

Thursday, November 26, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 47

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 26, 2020 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the November 19, 2020 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA20-0296
374418947-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block N, Plan 5KS, located north of 89 Avenue NW and east of 89 Street NW; BONNIE DOON |
| 2. | LDA20-0302
357679781-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 15, Plan 2938 HW located south of 72 Avenue NW and east of 119 Street NW; BELGRAVIA |
| 3. | LDA20-0319
374277545-001 | Tentative plan of subdivision to subdivide 1.10 ha portion from Block C, Plan 2887 AQ and consolidate with Block D, Plan 2887 AQ, located north of 167 Avenue NW and west of 66 Street NW; SCHONSEE |

5. OTHER BUSINESS



Subdivision Authority

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

November 26, 2020

File No. LDA20-0296

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block N, Plan 5KS, located north of 89 Avenue NW and east of 89 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on November 26, 2020, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage 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 owner shall dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure II;
3. that subject to Condition 2, the owner shall remove all landscaping and existing structures (including retaining wall and concrete steps) as required for road right-of-way dedication, to the satisfaction of Subdivision and Development Coordination; and
4. 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 #374418947-001

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 89 Avenue NW. Upon redevelopment of proposed Lot 12B, the existing residential access to 89 Avenue 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.

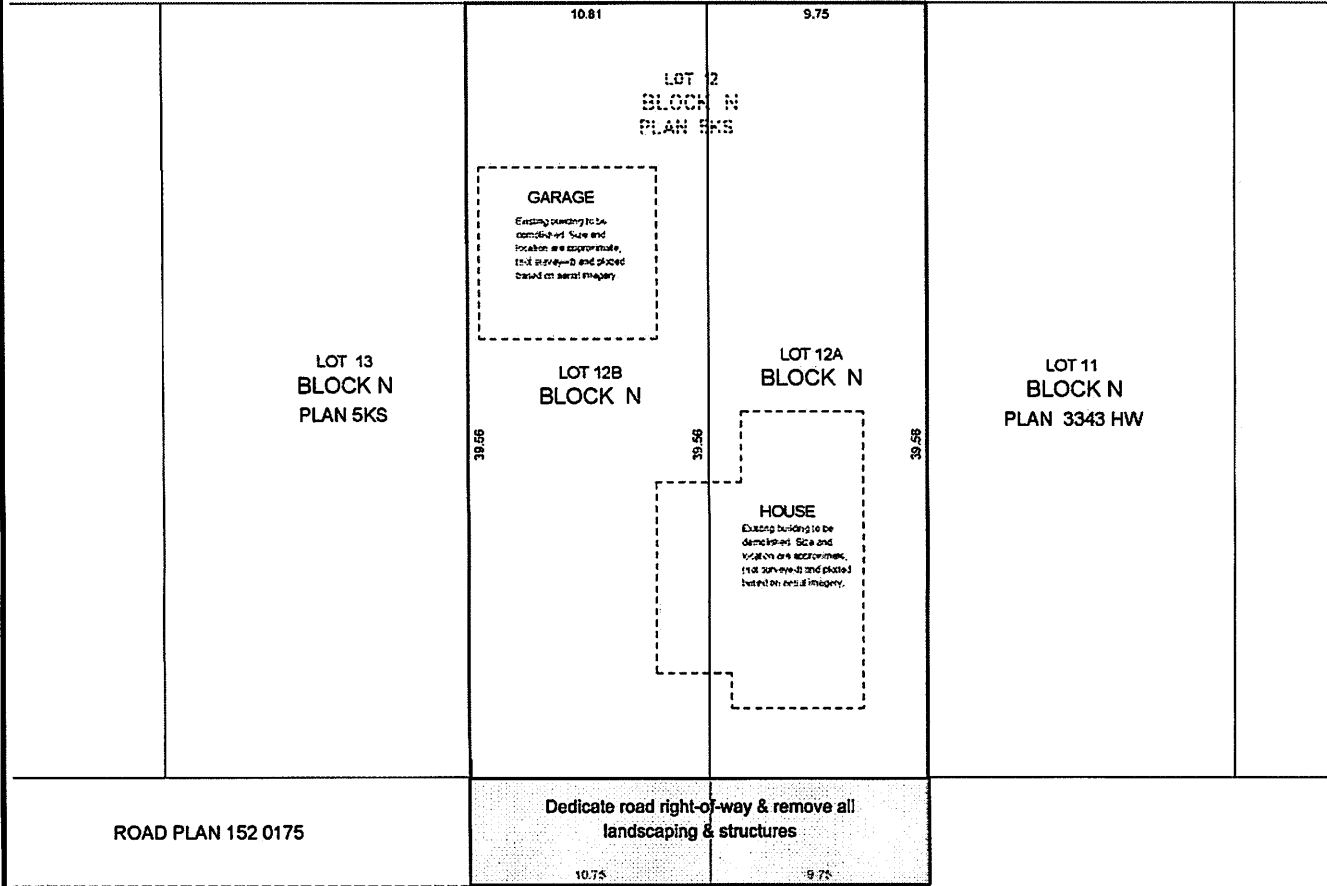
Servicing

- 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 7.28 m east of the west property line of existing Lot 12 off 89 Avenue 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).

