

Thursday, April 4, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 13

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 4, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the March 28, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA18-0515 291404226-001	Tentative plan of subdivision to create 22 row housing lots and three (3) Multiple Family Lots, from the NW and SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA17-0722 270002288-001	REVISION of conditionally approved tentative plan of subdivision to create 56 row housing lots and one (1) multiple family lot (MFL), from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; ROSENTHAL
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA19-0076 305470195-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 13, Plan 1909 HW, located direction of Avenue and direction of Street; GLENWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA19-0085 303456785-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 15, Plan 5068 HW, located north of 122 Avenue NW and west of 131 Street NW; SHERBROOKE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0093 305456857-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28 and the east half of Lot 29, Block 5, Plan 5765 Q, located north of 74 Avenue NW and east of 108 Street NW; QUEEN ALEXANDRA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA19-0095 306559908-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 1-2, Block 2, Plan 3079 EO, located north of 109 Avenue NW and east of 74 Street NW; VIRGINIA PARK
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

April 4, 2019

File No. LDA18-0515

Stantec Consulting Ltd.
1100 - 111 Dunsmuir Street
Vancouver, AB V6B 6A3

ATTENTION: John Steil

RE: Tentative plan of subdivision to create 22 row housing lots and three (3) Multiple Family Lots, from the NW and SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; **GRIESBACH**

I The Subdivision by Plan is APPROVED on April 4, 2019, 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 dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for 137 Avenue NW and Castle Downs Road NW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to include additional area for the residential lot flanking Castle Downs Road, in order to construct the noise attenuation fence on private property, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to exclude the southeast corner cut located at the intersection of 137 Avenue and Admiral Girouard Street, as that portion of roadway has already been dedicated with Plan 182 2492, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivisions LDA13-0495 be registered prior to or concurrent with this application to provide the alley required to serve the residential lots along the north boundary of the subdivision; and

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

II That the Servicing Agreement required in Clause I (1) 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 submit a Tree Inventory & Condition Report, to the satisfaction of Subdivision and Development Coordination, Integrated Infrastructure Services, Forestry and Open Spaces;
7. that the owner constructs a 3 m hard surface shared use path on Castle Downs Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I;
8. that the owner constructs a 1.8 m concrete sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;
9. that the owner construct a left turn bay including median modifications, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots flanking onto Castle Downs Road, as per the City of Edmonton Roadway Design Standards Drawing #5205, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for the installation of a traffic signal, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the

owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation; and

12. that the owner is responsible for the landscape design and construction within the 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.

MR for the NW and SW 29-53-24-4 was addressed by DRC with SUB/03-0065. The DRC will be reduced to account for the future LRT dedication and will carry forward on the remainder of the title.

Please be advised that clearing and leveling of Castle Downs Road (113A Street) NW will be required when LRT construction occurs, and future tree removal will be exempt from the collection of equitable compensation.

Due to future LRT construction, approved subdivision LDA13-0495 will require additional road right of way from some of the residential lots backing onto Castle Downs Road. In addition, the residential lot in the northwest corner will be revised to ensure that the noise attenuation fence is constructed on private property. Both of these changes will be included in the engineering drawings.

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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,



