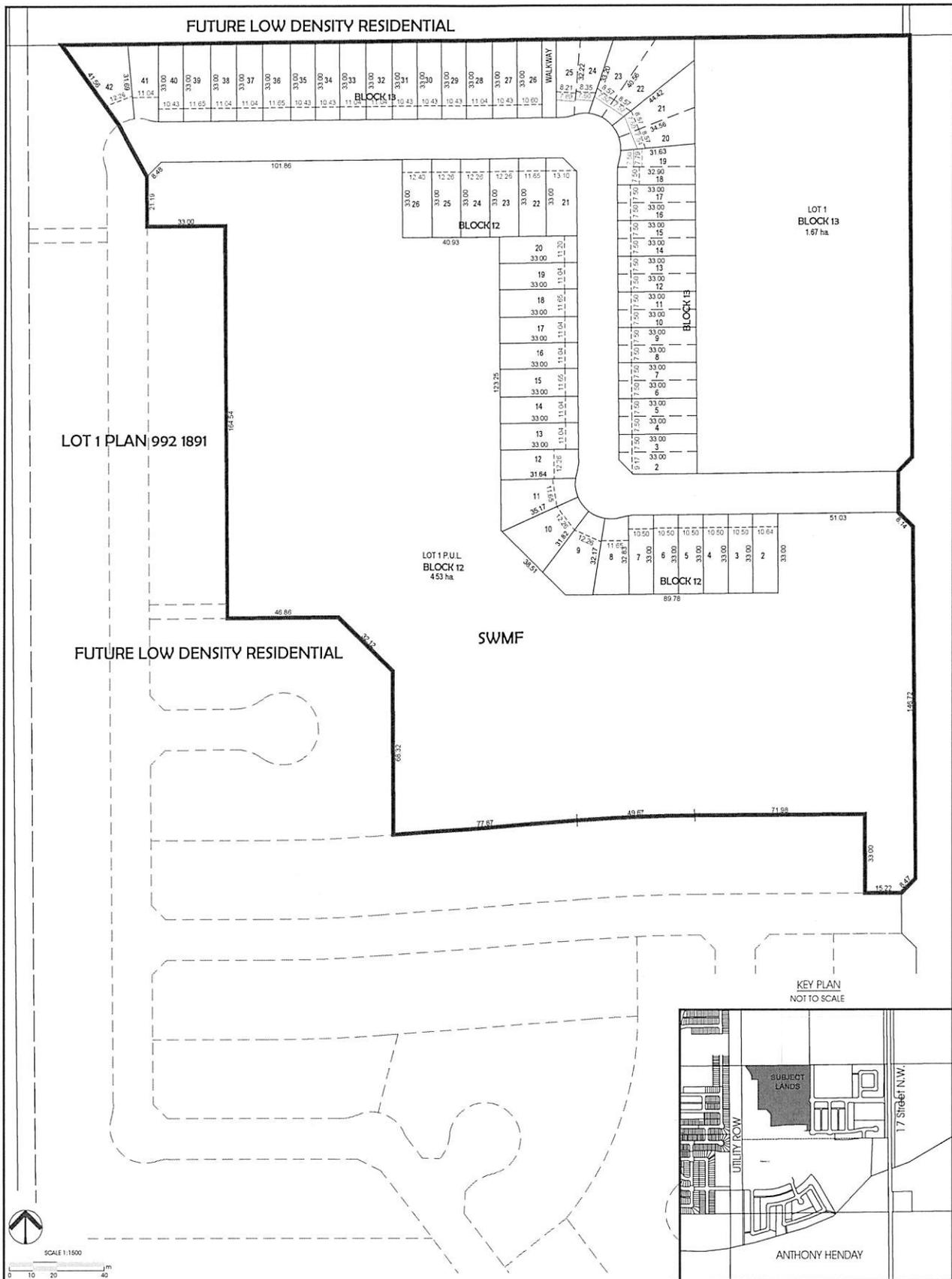
If you have further questions, please contact Sean Lee at 780-496-6121 or sean.lee@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sl/Posse #225507863-001

Enclosure(s)



SHOWING PROPOSED SUBDIVISION OF PART OF
 LOT 1; PLAN 992 1891 &
 ALL WITHIN THE
 SE 1/4 SEC. 31 - TWP. 51 - RGE. 23 - W.4TH MER.