Enclosure II



LANE

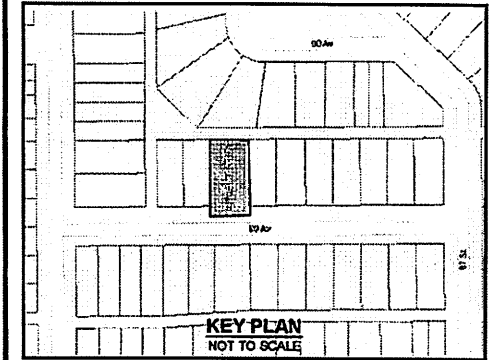


89 AVENUE NW

ACCENT INFILLS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- 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 RFS.
- PLAN TO BE SUBMITTED SHOWN OUTLINED THUS: _____ AND CONTAINS 0.00 Ha.



REV. NO.	DATE	ITEM	BY
2	OCT. 2020	LOT SPLIT	CH
1	OCT. 2020	T-PLAN	GN

REVISIONS

BONNIE DOON

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 12, BLOCK N, PLAN 5KS

WITHIN THE

RIVER LOT SEC. 23 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-7047
 Email: info@palsgeomatics.com
 10704-175 Street NW, Edmonton, Alberta T5E 3K7

FILE NO.	12061477	DRAFTED BY:	CH	CHECKED BY:	
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Subdivision Authority

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

November 19, 2020

File No. LDA20-0302

Century 21
312 Saddleback Road
Edmonton, AB T6J 4R7

ATTENTION: Sean Gerke

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 15, Plan 2938 HW located south of 72 Avenue NW and east of 119 Street NW;
BELGRAVIA

The Subdivision by Plan is REFUSED on November 19, 2020 for the following reasons:

1. The proposed subdivision does not comply with the minimum development regulation identified in Section 110.4(1)(b) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF1) Single Detached Residential Zone. The minimum site width identified in the RF1 Zone for single detached housing is 7.50 metres. The Edmonton Zoning Bylaw 12800 defines Site Width as “the horizontal distance between the side boundaries of the Site measured at a distance from the Front Lot Line equal to the required Front Setback for the Zone”. The Front Setback is 3.0 metres when a lot fronts onto a treed landscaped boulevard and vehicular access is from a lane (Section 110.4(8)(a)). Based on this criteria, the site width of proposed Lot 12A is 7.16 metres which is deficient by 0.34 metres or 4.5%. Furthermore, the site width of proposed Lot 12B is 7.13 metres and it is deficient by 0.37 metres or 4.9%; and
2. The proposed subdivision will create two non-conforming lots that do not meet the site width development regulation in the Edmonton Zoning Bylaw 12800. This situation will create unnecessary hardship for existing and future landowners. Landowners wishing to further develop or redevelop their site will require a Development Permit variance.

Enclosure I 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.

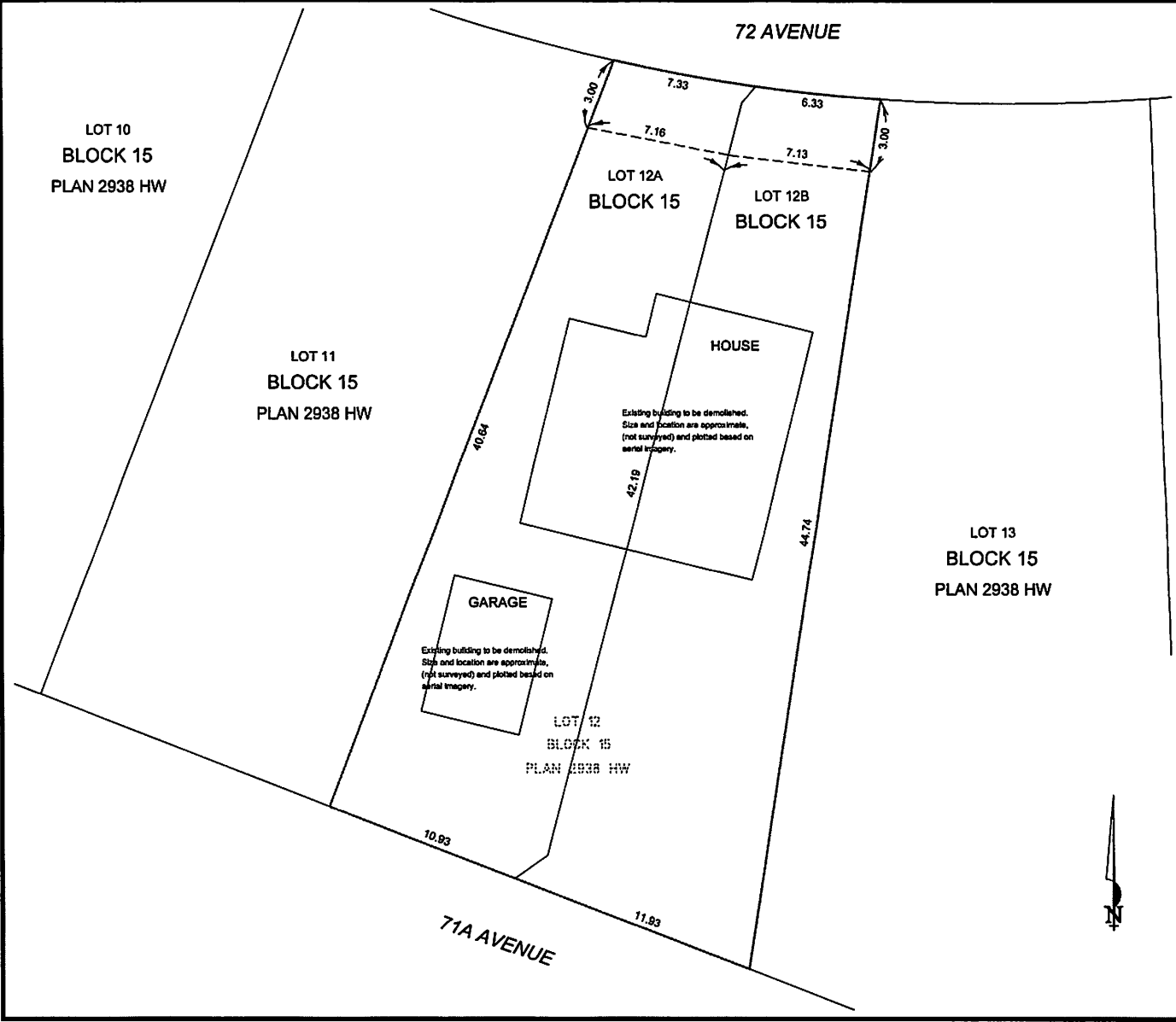
If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