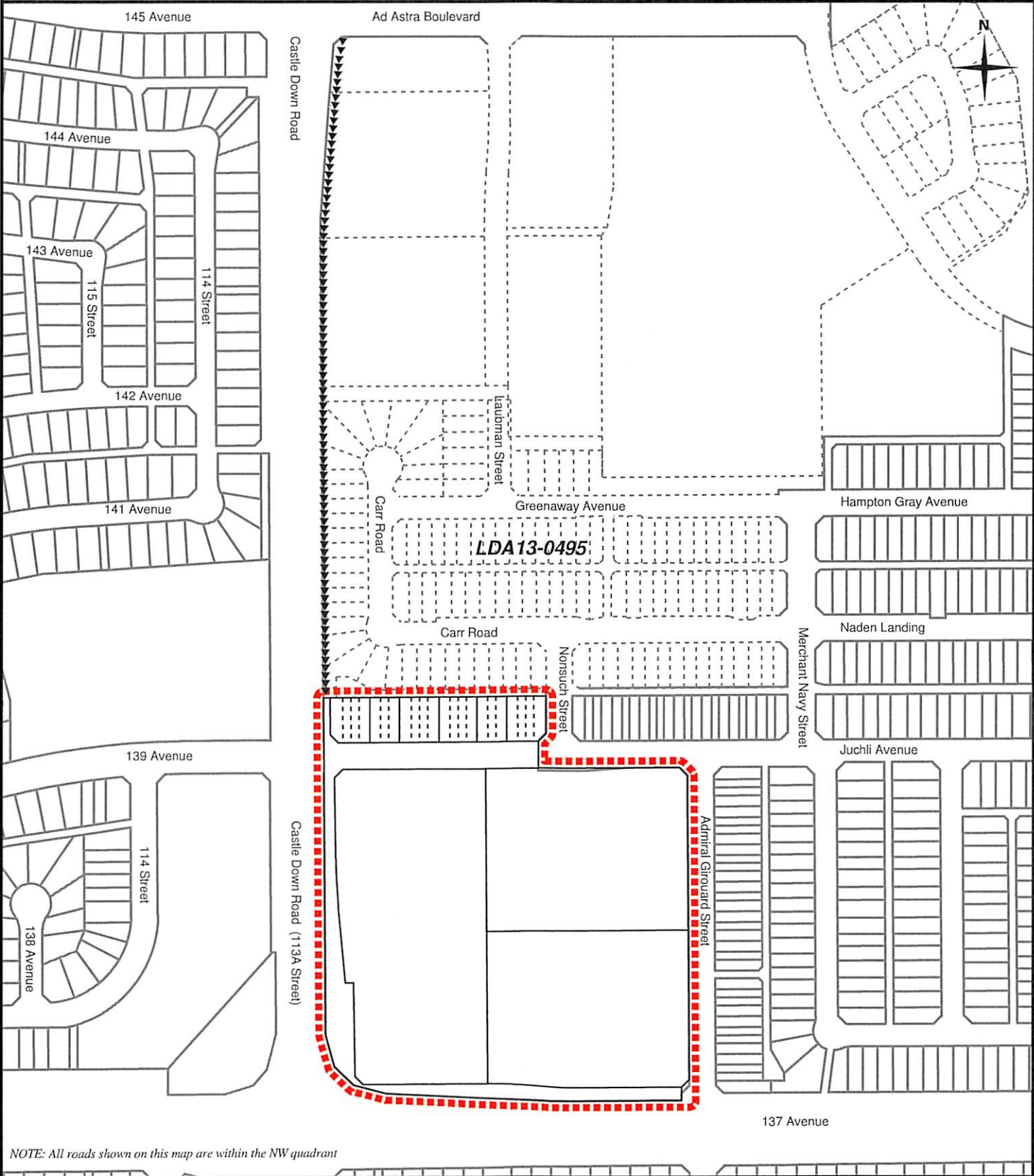
Blair McDowell
Subdivision Authority

BM/sm/Posse #291404226-001

Enclosure(s)

■■■■ Limit of proposed subdivision

➡➡➡ 1.8 m concrete sidewalk



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



Subdivision Authority

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

April 4, 2019

File No. LDA17-0722

IBI Group Inc.
300 - 10830 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Gage Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create 56 row housing lots and one (1) multiple family lot (MFL), from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; **ROSENTHAL**

The application was originally conditionally approved on November 8, 2018. The application has been revised to increase the total number of row housing units increased from 50 to 56. The subdivision boundary was amended to include the 231 Street NW arterial.

I The Subdivision by Plan is APPROVED on April 4, 2019, 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 approved subdivision LDA15-0605 be registered prior to or concurrent with this application; and
4. 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 (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
8. that the engineering drawings include identification of the abandoned well site, demonstrating that a 4 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the upgrade of the first two lanes of 231 Street NW from the north subdivision boundary to the future Public Utility Lot to an arterial roadway standard, including channelization, intersections, turn bays, 3 m shared use path on the east side, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the upgrade of the first two lanes of 231 Street NW from the future Public Utility Lot to Whitemud Drive and the first two lanes of Whitemud Drive from Winterburn Road (215 Street NW) to 231 Street NW to a rural 9 m wide arterial roadway standard, including channelization, accesses, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include intersection improvements to Whitemud Drive NW and 231 Street NW including left and right turn bays, to the satisfaction of Subdivision and Development Coordination;
12. that the owner constructs necessary storm infrastructure along the offsite permanent roadways to the proposed subdivision, to the satisfaction of Subdivision and Development Coordination;

13. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for the multifamily lot backing onto 231 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences wholly on privately-owned lands, 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.

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

Municipal Reserve (MR) for the SW 25-52-26-W4M was addressed by dedication and a Deferred Reserve Caveat (DRC) with LDA11-0420. The DRC will be reduced to account for the future dedication of arterial roadway. The DRC will carry forward on the remainder of the title.

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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.









