

Thursday, June 25, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 25

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the June 25, 2020 meeting be adopted.		
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the June 18, 2020 meeting be adopted.		
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA20-0127 341173524-001	Tentative plan to subdivide a portion from Lot F, Block 2, Plan 3309 KS and consolidate that portion with adjacent Lot C, Block 2, Plan 3027 KS and create a portion of public road from Lots B and C, Block 2, Plan 3027 KS, located south of 2 Avenue SW and west of 66 Street SW; ELLERSLIE	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA15-0285 170832425-001	REVISION of conditionally approved tentative plan of subdivision to create 23 single detached residential lots and one (1) Public Utility Lot from Lots 12-16, Block 22, Plan 7274 AH, Lots 17-18, Block 22, Plan 7274 AH, Lots 19-21, Block 22, Plan 7274 AH, Block 22A, Plan 7274 AH, and Block 21B, Plan 7274 AH, located north of 124 Avenue NW and east of 48 Street NW; BERGMAN	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	CARRIED

3.	LDA20-0143 362104156-001	Tentative plan to subdivide a portion from Block 12, Plan 5129AJ to consolidate with Lot 3, Block 5, Plan 2045TR located south of 64 Avenue and west of 30 Street; SOUTHEAST INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA20-0144 362133063-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 16, Plan 6773 MC , located north of 42 Avenue NW and east of Aspen Drive NW; ASPEN GARDENS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA20-0153 361798808-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 56, Plan 8289 ET, located south of 98 Avenue NW and east of 151 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.	



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 25, 2020

File No. LDA20-0127

Aplin & Martin Consultants Ltd.
606 - 10117 Jasper Avenue NW
Edmonton, AB T5J 1W8

ATTENTION: Jason West

RE: Tentative plan to subdivide a portion from Lot F, Block 2, Plan 3309 KS and consolidate that portion with adjacent Lot C, Block 2, Plan 3027 KS and create a portion of public road from Lots B and C, Block 2, Plan 3027 KS, located south of 2 Avenue SW and west of 66 Street SW; **ELLERSLIE**

I The Subdivision by Plan is APPROVED on June 25, 2020, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to include the dedication of 66 Street SW to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that, subject to Condition I(4) above, the owner clear and level 66 Street SW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services;
5. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I(1) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner submits redline revisions or resubmits engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner constructs a southbound right turn-bay and taper on 66 Street SW to an arterial roadway standard including channelization, accesses, intersections, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs 4 Avenue SW to an approved Complete Streets design and cross-section, including all access locations and sidewalk on the north side between 66 Street SW and the access of Lot F, Block 2, Plan 3309 KS, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path including all necessary curb ramps, to an approved cross-section that meets the City of Edmonton Complete Streets Design and Construction standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.
11. that the owner pays for the installation of "no parking" signage on 4 Avenue SW for emergency vehicle access, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs water main extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner installs fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner maintain the proposed Low Impact Development (LID) measures such as bioswales, bumpouts and cul-de-sac islands for 3 years, to the satisfaction of EPCOR Drainage Services;
15. that the owner is responsible for the removal of the existing accesses to 66 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

16. 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.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve for the subject area was previously addressed as Park Reserve dedication through registered Plan 3309 KS.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #341173524-001

