

Thursday, July 30, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 30

PRESENT | Kristen Rutherford, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Kristen Rutherford

That the Subdivision Authority Agenda for the July 30, 2020 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

CARRIED

2. ADOPTION OF MINUTES

MOVED

Kristen Rutherford

That the Subdivision Authority Minutes for the July 23, 2020 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA19-0510
345899911-001

REVISION of conditionally approved tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 12, Plan 6773 MC, located north of 40 Avenue NW and west of 124 Street NW;
ASPEN GARDENS

MOVED

Kristen Rutherford

That the application for subdivision be Approved.

FOR THE MOTION

Kristen Rutherford

CARRIED

2.

LDA20-0122
351140647-003

Tentative plan of subdivision to create one (1) other lot from Lot 15, Block 16, Plan 6469 NY, located south of 58A Avenue NW and west of 143A Street SW; **BROOKSIDE**

MOVED

Kristen Rutherford

That the application for subdivision be Refused.

FOR THE MOTION

Kristen Rutherford

CARRIED

3.	LDA20-0171 364211528-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 31, Plan 2338 HW, located south of 61 Avenue NW and west of 106 Street NW; PLEASANTVIEW	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
4.	LDA20-0184 365623653-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 9, Plan 1125 KS, located north of 89A Avenue NW and east 147 Street NW; PARKVIEW	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		



Subdivision Authority

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

July 30, 2020

File No. LDA19-0510

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

ATTENTION: Jordan Widmer

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 12, Plan 6773 MC, located north of 40 Avenue NW and west of 124 Street NW; **ASPEN GARDENS**

This application revises the proposed property line by 2.55 m to the northeast at the lane, and by 1.34 m to the northeast at 40 Avenue NW.

The Subdivision by Plan is APPROVED on July 30, 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.

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell'.

for

Blair McDowell
Subdivision Authority

BM/cs/Posse #345899911-001

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 40 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 Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- 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.
- There is an existing access to 40 Avenue NW. Upon redevelopment of proposed Lot 9A, the existing residential access to 40 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 10.1 m west of the east property line of existing Lot 9, off of the lane. The existing storm service enters the proposed subdivision approximately 7.3 m east of the west property line of existing Lot 9, off 40 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.
- 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 9, BLOCK 12, PLAN 6773 M.C.