Regards,

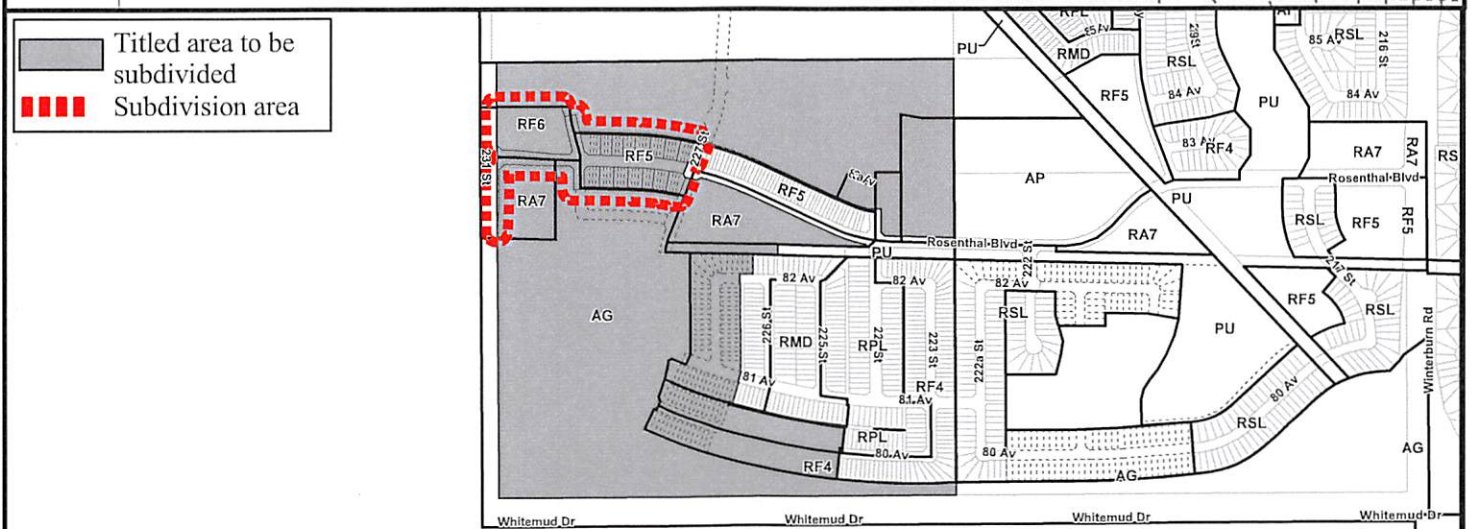
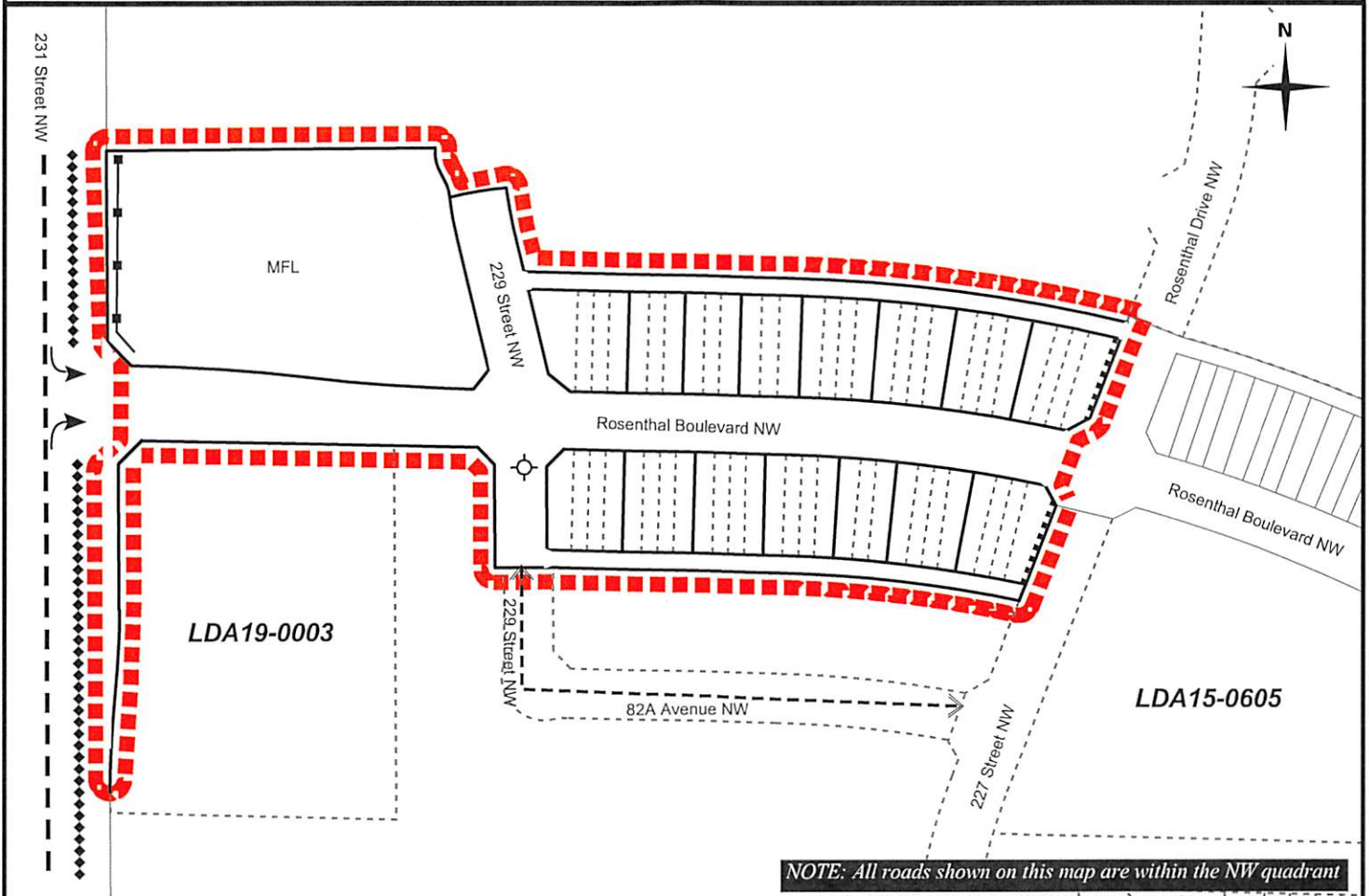