Enclosures

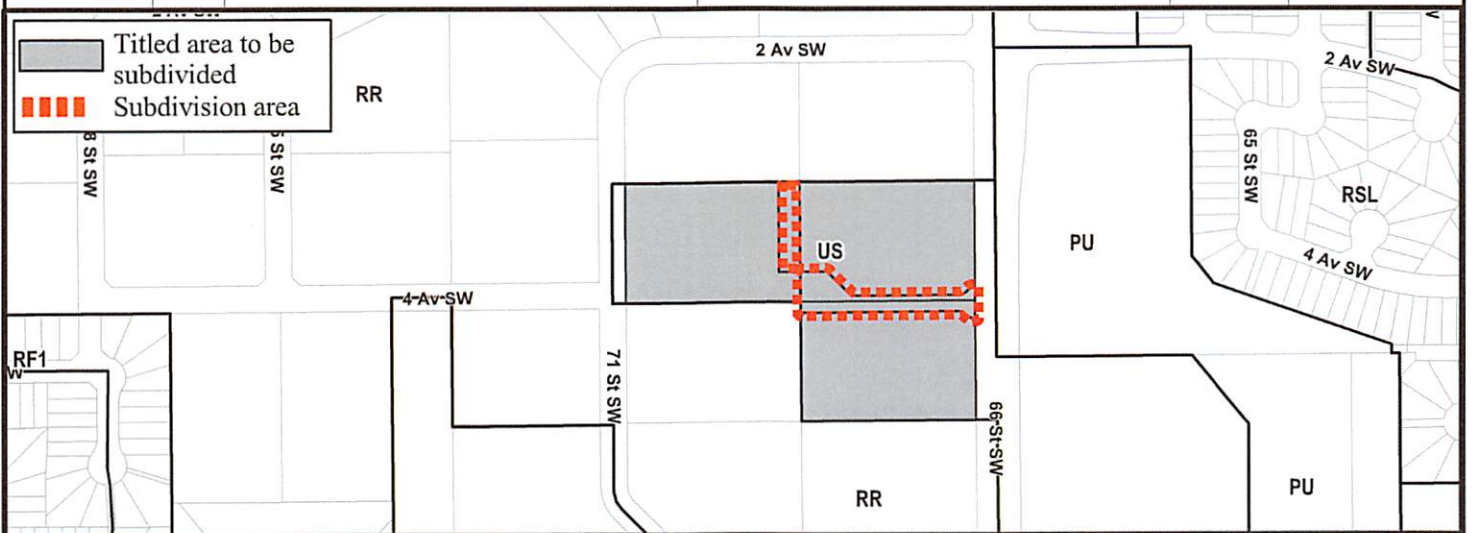
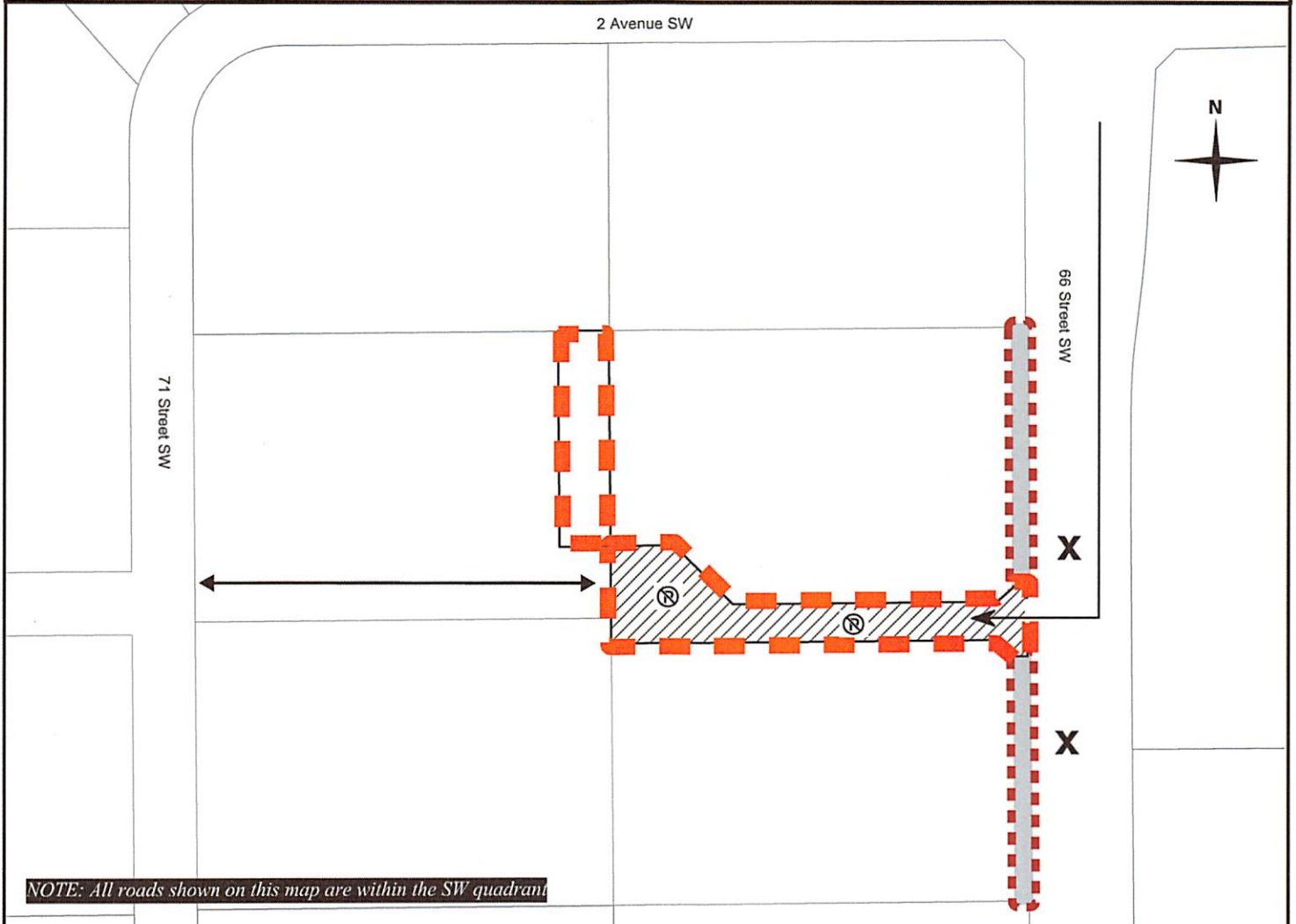
SUBDIVISION CONDITIONS OF APPROVAL MAP





