

Thursday, November 17, 2016
9:30 am.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 46

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 17, 2016 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

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

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0526
163476036-001 | Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot F, Plan 782 2404 located north of Blackburn Drive West SW and east of 111 Street SW; BLACKBURNE |
| 2. | LDA16-0426
230224622-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 8, Plan 8661 T, located south of 130 Avenue NW and east of 122 Street NW; CALDER |
| 3. | LDA16-0445
231038733-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 10, Plan 2424 HW, located north of 87 Avenue NW and west of 120 Street NW; WINDSOR PARK |
| 4. | LDA16-0458
231444084-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 12, Plan 6097 MC, located north of 57 Avenue NW and east of 110 Street NW; PLEASENTVIEW |
| 5. | LDA16-0461
231413831-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 56, Plan 6800AK, located east of 84 Street and south of 103 Avenue; FOREST HEIGHTS |
| 6. | LDA16-0469
231877614-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 26, Plan RN46, located east of 123 Street NW and south of 116 Avenue NW; INGLEWOOD |
| 7. | LDA16-0474
231738743-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 63A, Plan 4677 HW located south of 106A Avenue NW and east of 136 Street NW; GLENORA |

8.	LDA16-0489 232199520-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 9, Plan 5053 KS located north of 87 Avenue NW and west of 153 Street NW; JASPER PARK
5.	OTHER BUSINESS	



November 17, 2016

File NO. LDA14-0526

MMM Group Limited
200, 10576 – 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Tarah Coutts

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot F, Plan 782 2404 located north of Blackburn Drive West SW and east of 111 Street SW; **BLACKBURNE**

I The Subdivision by Plan is APPROVED on November 17, 2016, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.864 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.0015 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$29,738.80 representing 0.02 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the slope stability evaluation and set-back distance determination report (CTA File No. 02-1916), as shown on the "Conditions of Approval" map, Enclosure I; 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 (4) 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 an on-street fire hydrant, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I (please contact Faraz Shaikh at 780-412-3178 for more information);
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 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.

ER for Lot F, Plan 782 2404 in the amount of 0.864 ha is being provided by dedication with this subdivision.

MR for Lot F, Plan 782 2404 in the amount of 0.0015 ha is being provided by dedication with this subdivision.

MR for Lot F, Plan 782 2404 in the amount of \$29,738.80, representing 0.02 ha, is being provided by 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 Fiona Hamilton at 780-423-7495 or Fiona.Hamilton@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/fh/Posse #163476036-001