Blair McDowell
Subdivision Authority

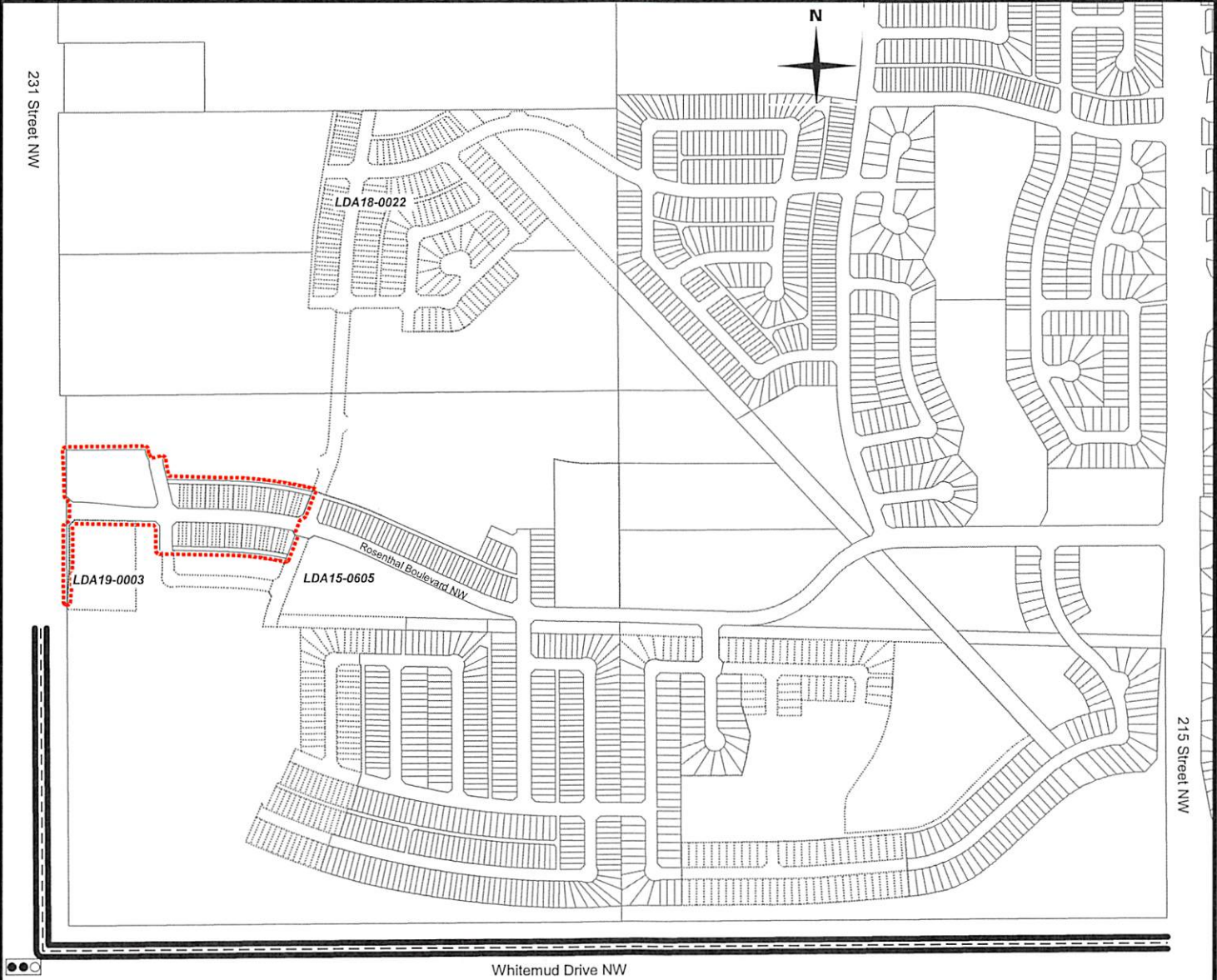
BM/sm/Posse #270002288-001

Enclosures

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  Turn Bays
-  Watermain extension
-  Abandoned well site
-  Noise attenuation fence
-  3 m hard surface shared use path
-  Construct first two lanes to an arterial roadway standard



-  Limit of proposed subdivision
-  Upgrade two lanes to a rural 9m roadway
-  Traffic signals



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



Subdivision Authority

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

April 4, 2019

File No. LDA19-0076

Delta Land Surveys Ltd.
9809 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 13, Plan 1909 HW, located direction of Avenue and direction of Street; **GLENWOOD**

The Subdivision by Plan is **APPROVED** on April 4, 2019, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. 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.