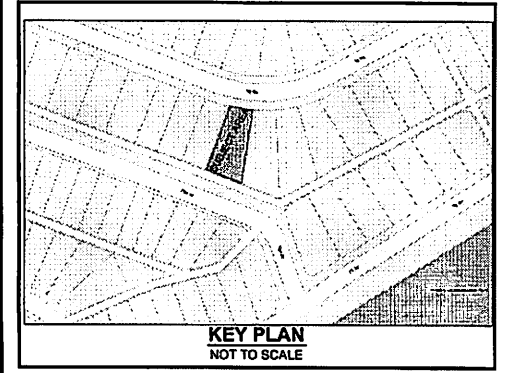
BM/tv/Posse #357679781-001

Enclosure(s)



DAYTONA HOMES

- NOTES**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - 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 R.F.1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
 - AND CONTAINS: 0.076 ha.



REV. NO.	DATE	ITEM	BY
0	JULY 18, 2018	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

BELGRAVIA
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 12, BLOCK 15, PLAN 2938 HW
WITHIN THE
N.W. 1/4 SEC. 19 - TWP. 52 - RGE. 24 - W. 4th MER.
EDMONTON, ALBERTA

1234
SCALE: 1:200

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

FILE NO. 018001177 DRAFTED BY: AN CHECKED BY: DS



Subdivision Authority

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

November 26, 2020

File No. LDA20-0319

10th Floor, City of Edmonton
10111 104 Avenue NW
Edmonton, AB T5J 0J4

ATTENTION: David Tymchuk

RE: Tentative plan of subdivision to subdivide 1.10 ha portion from Block C, Plan 2887 AQ and consolidate with Block D, Plan 2887 AQ, located north of 167 Avenue NW and west of 66 Street NW; **SCHONSEE**

I The Subdivision by Plan is APPROVED on November 26, 2020, subject to the following conditions:

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

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

Municipal Reserve for Block C, Plan 2887 AQ was addressed by dedication with LDA08-0136.

Municipal Reserve for Block D, Plan 2887 AQ was addressed by dedication and money in place with LDA12-0334.

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/sm/Posse #374277545-001

Enclosure(s)

Thursday, November 19, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 46

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the November 19, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the November 12, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA20-0259 371687354-001	Tentative plan of subdivision to create 100 single detached residential lots from the SW 21-51-25-W4M located south of Keeping Way SW and west of Knox Place SW; KESWICK
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA20-0278 373541816-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 1, Plan 3238KS, located north of 101 Avenue NW and east of 75 Street NW; TERRACE HEIGHTS
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA20-0298 374585663-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 11, Plan 5514 NY, located north of 57 Avenue NW and east of 109A Street NW; PLEASANTVIEW

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA20-0307 374954796-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 69, Plan 2927 HW, located south of 110 Avenue NW and east of 150 Street NW; HIGH PARK	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA20-0308 375002009-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 33, Block 8, Plan 3543 HW, located north of 66 Avenue NW and west of 105 Street NW; ALLENDALE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA20-0310 374854890-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 13, Plan RN73, located south of 122 Avenue NW and west of 102 Street NW; WESTWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA20-0312 374921283-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 16 & 17, Block 4, Plan 6042Q, located north of 76 Avenue NW and east of 97 Street NW; RITCHIE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:05 a.m.		