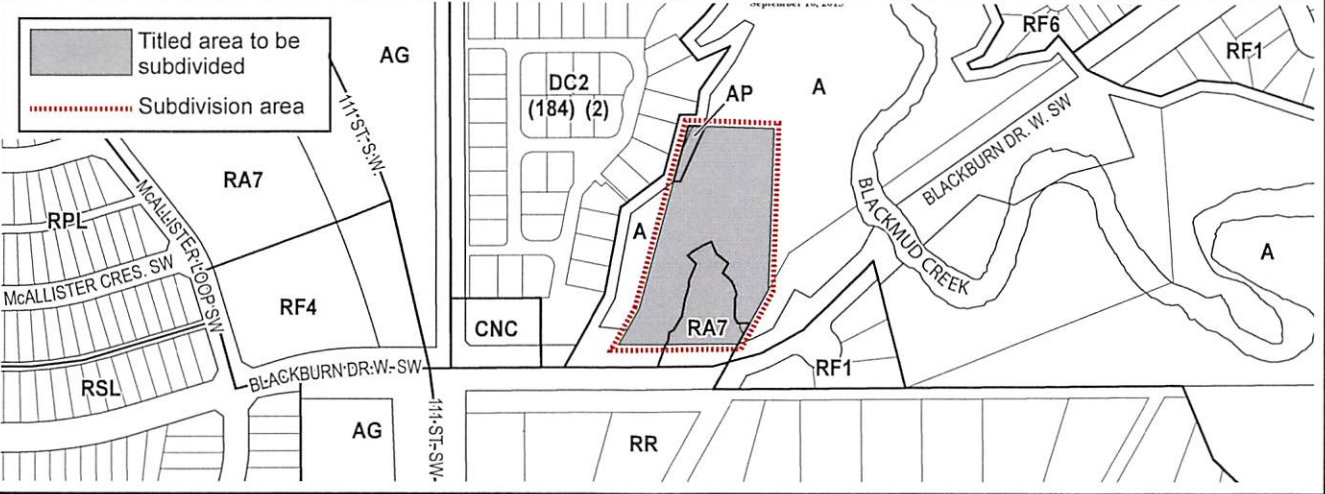
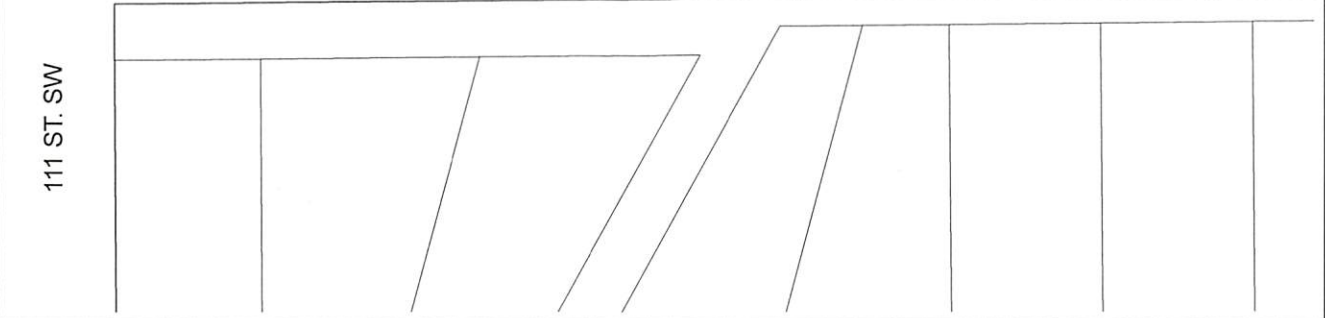
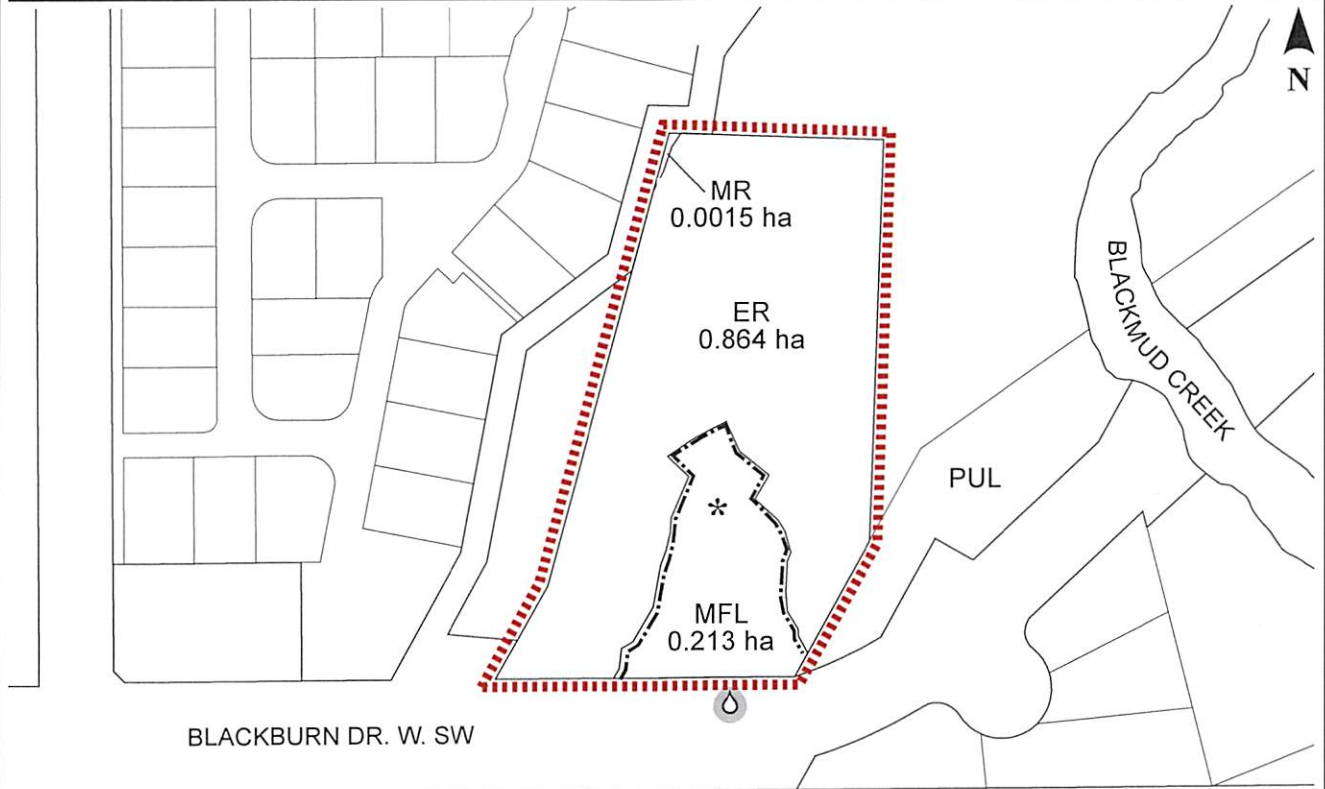
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 17, 2016