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #305470195-001

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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

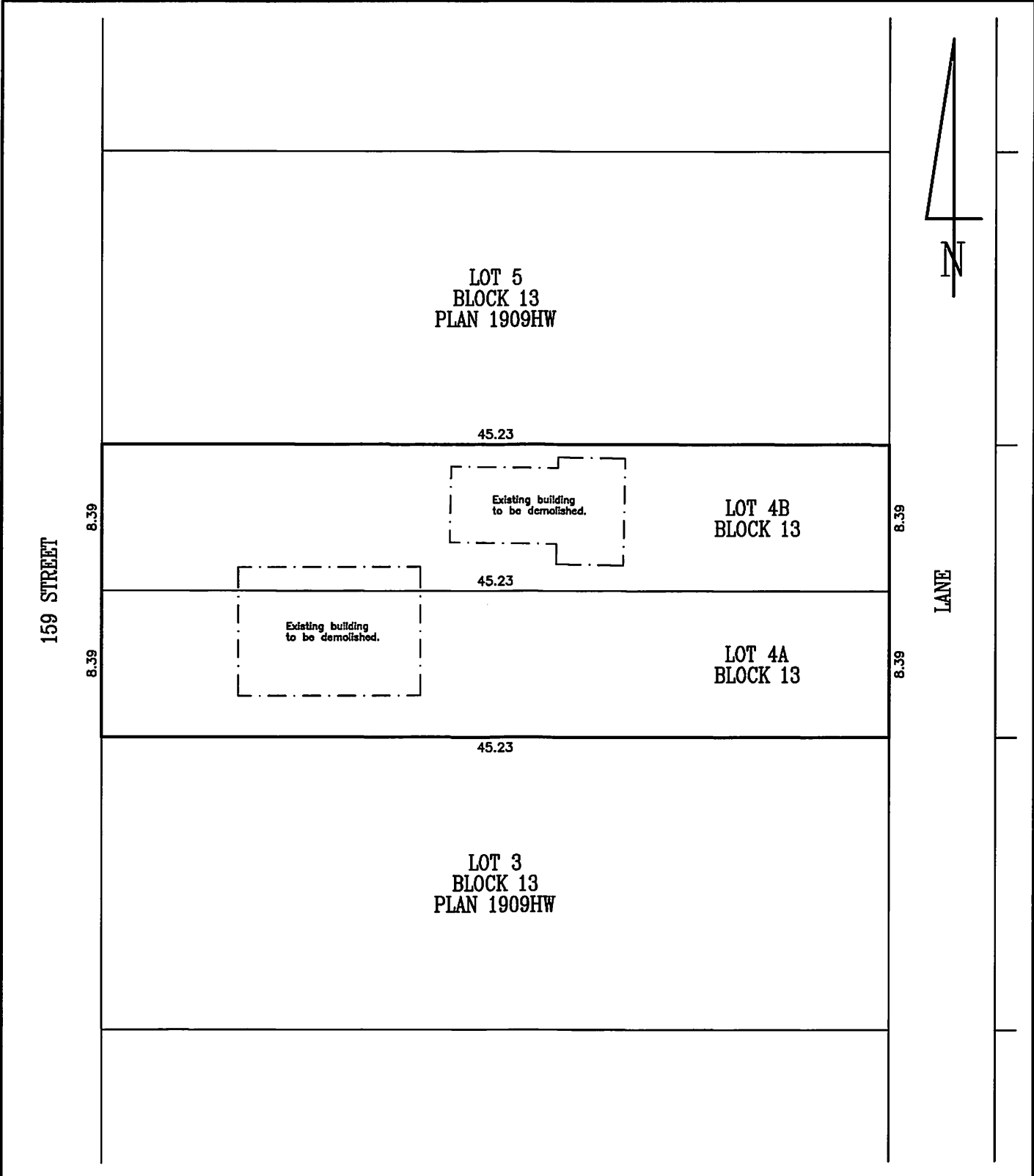
- There are existing boulevard trees adjacent to the site on 159 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 159 Street NW. Upon redevelopment of proposed Lot 4B, the existing residential access to 159 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.

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 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 11.8 m south of the north property line of Lot 4 off 159 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).



TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:
KEN CHEN

SHOWING PROPOSED SUBDIVISION OF
LOT 4, BLOCK 13, PLAN 1909HW
9713 - 159 STREET
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. LOT SIZE AND BUILDING LOCATIONS ARE DERIVED FROM ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT
PREPARED BY HAGEN SURVEYS (1982) LTD. DATED JAN. 09, 2003.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. 10460LTO | FEB. 21, 2019.