June 25, 2020

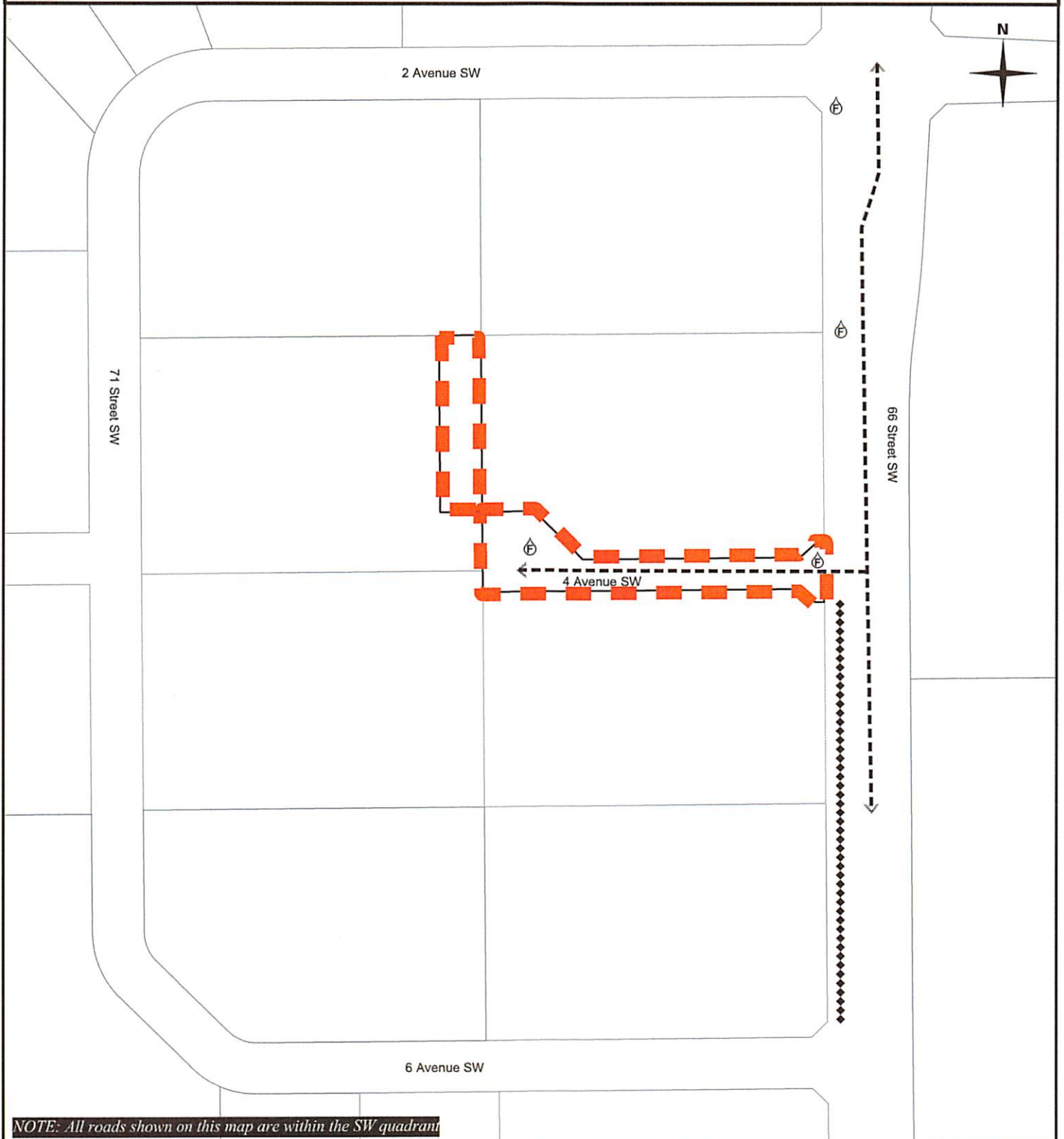
LDA20-0127

- Limit of proposed subdivision
- Amend subdivision boundary
- Dedicate as road right of way
- Emergency access easement

- No parking signage
- Remove access
- Construct turn-bay and taper
- Construct to an approved Complete Streets design and cross-section



-  Limit of proposed subdivision
-  Fire hydrant
-  3 m hard surface shared use path
-  Watermain extension



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



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 25, 2020

File No. LDA15-0285

Don Grimble
7331 118A Street NW
Edmonton, AB T6G 1V3

ATTENTION: Don Grimble

RE: REVISION of conditionally approved tentative plan of subdivision to create 23 single detached residential lots and one (1) Public Utility Lot from Lots 12-16, Block 22, Plan 7274 AH, Lots 17-18, Block 22, Plan 7274 AH, Lots 19-21, Block 22, Plan 7274 AH, Block 22A, Plan 7274 AH, and Block 21B, Plan 7274 AH, located north of 124 Avenue NW and east of 48 Street NW; **BERGMAN**

LDA18-0285 was conditionally approved on March 3, 2016. This first change request adds three (3) single detached lots and one (1) Public Utility Lot.

I The Subdivision by Plan is APPROVED on June 25, 2020, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure II; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall 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 constructs 47 Street NW to a 9 metre (m) urban local roadway standard, including sidewalks and lighting, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. That the owner upgrade existing 124A Avenue NW to a minimum 6 m wide temporary roadway for secondary emergency access purposes, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I. This construction will be required prior to CCC (or when required by Subdivision and Development Coordination);
8. that the owner construct residential alleys, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner maintains the Storm Water Management Facility (SWMF), which is to be constructed as a Low Impact Development (LID) bioretention basin, for two (2) years, to the satisfaction of EPCOR Drainage Services Inc.;
10. that the owner designs and constructs the ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
11. that the owner constructs underground utilities including watermains, culverts and storm sewer main extension, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II; and
12. that the owner is responsible for the landscape design and construction within the Public Utility Lot and road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Pursuant to Section 663 of the Municipal Government Act, there is no Municipal Reserve (MR) entitlement for Lots 12-16, Block 22, Plan 7274 AH, Lots 17-18, Block 22, Plan 7274 AH, Lots 19-21, Block 22, Plan 7274 AH, Block 22A, Plan 7274 AH, and Block 21B, Plan 7274 AH because the area to be subdivided is less than 0.8 hectares.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #170832425-001