LDA14-0526

- Limit of proposed subdivision
- 1.2 m uniform fence
- Restrictive covenant re: Top-of-Bank
- Fire hydrant
- Include in engineering drawings





Subdivision Authority

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

November 17, 2016

File NO. LDA16-0426

Bernhard Jess
8503 – 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 8, Plan 8661 T, located south of 130 Avenue NW and east of 122 Street NW;
CALDER

The Subdivision by Plan is APPROVED on November 17, 2016, subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.0 m north of the south property line of Lot 14 and 60.2 m south of manhole 273036. 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 next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #230224622-001

Enclosure(s)

Plan Showing Proposed Subdivision

Lot 14, Block 8, Plan 8661T
12933-122 Street



122nd Street

Lane

Lot 13

38.13

Lot 14B
290.5 Sq.m.

38.13

Lot 14A
290.5 Sq.m.

38.13

Lot 15

Client: Colesium Builders

Neighbourhood: Calder

Zoning: RF1

Bernhard Jess ALS, CLS, P.Eng. © 2016

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:200

File: 1638 P.lanning App



November 17, 2016

File NO. LDA16-0445

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 10, Plan 2424 HW, located north of 87 Avenue NW and west of 120 Street NW;
WINDSOR PARK

The Subdivision by Plan is APPROVED on November 17, 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 34.4 m west of the east property line of Lot 12. The existing storm service enters the proposed subdivision approximately 8.2 m south of the north property line of Lot 12. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta*

Building Code. Permits may be required for such changes. Please contact 311 for more information;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #231038733-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

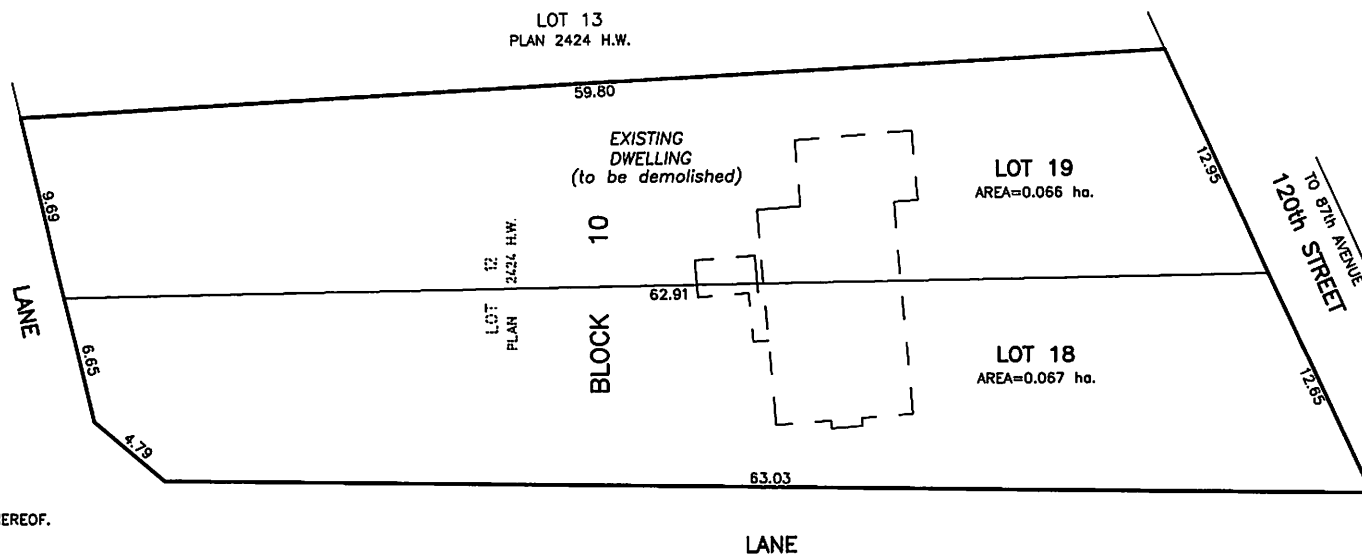
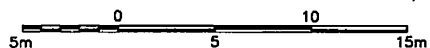
LOT 12, BLOCK 10, PLAN 2424 H.W.

