

Thursday, December 8, 2016

9:30 am.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 49

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the December 8, 2016 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the December 1, 2016 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA16-0453 230049549-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 4, Plan 2630 KS, located north of 91 Avenue NW and east of 142 Street NW; PARKVIEW
2.	LDA16-0499 232584713-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 12, Block 8, Plan 1463 KS, located north of 118 Avenue NW and west of 49 Street NW; BEACON HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

December 8, 2016

File NO. LDA16-0453

Steve Lount
10215 – 151 Street NW
Edmonton, AB T5P 1T6

ATTENTION: Steve Lount

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 4, Plan 2630 KS, located north of 91 Avenue NW and east of 142 Street NW;
PARKVIEW

The Subdivision by Plan is **APPROVED** on December 8, 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 10.4 m north of the south property line of Lot 14 and 39.7 m north of Manhole #241424. The existing storm service enters the proposed subdivision approximately 2.4 m south of the north property line of Lot 14. 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 #230049549-001

Enclosure(s)

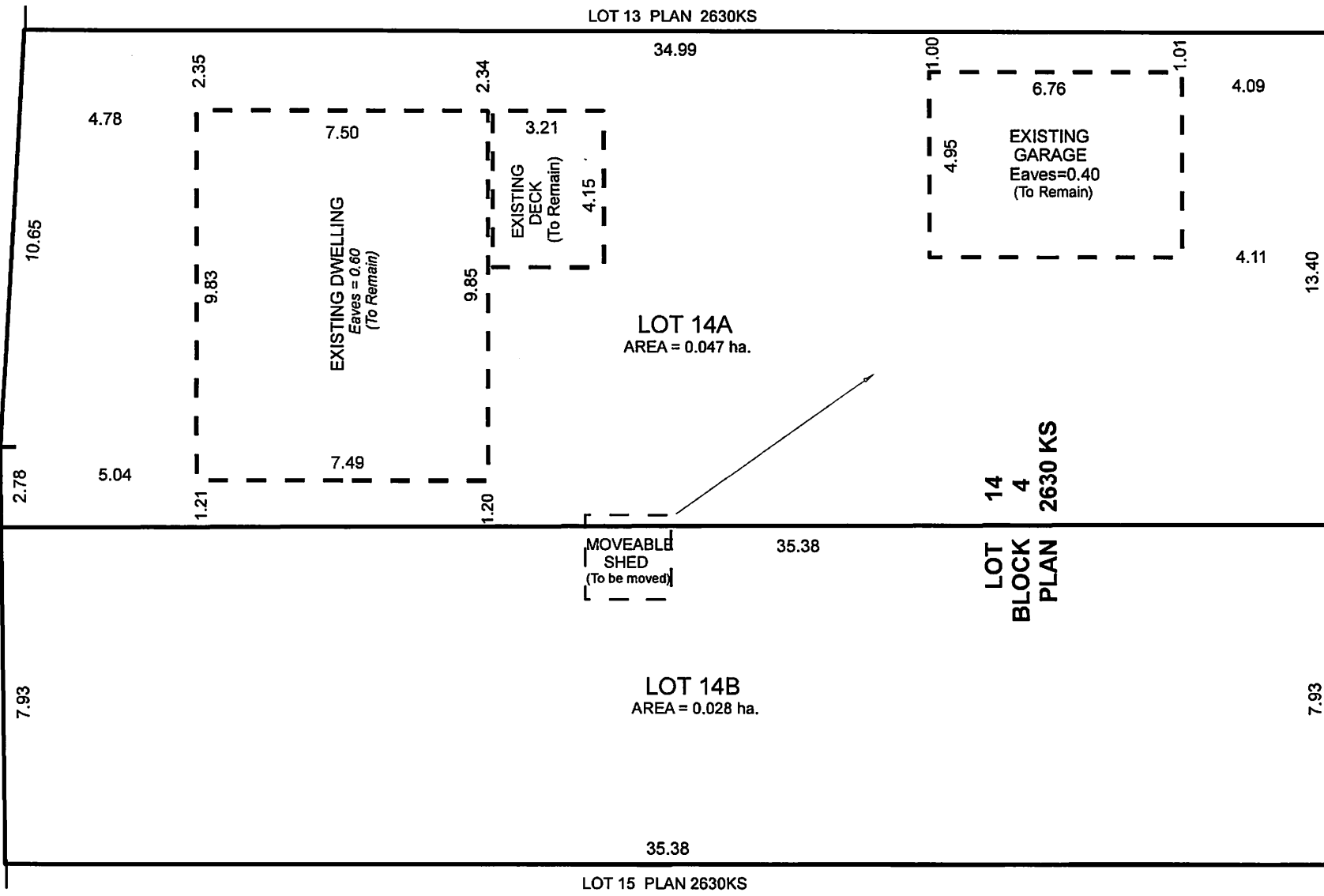
TENTATIVE PLAN SHOWING SUBDIVISION OF
LOT 14, BLOCK 4, PLAN 2630KS, EDMONTON, ALBERTA