LAND USE AREAS:

INTERNAL ROADS & WALKWAYS	= 0.84 ha
MUNICIPAL RESERVE	= 0.00 ha
PUL / SWMF	= 4.53 ha
RESIDENTIAL LOTS	= 2.29 ha
MULTI-FAMILY LOTS	= 1.67 ha
TOTAL:	= 9.33 ha

NOTES:
 ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED THUS

AND CONTAINS: 9.33 ha

Number of Units

42	RSL (SINGLE FAMILY LOTS)
24	RF4 (SEMI-DETACHED LOTS)
1	RA7 (MULTI-FAMILY LOT)

TENTATIVE PLAN

LAUREL / HEPPIER STAGE 20

EDMONTON - ALBERTA

June 27, 2016

QUALICO[®]
 communities



Subdivision Authority

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

August 18, 2016

File NO. LDA16-0263

SATT Associates Inc.
207, 3132 Parsons Road
Edmonton, AB T6N 1L6

ATTENTION: Roberta Holtner

Dear Ms. Holtner:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lots 17, Block 67, Plan 247 HW, located west of 149 Street NW and north of 107 Avenue NW;
HIGH PARK

The Subdivision by Plan is APPROVED on August 18, 2016, subject to the following conditions:

1. That the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed southern lot;
2. that the existing residential access to 149 Street must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Transportation Planning and Engineering. The owner must obtain a permit to remove the access from Sustainable Development, 5th floor, 10250 – 101 Street NW, 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 (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;

4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/lp/Posse #223287529-001

Enclosure(s)



LANE

7.62

7.62

LOT 16
BLOCK 67
PLAN 247 HW

44.20m

LOT 17A
AREA = 0.034 ha.

44.20m

LOT 17B
AREA = 0.034 ha.

44.20m

LOT 18
BLOCK 67
PLAN 247 HW

7.62

7.62

149th STREET

TENTATIVE PLAN

SHOWING SUBDIVISION OF
LOT 17, BLOCK 67, PLAN 247 HW

WITHIN

NW $\frac{1}{4}$ SEC. 2 - TWP. 53 - RGE. 25 - W4M

EDMONTON, ALBERTA

Note:

1. DISTANCES ARE APPROXIMATE AND IN METRES AND DECIMALS THEREOF.
2. AREA DEALT WITH IS BOUNDED THUS.

Scale: 1:200



Satt Associates Inc.
Always Striving For Excellence

207 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(780) 218 3896

Job # : SA 16-138

Drawn by: SP

Checked by: RH



Subdivision Authority

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

August 18, 2016

File NO. LDA16-0309

Pals Geomatics Corp.
10704 – 176 Street NW
Edmonton, AB T6E5K8

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 35, Plan RN 46, located north of 116 Avenue NW and west of 122 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on August 18, 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 7.3m north of the south property line of Lot 2A and 31.3 m north of Manhole #258590 respectively (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

If you have further questions, please contact Alexey Shcherbin at 780-508-9518 or alexey.shcherbin@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/as/Posse #225623118-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 29, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16 – 0309(SUB)

CADASTRAL NO.: 937+32-02

CONTACT: Alex Shcherbin

SUBDIVISION: Inglewood

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

PREPARED BY: Nina Lumabi
Water and Sewer Servicing Section
Drainage Services

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

Water and Sewer Service Information

Plan RN64, Block 35, Lot 2 (11606-122 Street)

Proposed Lot 2A, Blk 35

- 1-20mm water service exists off the Lane West of 122 Street at 7.3m North of the South Property Line of Lot 2A.
- 1-150mm sanitary service exists off the Lane West of 122 Street at 31.3m North of Manhole #258590. The location at the main is assumed straight out.