IN THE

THEORETIC-52-24-4

EDMONTON ALBERTA

SCALE 1:250 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

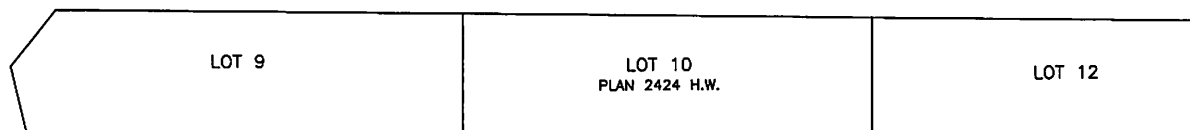
DRAWN BY: RTP

CALC'D. BY: RTP

DATE: September 20, 2016
REVISED: -

FILE NO. 16S0755

DWG.NO. 16S0755T





November 17, 2016

File NO. LDA16-0458

Andrea Samaratunga
5725 – 110 Street NW
Edmonton, AB T6H 3e4

ATTENTION: Andrea Samaratunga

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 12, Plan 6097 MC, located north of 57 Avenue NW and east of 110 Street NW;
PLEASENTVIEW

The Subdivision by Plan is APPROVED on November 17, 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 13.96 m south of the north property line of Lot 5 and 8.1 m south of Manhole 227271. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #231444084-001

Enclosure(s)

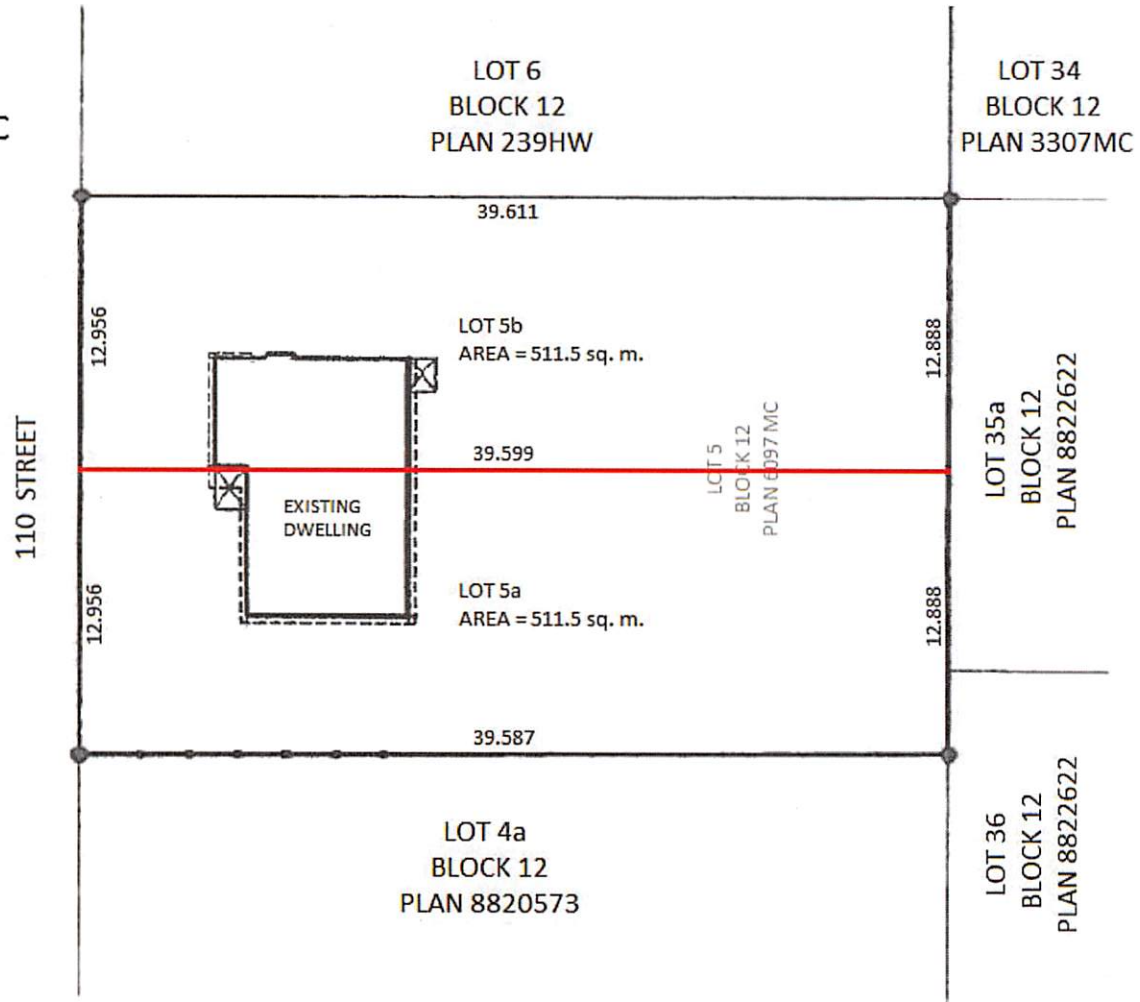
TENTATIVE PLAN
SHOWING SUBDIVISION OF
LOT 5 BLOCK 12 PLAN 6097MC
EDMONTON ALBERTA