SCALE 1:100
ALL DIMENSIONS SHOWN IN METRES

SUBMITTED SEPT. 27, 2016
BY: STEVE LOUNT



142 STREET
(EAST SERVICE ROAD)





December 8, 2016

File NO. LDA16-0499

Satt Associates Inc.
207, 3132 – Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Roberta Holtner

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 12, Block 8, Plan 1463 KS, located north of 118 Avenue NW and west of 49 Street NW;
BEACON HEIGHTS

The Subdivision by Plan is **APPROVED** on December 8, 2016, subject to the following conditions:

1. that the existing residential access to 49 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; 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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

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

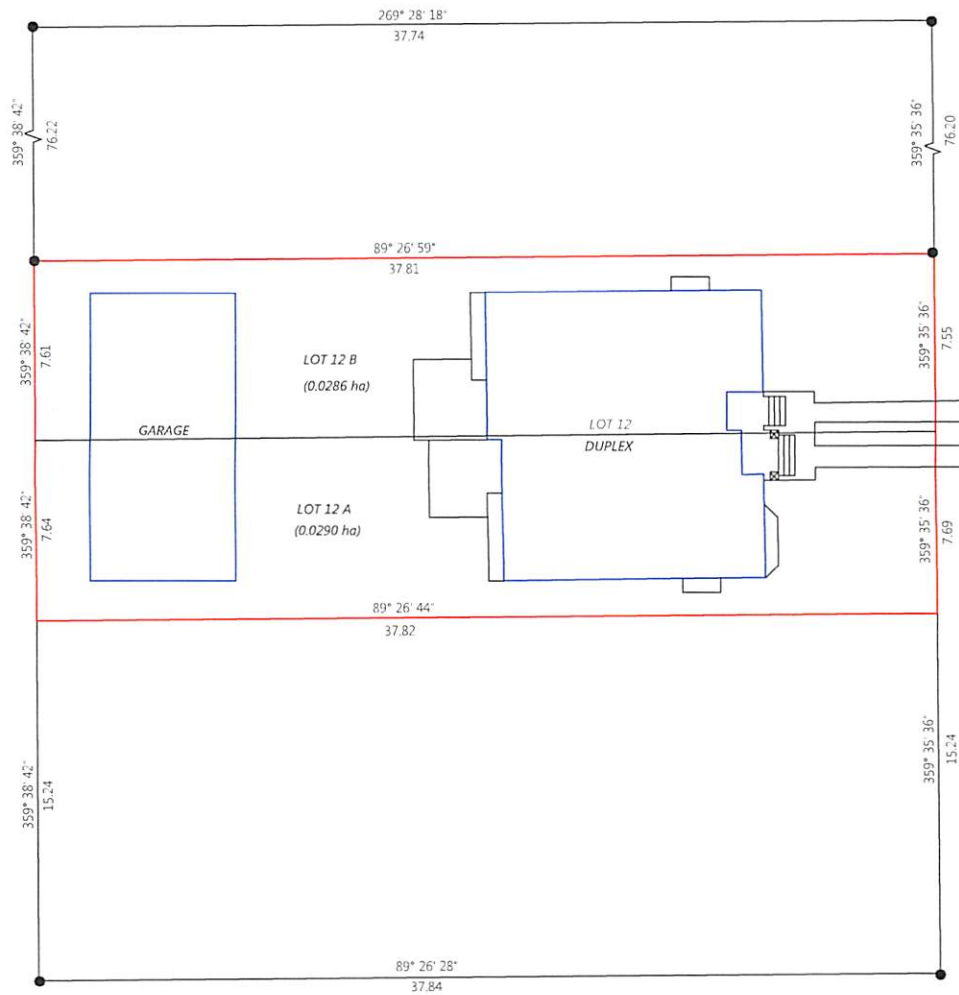
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #232584713-001