Proposed Lot 2B, Blk 35

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

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains**. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sewer services will be required for proposed Lot 2B, Blk 35 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

General

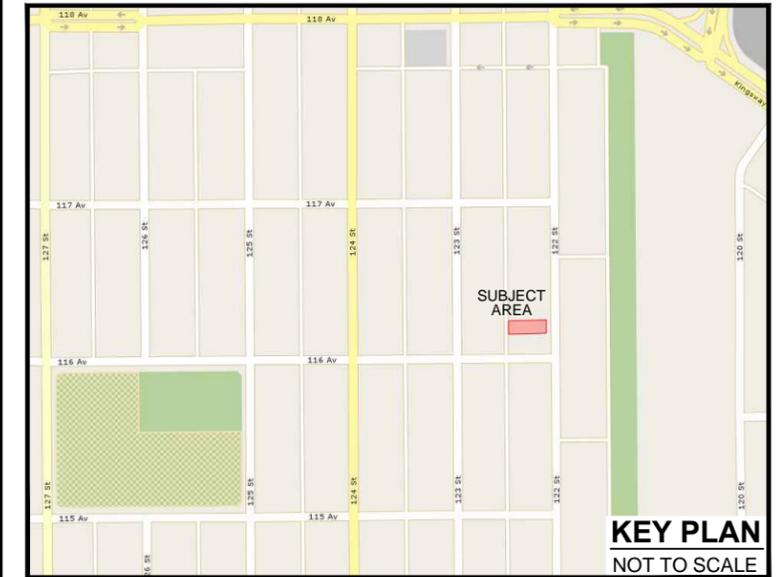
1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding water main locations, capacities and/or mainline extensions.

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

Accent Infills

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: 0.065 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	JUL. 6/16	ORIGINAL PLAN COMPLETED	ME

REVISIONS

INGLEWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 2, BLOCK 35, PLAN XLVI (RN46)