— PROPOSED SUBDIVISION



SCALE 1: 300

CONTACT INFORMATION:
ANDREA SAMARATUNGA
CELL: 780-239-6800
ADDRESS: 5725-110 ST NW.
EDMONTON, AB. T6H 3E4





November 17, 2016

File NO. LDA16-0461

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 56, Plan 6800AK, located east of 84 Street and south of 103 Avenue;
FOREST HEIGHTS

The Subdivision by Plan is **APPROVED** on November 17, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), 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 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;
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 - 2016 fees) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #231413831-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

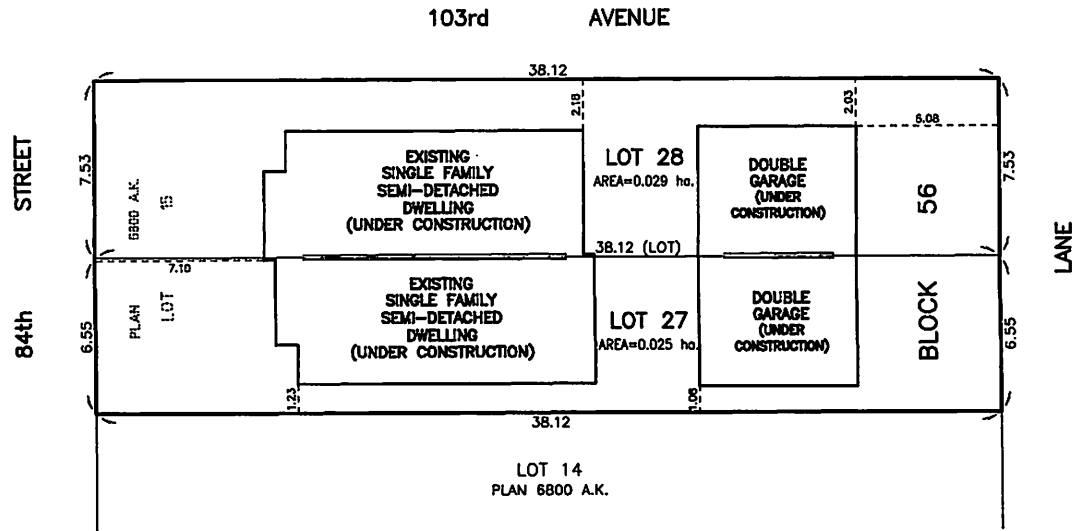
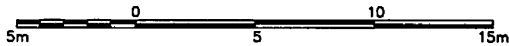
LOT 15, BLOCK 56, PLAN 6800 A.K.

IN

RIVER LOT 27, EDMONTON SETTLEMENT
THEO. TWP.52 RGE.24 W.4 M.