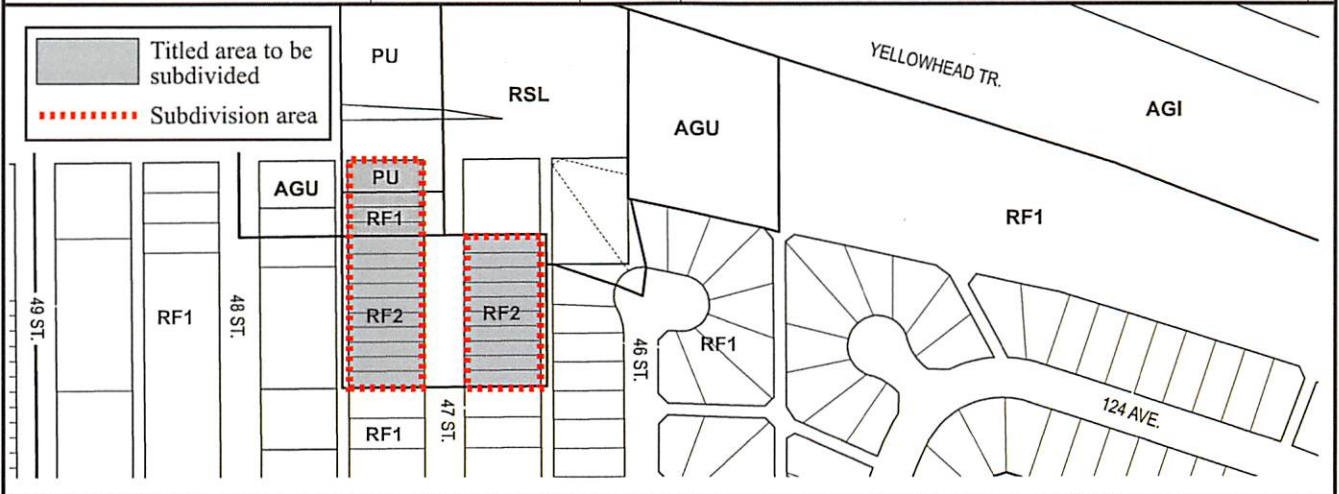
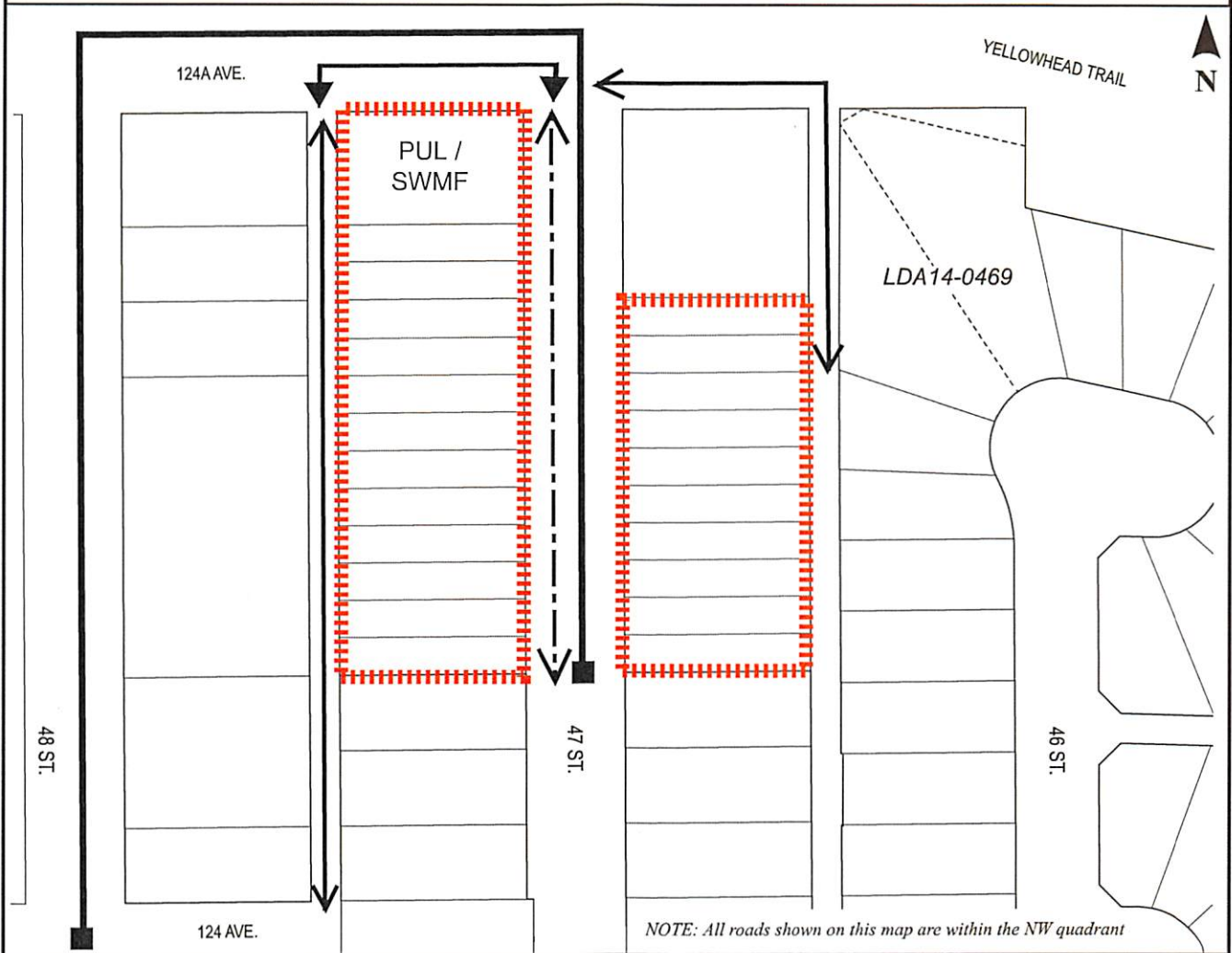
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 25, 2020