WITHIN THE FRACTIONAL

N.W. 1/4 SEC. 7 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

2016

SCALE: 1:200

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

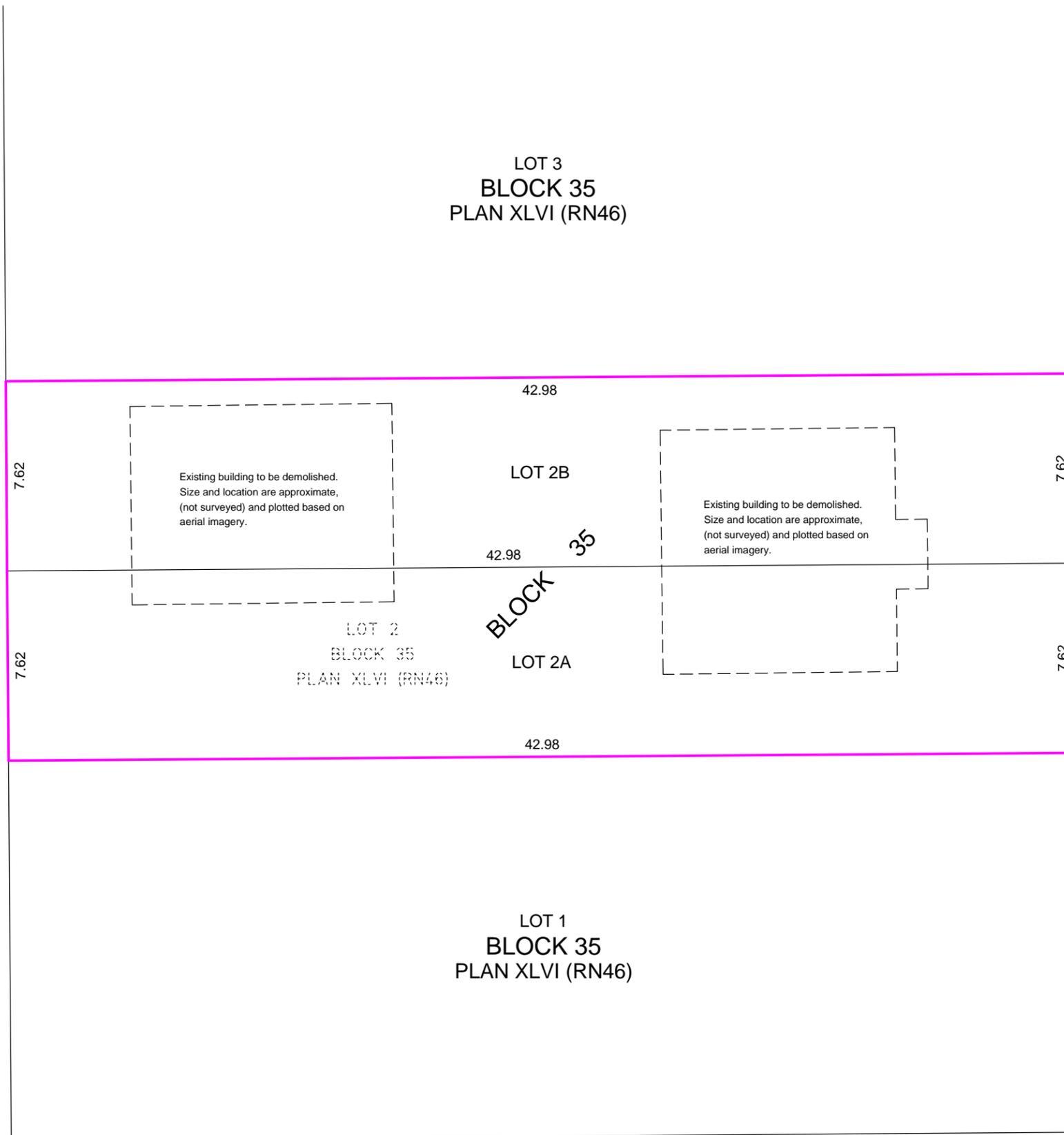
FILE NO.	61600024T	DRAFTED BY:	ME	CHECKED BY:	**
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35 18 (RN46)

19 XLVI

BLOCK 20 PLAN

LANE



116 AVENUE

122 STREET



LOT 3
BLOCK 35
PLAN XLVI (RN46)

LOT 2B

BLOCK 35

LOT 2A

LOT 2
BLOCK 35
PLAN XLVI (RN46)

LOT 1
BLOCK 35
PLAN XLVI (RN46)

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.



Subdivision Authority

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

August 18, 2016

File NO. LDA16-0311

Alberta Geomatics Inc.
8762 – 50 Avenue NW
Edmonton, AB T6E5K8

ATTENTION: Piotr Strozyk

Dear Mr. Strozyk:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 9, Plan RN 64, located north of 119 Avenue NW and east of 125 Street NW; **PRINCE CHARLES**

The Subdivision by Plan is APPROVED on August 18, 2016, subject to the following conditions:

1. that the existing residential access to 125 Street NW must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Transportation Planning and Engineering. The owner must obtain a permit to remove the access from Sustainable Development;
2. that the owner contact Urban Forestry to arrange for hoarding and/or supervised root cutting to protect the existing tree(s) prior to construction (780-496-4960); 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 (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.