EDMONTON ALBERTA

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



NOTE:
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- AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: Sept. 26, 2016

REVISED: -

FILE NO. 16S0786

DWG.NO. 16S0786T



November 17, 2016

File NO. LDA16-0469

Clayton Wong
2715 Watcher Way SW
Edmonton, AB T6W 0X6

ATTENTION: Clayton Wong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 26, Plan RN46, located east of 123 Street NW and south of 116 Avenue NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on November 17, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.4m north of the south property line of Lot 15. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

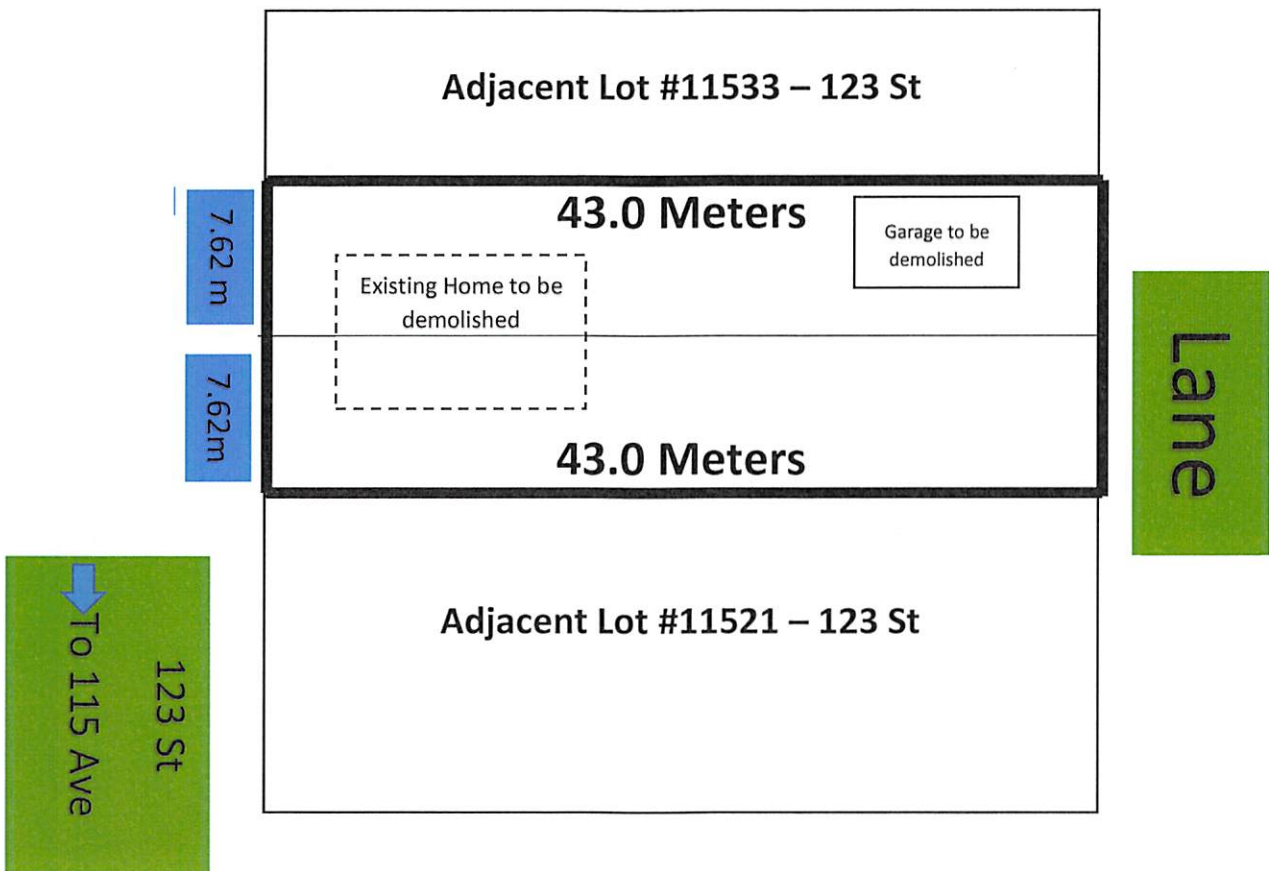
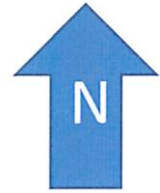
Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #231877614-001

Enclosure(s)

Tentative Plan of proposed Subdivision
Legal Description Plan RN46, Block 26, Lot 15
Municipal address 11531 – 123 St





November 17, 2016

File NO. LDA16-0474

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

ATTENTION: Dungen Chen

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 63A, Plan 4677 HW located south of 106A Avenue NW and east of 136 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on November 17, 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 14.3 m north of the south property line of Lot 7. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #231738743-001

Enclosure(s)

TENTATIVE PLAN

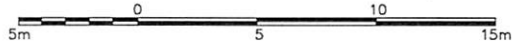
SHOWING SUBDIVISION OF

LOT 7, BLOCK 63A, PLAN 4677 H.W.