Subdivision Authority

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

April 4, 2019

File No. LDA19-0085

Zofia Janiszewska
8403 148 Avenue NW
Edmonton, AB T5E 2K9

ATTENTION: Zofia Janiszewska

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 15, Plan 5068 HW, located north of 122 Avenue NW and west of 131 Street NW;
SHERBROOKE

The Subdivision by Plan is **APPROVED** on April 4, 2019, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. 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.

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #303456785-001

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 (\$673.00 - 2019 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 131 Street NW and 122A Avenue 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 the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 122A Avenue NW. Upon redevelopment of the northernmost proposed lot, the existing residential access to 122A 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.

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 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 6.5 m south of the north property line of Lot 1 off the lane. The existing storm service enters the proposed subdivision approximately 8.35 m south of the north property line of Lot 1 off 131 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.
- 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 OF SUBDIVISION

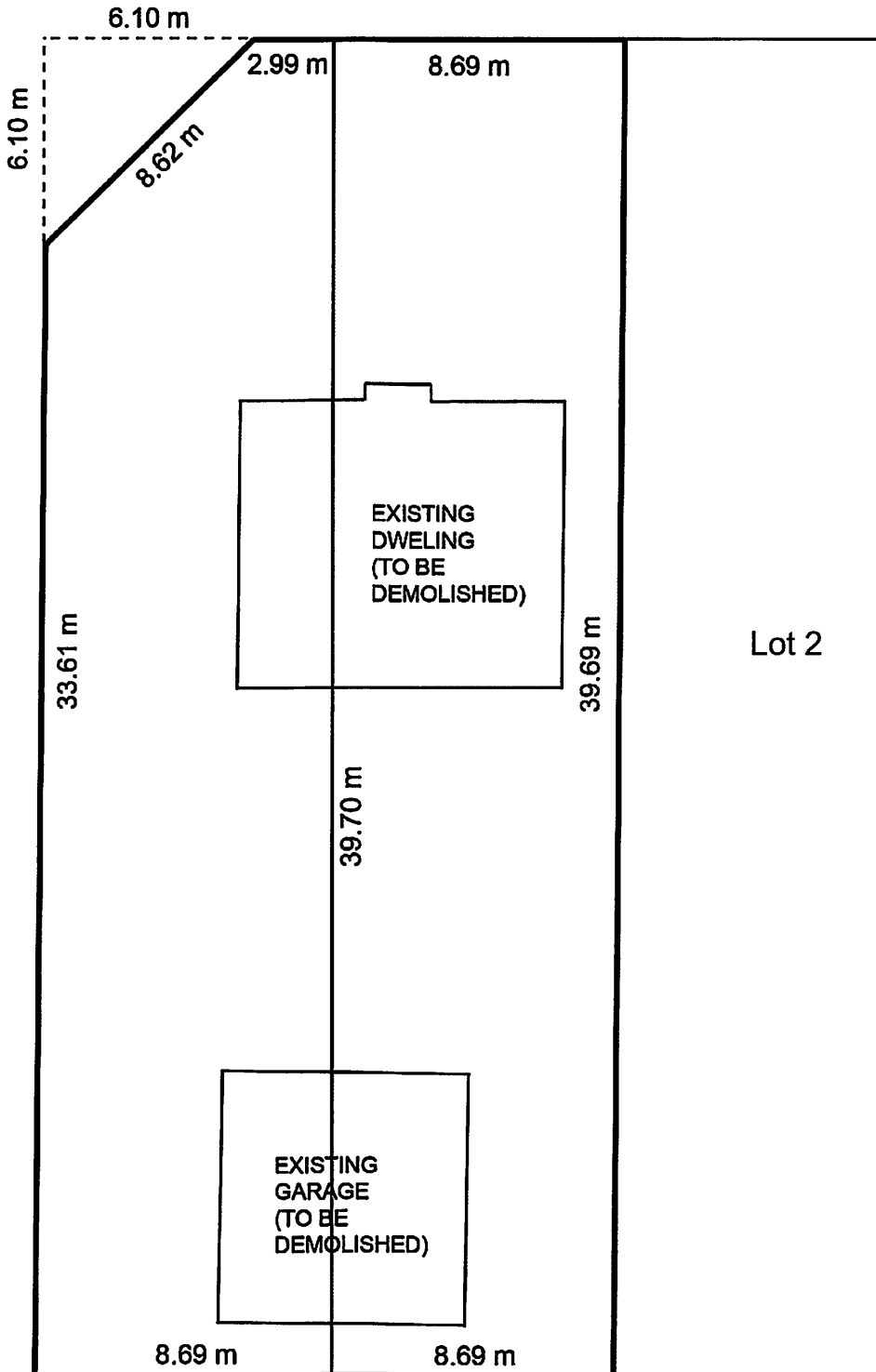
Legal Description: Lot 1, Block 15, Plan 5068 HW



TO 122 AVENUE 

131 STREET NW

122 A AVENUE



LANE



Subdivision Authority

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

April 4, 2019

File No. LDA19-0093

Northway Landscaping Ltd.
202 - 16220 Stony Plain Road NW
Edmonton, AB T5P 4A4

ATTENTION: Bora Gokcenlik

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28 and the east half of Lot 29, Block 5, Plan 5765 Q, located north of 74 Avenue NW and east of 108 Street NW; **QUEEN ALEXANDRA**

The Subdivision by Plan is **APPROVED** on April 4, 2019, 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.