LDA15-0285

- Limit of proposed subdivision
- 9 m local roadway
- Temporary roadway
- Residential alley
- 200 mm water main connection



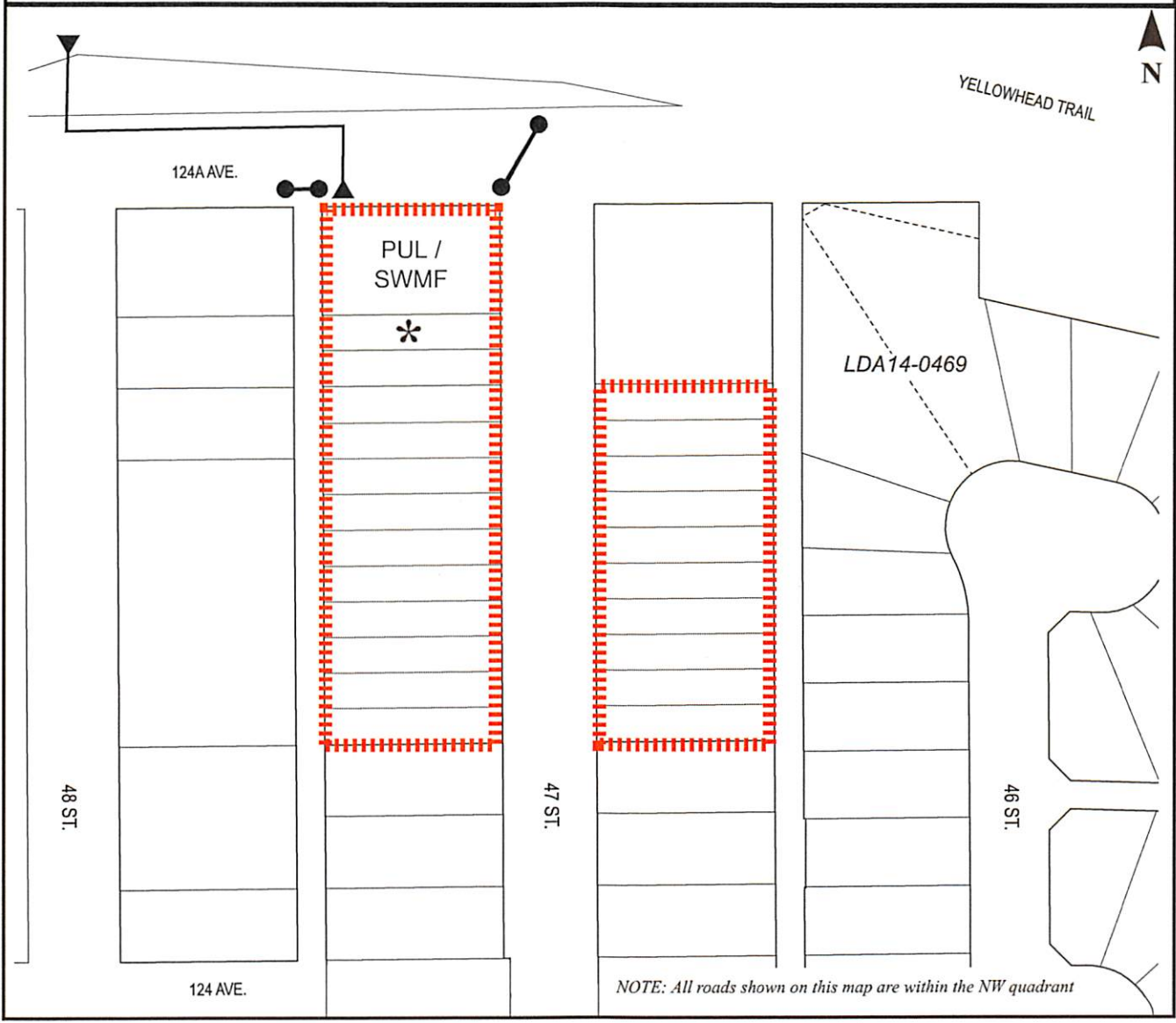
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 25, 2020

LDA15-0285

- Limit of proposed subdivision
- Restrictive covenant re: freeboard

- Culvert
- Storm sewer connection





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 25, 2020

File No. LDA20-0143

Permit Masters
920-736 8 Avenue SW
Calgary Alberta, AB T2P 1H4

ATTENTION: Bryan Romanesky

RE: Tentative plan to subdivide a portion from Block 12, Plan 5129AJ to consolidate with Lot 3, Block 5, Plan 2045TR located south of 64 Avenue and west of 30 Street; **SOUTHEAST INDUSTRIAL**

I The Subdivision by Plan is APPROVED on June 25, 2020, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 0.175 ha by a Deferred Reserve Caveat (DRC) registered against Block 12, Plan 5129AJ pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Lot 3, Block 5, Plan 2045TR and Block 12, Plan 5129AJ, a claim of interest by caveat of the Deferred Servicing Agreement 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., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate a 6 m x 6 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (2) require that upon the further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, 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; and
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

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

MR for Lot 3, Block 5, Plan 2045TR was addressed by dedication. MR for Block 12, Plan 5129AJ in the amount of 0.175 ha is being provided by a DRC with this subdivision.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