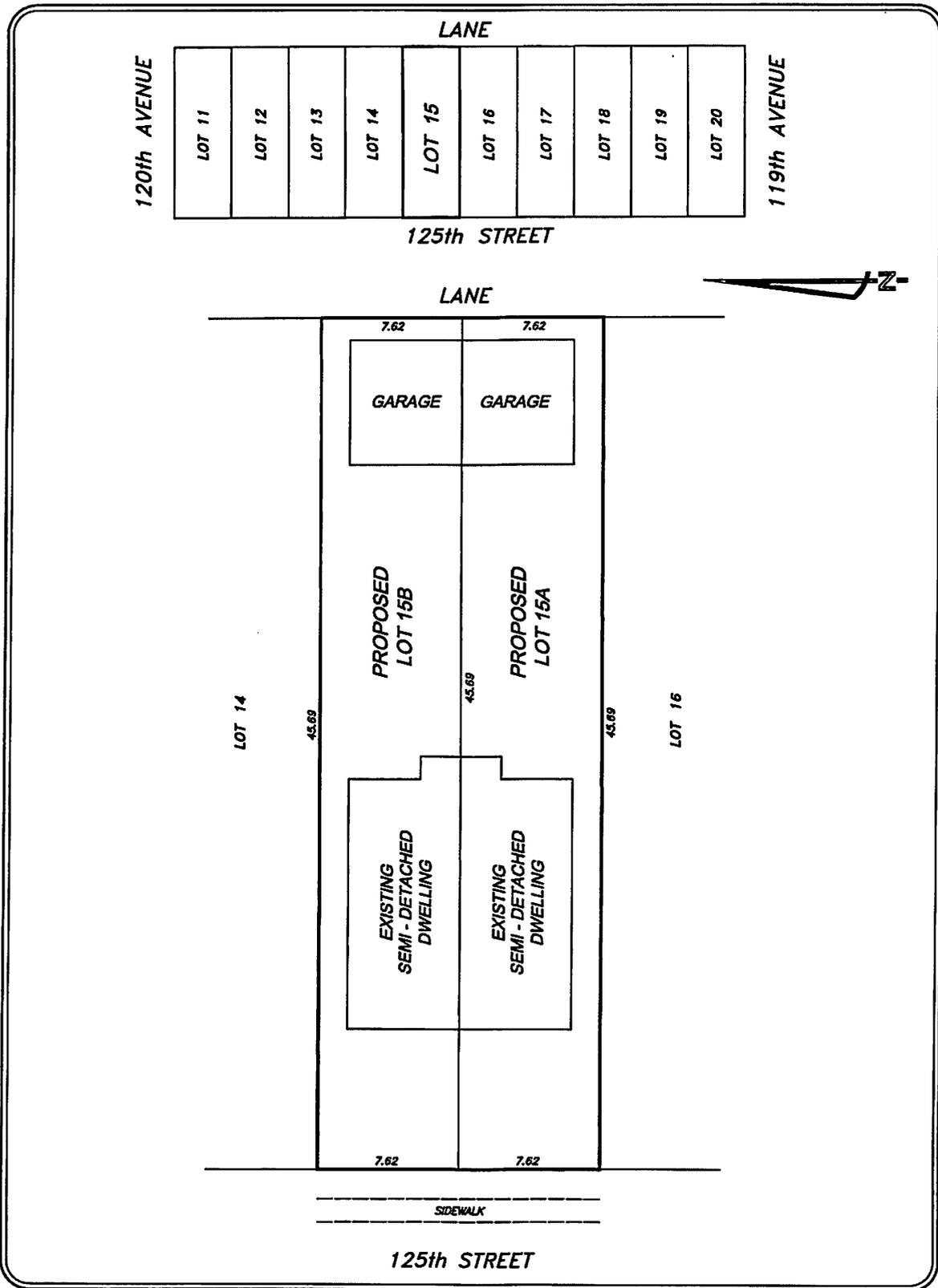
If you have further questions, please contact Alexey Shcherbin at 780-508-9518 or alexey.shcherbin@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/as/Posse #225885686-001

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			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: 15	BLOCK: 9	PLAN: RN 64	
SUBDIVISION: PRINCE CHARLES		ADDRESS: 11923-125 STREET	
BUILDER/OWNER: 1363723 ALBERTA LTD.		EDMONTON	ZONING: RFS
FILE: E12965	LOT AREA: 696.5 sq.m	SCALE: 1:250	DRAWN BY: D.S. CHECKED BY: P.S. 2016-07-11