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If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #305456857-001

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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

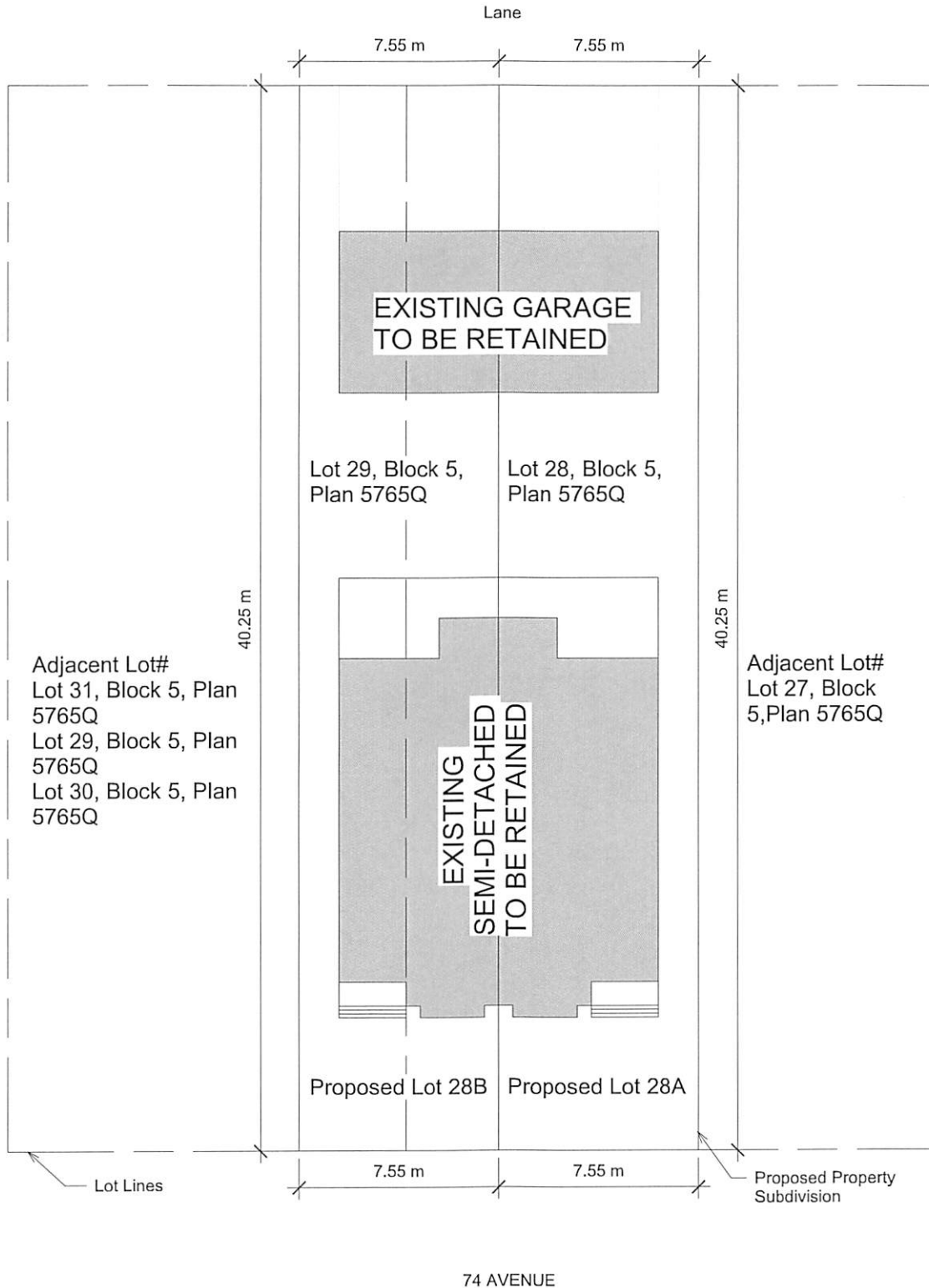
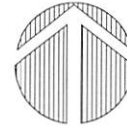
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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).
- If power service crosses the proposed property line the owner will 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 Proposed Subdivision