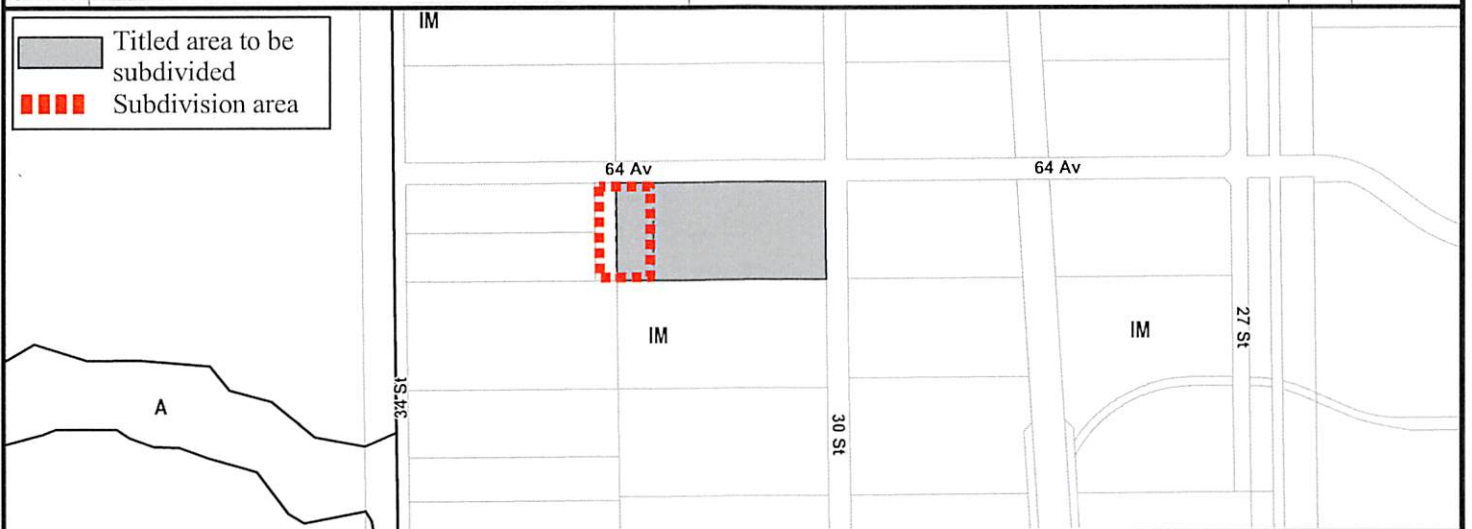
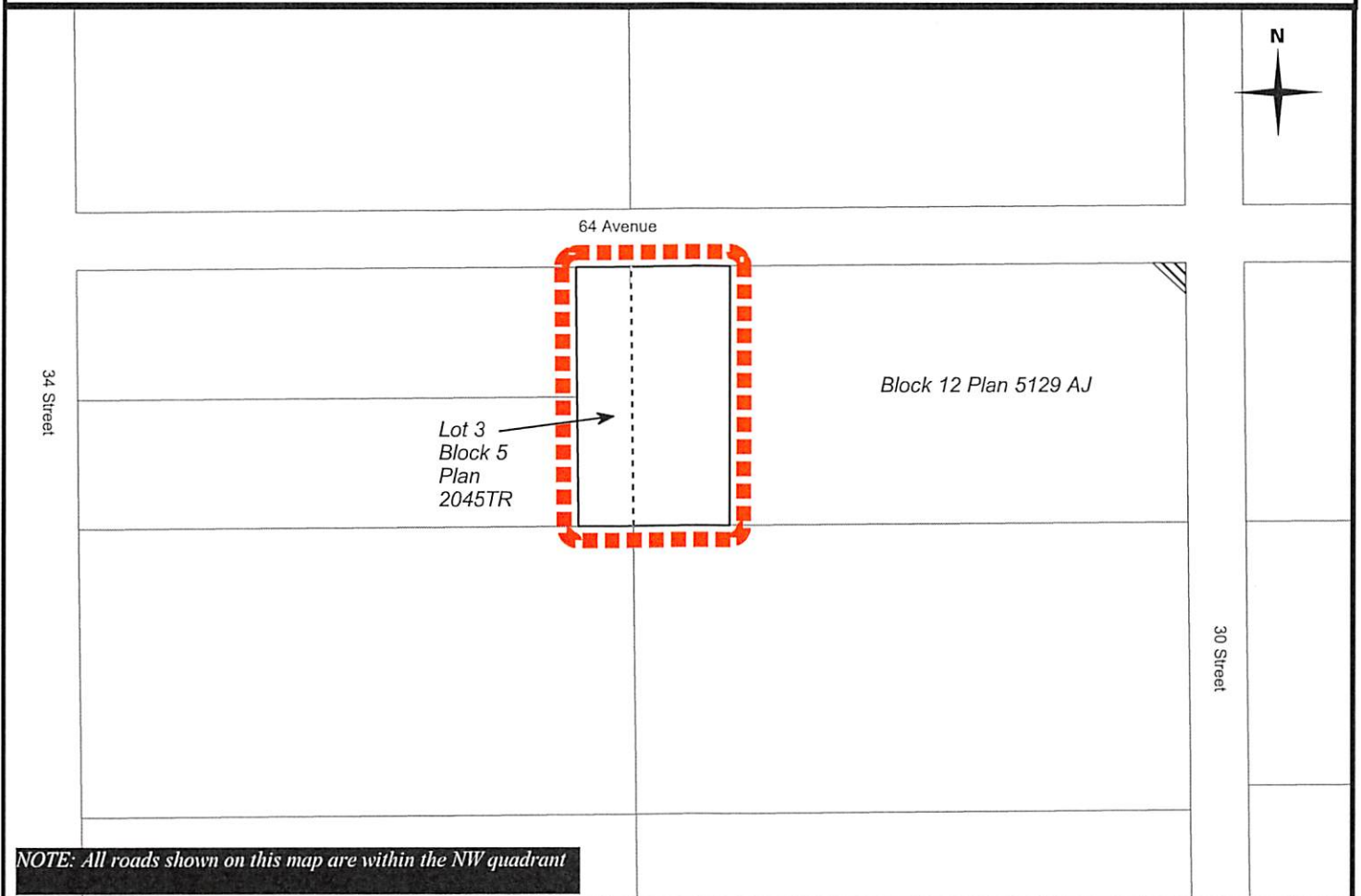