Enclosure(s)



TENTATIVE PLAN

SHOWING SUBDIVISION OF
LOT 12, BLOCK 8, PLAN 1463KS
IN
SW $\frac{1}{4}$ SEC. 13 - TWP. 53 - RGE. 24 - W4M

EDMONTON, ALBERTA

Note:

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

Scale: 1:200



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

Job # : SA 16-232 TEN

Drawn by: MT

Checked by: RH

Thursday, December 1, 2016
9:30 am



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 48

PRESENT	April Gallays, Acting Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	April Gallays That the Subdivision Authority Agenda for the December 1, 2016 meeting be adopted.	
FOR THE MOTION	April Gallays	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	April Gallays That the Subdivision Authority Minutes for the November 24, 2016 meeting be adopted.	
FOR THE MOTION	April Gallays	CARRIED
3.	OLD BUSINESS	
1.	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
MOVED	April Gallays That the application for subdivision be Approved as Amended.	
FOR THE MOTION	April Gallays	CARRIED
4.	NEW BUSINESS	
1.	LDA16-0053 179555900-001	Tentative plan of subdivision to create 145 single detached residential lots and one (1) Public Utility lot, from the east half of the SE 5-52-25-W4M, the west half of the SE 5-52-25-W4M and the SW 5-52-25-4, located north of 23 Avenue NW and west of 184 Street NW; RIVER'S EDGE
MOVED	April Gallays That the application for subdivision be Approved as Amended.	
FOR THE MOTION	April Gallays	CARRIED

2.	LDA16-0056 179560426-001	Tentative plan of subdivision to create 114 single detached residential lots, 8 row housing lots, one (1) commercial lot, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot, from the east half of the SE 5-52-25-W4M, the west half of the SE 5-52-25-W4M and the SW 5-52-25-W4M, located north of 23 Avenue NW and west of 184 Street NW; RIVER'S EDGE
MOVED		April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays CARRIED
3.	LDA16-0442 230422706-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 9, Plan 4014 HW, located south of 90 Avenue NW and east of 76 Street NW; IDYLWYLDE
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
4.	LDA16-0454 231142481-001	Tentative plan of subdivision to create one (1) additional industrial lot from a portion of the SW 27-53-25-W4M located north of 137 Avenue NW and east of 170 Street NW; MISTATIM INDUSTRIAL
MOVED		April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays CARRIED
5.	LDA16-0482 232058424-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 49, Plan 1815 AW, located north of 93 Avenue NW and east of 152 Street NW; SHERWOOD
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
6.	LDA16-0485 232150623-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 7, Plan 2831 HW, located north of 74 Avenue NW and east of 119 Street NW; BELGRAVIA
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
7.	LDA16-0490 232320281-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block D, Plan 4983 KS located south of 128 Avenue NW and east of 80 Street NW; BALWIN
MOVED		April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays CARRIED

8.	LDA16-0496 232431094-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 2, Plan RN24A, located north of 109 Avenue NW and west of 129 Street NW; WESTMOUNT	
MOVED		April Gallays That the application for subdivision be Approved.	
FOR THE MOTION		April Gallays	CARRIED
9.	LDA16-0497 232564456-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 7, Plan 600 MC, located south of 63 Avenue NW and east of 128 Street NW; GRANDVIEW HEIGHTS	
MOVED		April Gallays That the application for subdivision be Approved.	
FOR THE MOTION		April Gallays	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.		