Legal Description:-
Lot 29, Block 5, Plan 5765Q
Lot 28, Block 5, Plan 5765Q





Subdivision Authority

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

April 4, 2019

File No. LDA19-0095

Ron Shinkaruk
913 Hooke Road NW
Edmonton, AB T5A 4K5

ATTENTION: Ron Shinkaruk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 1-2, Block 2, Plan 3079 EO, located north of 109 Avenue NW and east of 74 Street NW; **VIRGINIA PARK**

The Subdivision by Plan is REFUSED on April 4, 2019 for the following reason(s):

1. The proposed subdivision does not comply with the minimum Development Regulations identified in Section 110.4(1) of the City of Edmonton Zoning Bylaw. The minimum Site Depth identified in the (RF1) Single Detached Residential Zone for permitted and discretionary uses is 30.0 metres. The site depth of proposed Lot A and Lot B is 20.01 metres and is therefore deficient by 9.9 metres or 33%.

The proposed lot would create two lots that are uncharacteristically small in Site Depth in comparison to properties along 109 Avenue NW. For example, the Site Depth on the adjacent flanking lots ranges from approximately 36.58 m to 46.94 m. At 20.01 m, the average proposed lot depth would not be reasonably compatible with the surrounding lots.

This proposal will result in a Site Depth that is uncharacteristically small when compared to properties on the lots flanking 109 Avenue NW.

2. The proposed subdivision will create two non-conforming lots that do not meet development regulations in the City of Edmonton Zoning Bylaw 12800. Landowners wishing to further develop or redevelop their site will require a Development Permit variance due to the deficient Site Depth. This situation will create an unnecessary hardship for existing and future landowners.

Enclosure I is the tentative plan. Enclosure II shows the Site Depth for adjacent flanking lots.

Please be advised that an appeal may be lodged 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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell
Subdivision Authority

BM/sm/Posse #306559908-001

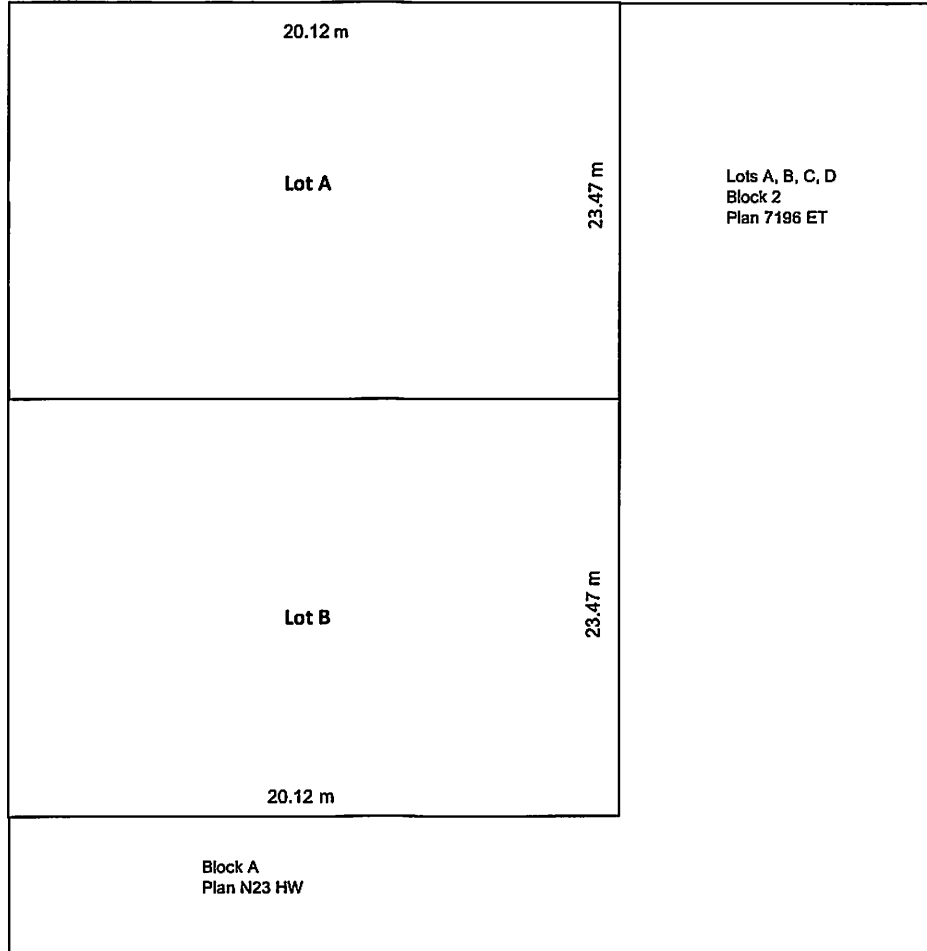
Enclosure(s)

Legal Description
Lot 1, 2
Block 2
Plan 3079 EO

To 111 AVENUE NW
74 STREET NW



109 AVENUE NW



Lots A, B, C, D
Block 2
Plan 7196 ET

Block A
Plan N23 HW

Enclosure II: Site Depths on 109 Avenue NW