Blair McDowell
Subdivision Authority

BM/mb/Posse #362104156-001

Enclosure

- Limit of proposed subdivision
- Dedicate as road right of way (6 x 6 m)





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 25, 2020

File No. LDA20-0144

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 16, Plan 6773 MC , located north of 42 Avenue NW and east of Aspen Drive NW; **ASPEN GARDENS**

The Subdivision by Plan is APPROVED on June 25, 2020, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/tv/Posse #362133063-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to Aspen Drive West. Upon redevelopment of proposed Lot 2B, the existing residential access to Aspen Drive West must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

- 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- 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. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 14.4 m west of the east property line of existing Lot 2 off of the lane. The existing storm service enters the proposed subdivision approximately 12.8 m west of the east property line of existing Lot 2 off Aspen Drive West. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

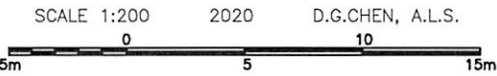
SHOWING SUBDIVISION OF

LOT 2, BLOCK 16, PLAN 6773 M.C.

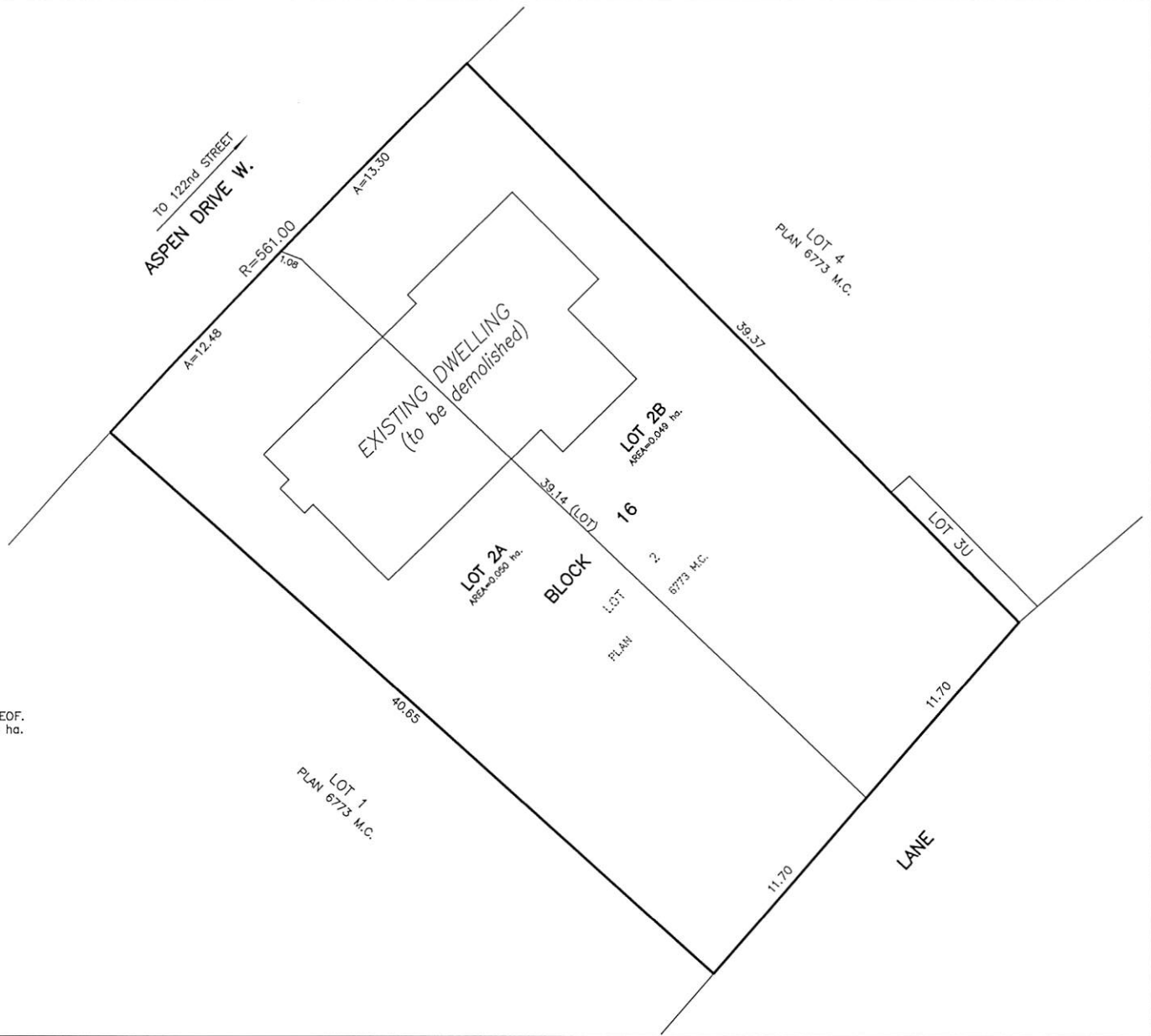
WITHIN

N.E.1/4 SEC.12-52-25-4

EDMONTON ALBERTA



NOTE:
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH BOUNDED THUS. AND CONTAINS 0.10 ha.