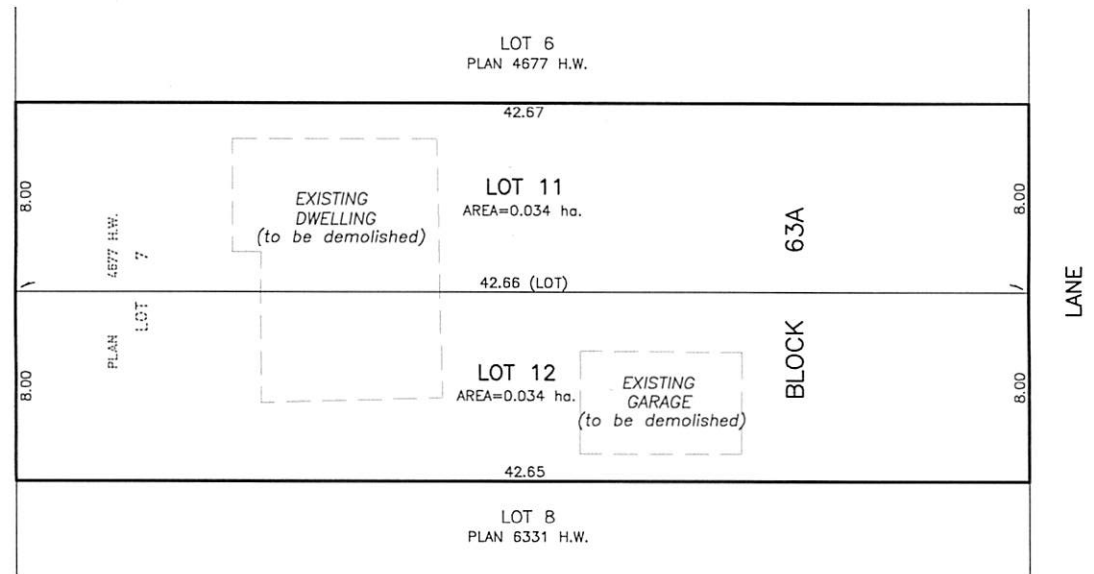
IN THE
N.W.1/4 SEC.1-53-25-4

EDMONTON ALBERTA

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



TO 106A AVENUE
STREET
136th



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: Sept. 23, 2016
REVISED: -

FILE NO. 16S0806

DWG.NO. 16S0806T



November 17, 2016

File NO. LDA16-0489

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 9, Plan 5053 KS located north of 87 Avenue NW and west of 153 Street NW;
JASPER PARK

The Subdivision by Plan is APPROVED on November 17, 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 6.0 m north of the south property line of Lot 20. An additional set of services (water and sanitary) may exist at approximately 50.1 m north of the north property line of 87 Avenue NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

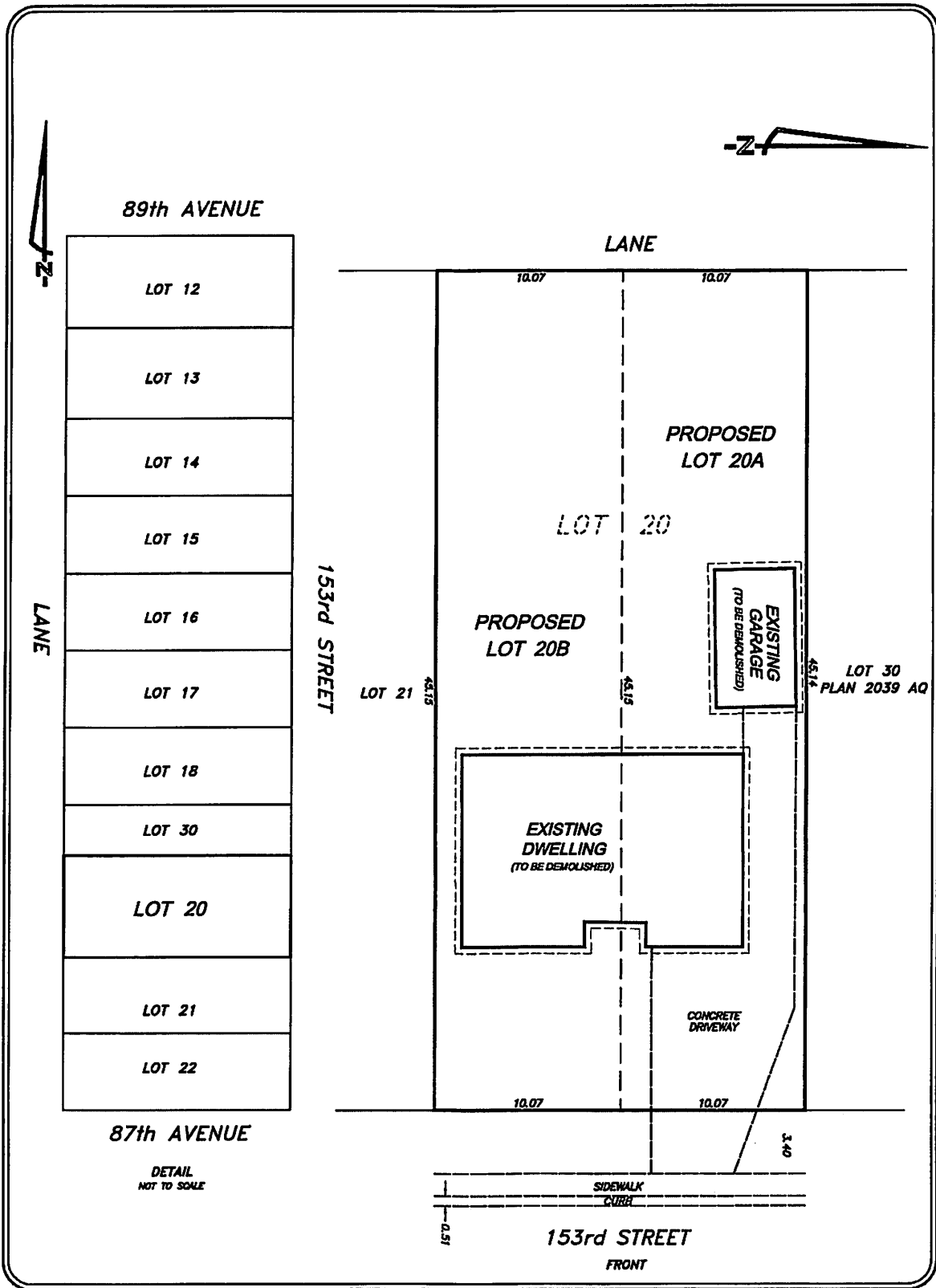
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #232199520-001

Enclosure(s)



DETAIL
NOT TO SCALE

TENTATIVE PLAN

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

**Alberta
Geomatics
Inc.**

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

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

LOT: 20 BLOCK: 9 PLAN: 5053 KS

SUBMISSION: JASPER PARK ADDRESS: 8712 - 153 STREET

BUILDER/OWNER: BAUM & WOOLGER HOMES EDMONTON

ZONING: RF1

FILE: E13272

LOT AREA: 0.09 ha.

SCALE: 1:250

DRAWN BY: J.K.

CHECKED BY: P.S.

2016-10-04

Thursday, November 10, 2016
9:30 am



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 45

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA16-0415
229386939-001

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

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA16-0418
229984340-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 18, Plan 4859 X, located east of 127 Street NW and south of 114 Avenue NW; **INGLEWOOD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA16-0430
230786900-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 11, Plan 5525 HW, located east of 156 Street NW and south of 92A Avenue NW; **SHERWOOD**

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0431 230711041-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 15, Plan 1909 HW, located west of 159 Street NW and south of 99 Avenue NW; GLENWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0440 230718169-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 23, Block 13, Plan 3963 HW, located east of 156 Street NW and south of 95 Avenue NW; SHERWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0450 230351869-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 4, Plan 8444 ET located north of 104 Avenue NW and east of 145 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0470 231567804-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 6, Plan 6054 HW located north of 92A Avenue NW and east of 146 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA16-0472 231785027-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 4, Block 4, Plan RN 37 located north of 101 Avenue NW and east of 88 Street NW; RIVERDALE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:35 a.m.	