HAGEN SURVEYS (1982) LTD.
 8929-20 STREET, EDMONTON. Ph: 464-5506

	DRAWN BY: J.H.
	CALC'D. BY: -
	DATE: May 07, 2020 REVISED: June 22, 2020
	FILE NO. 20S0197
	DWG.NO. 20S0197T



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 25, 2020

File No. LDA20-0153

Murat Niksic
1104 140 Street NW
Edmonton, AB T5N 2L8

ATTENTION: Murat Niksic

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 56, Plan 8289 ET, located south of 98 Avenue NW and east of 151 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is **APPROVED** on June 25, 2020, subject to the following condition:

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

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

Blair McDowell
Subdivision Authority

BM/cs/Posse #361798808-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 151 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 151 Street NW. Upon redevelopment of the proposed northern lot, the existing residential access to 151 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

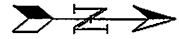
Building / Site

- 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

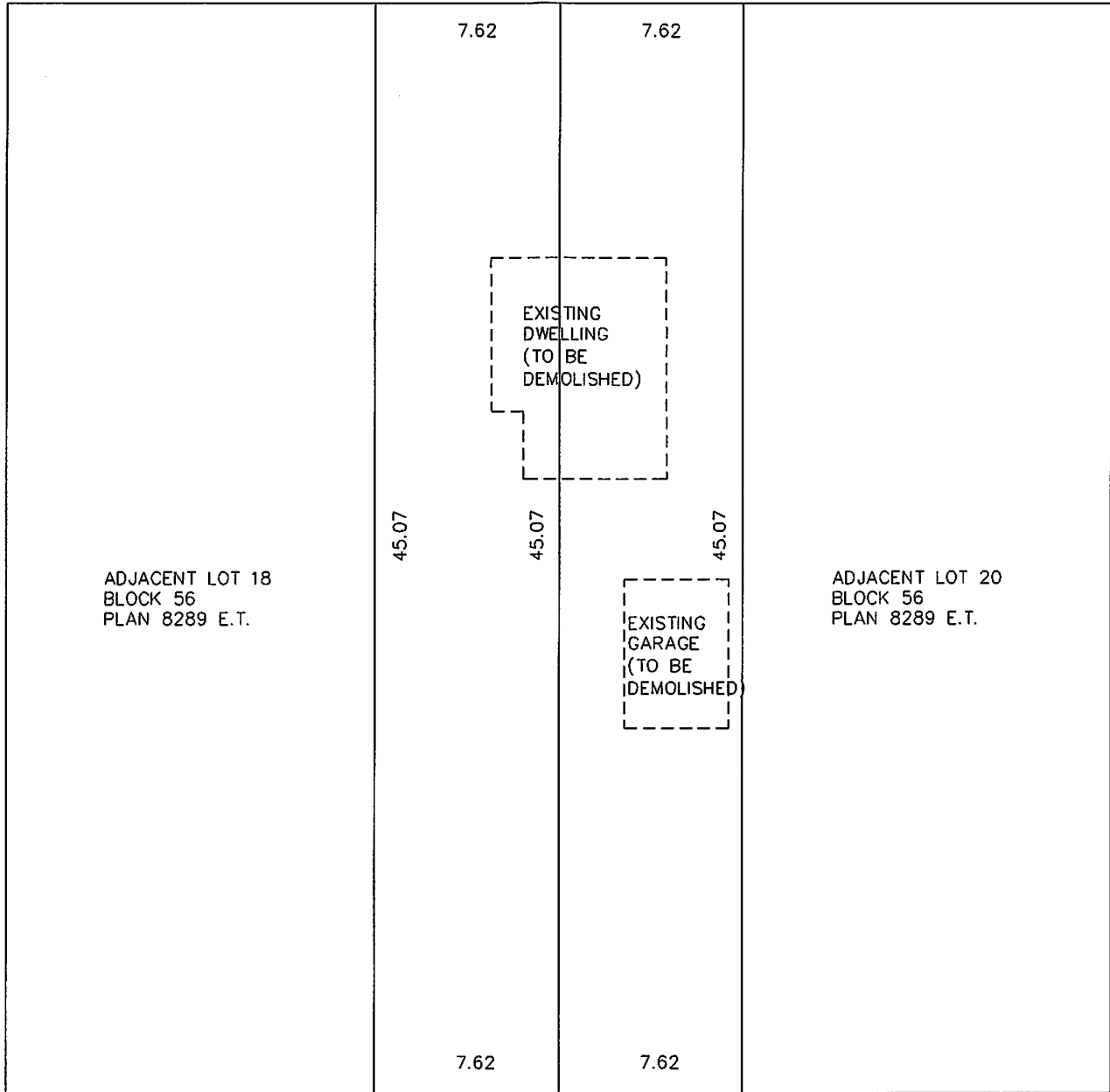
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.08 m north of the south property line of Lot 19 off 151 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).

151 STREET



LOT 19
BLOCK 56
PLAN 8289 E.T.

TO 98 AVENUE →



LINE

TITLE: PROPOSED SUBDIVISION PLAN

LEGAL DESCRIPTION: LOT 19, BLOCK 56, PLAN 8289 E.T.

STREET ADDRESS: 9741 151 STREET NW

NOTE: EXISTING DWELLING AND GARAGE WILL BE DEMOLISHED. EACH LOT WILL BE USED FOR A SINGLE DWELLING DEVELOPMENT. PLAN DRAWN BY MURAT NIKSIC BASED ON AN EXISTING REAL PROPERTY REPORT.