IN THE

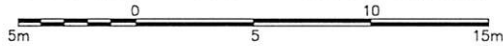
N.W.1/4 & W.1/2 SEC.7-52-24-4

AND

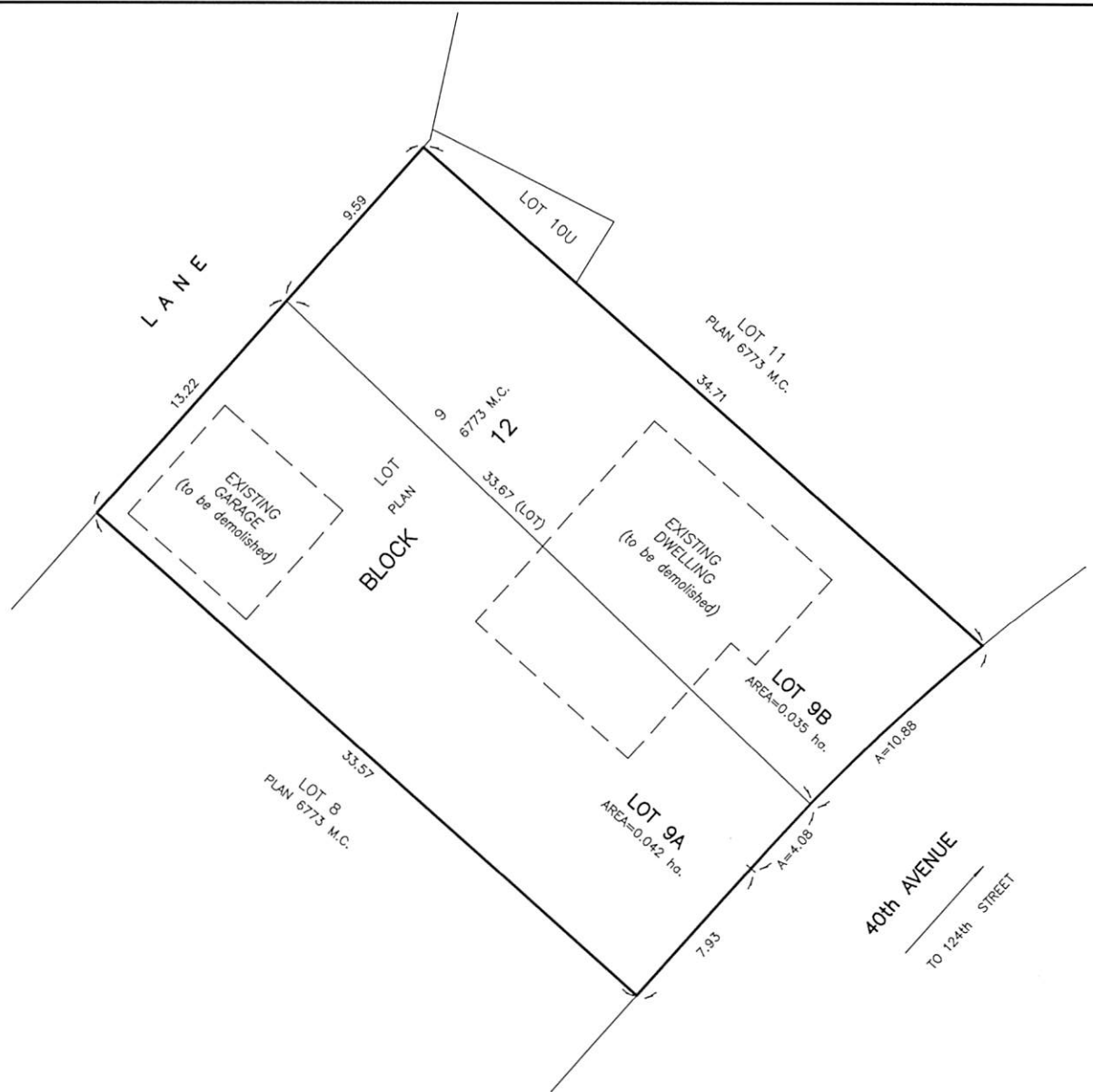
N.1/2 & S.E.1/4 SEC.12-52-25-4

EDMONTON ALBERTA

SCALE 1:200 2020 N.R. RONSKO, A.L.S.



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: NOVEMBER 04, 2019
 REVISED: JUNE 03, 2020

FILE NO. 19S0731

DWG.NO. 19S0731T



Subdivision Authority

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

July 30, 2020

File No. LDA20-0122

Municipaction Inc.
11824 52 Street NW
Edmonton, AB T5W 3J4

ATTENTION: Ashley Salvador

RE: Tentative plan of subdivision to create one (1) other lot from Lot 15, Block 16, Plan 6469 NY, located south of 58A Avenue NW and west of 143A Street SW; **BROOKSIDE**

The Subdivision by Plan is REFUSED on July 30, 2020 for the following reasons:

1. The City of Edmonton Zoning Bylaw 12800 (Zoning Bylaw) Section 87.23 does not permit a Garden Suite to be separated from the principal Dwelling through subdivision, as is being proposed.

A Flag Lot Pilot Project is underway at the City of Edmonton. With the exception of participating properties, additional subdivisions in this type of configuration are not permitted. The current Pilot Project developments were rezoned to a Site Specific Direct Control (DC2) Provision to enable this type of development. When the Flag Lot Pilot Project is complete, City Council can consider whether this form of development should be adopted into Edmonton's Zoning Bylaw.

2. The proposed subdivision does not align with the intent of the City of Edmonton's Municipal Development Plan (MDP), The Way We Grow. This strategic growth plan supports redevelopment and residential infill that is sensitive to a community's character. For example, MDP Policy 5.2.1.1 directs development to fit with the surrounding context so that it respects the scale and form of the neighbourhood. The proposed lot would be significantly smaller in scale and form in comparison to surrounding lots.
3. The proposed subdivision will result in a Lot size that is uncharacteristically small when compared to surrounding properties. The Site dimensions of proposed Lot 15B are 16.83 metres (m) by 9.88 m, with a Site area of 166.28 square metres (m²).

When considering residential Lots in the immediate vicinity, the average Site depth is approximately 27.60 m and the average Site Width is approximately 16.40 m. Furthermore, the average Site Area is 680.50 m² which renders proposed Lot 16B deficient by approximately 75%. The proposed Lot's proportions are significantly smaller than those of other properties that are characteristic to this community.

The proposed subdivision will also result in an uncharacteristically irregular shape for proposed Lot 15A, when compared with surrounding development.

4. Zoning Bylaw Section 6.1 defines a Front Lot Line as the property line separating a Lot from an abutting public roadway other than a Lane. Proposed Lot 15B therefore does not have a legal Front Lot Line and it is a non-conforming Lot. Accordingly, the proposed Lot's Rear Lot Line and Side Lot Lines cannot be established because they rely on the Front Lot Line as a reference point. Undefined Lot lines impact the ability to determine the Single Detached Residential (RF1) Zone's associated building Setbacks.

The proposed subdivision does not comply with minimum development regulations identified in Section 110.4(1) of the Zoning Bylaw. The Site is zoned RF1 and the dimensions of proposed Lot 15B are 16.83 metres by 9.88 metres, with a Site area of 166.28 m². The RF1 Zone identifies a minimum Site depth of 30.0 metres and the minimum Site area for Single Detached Housing is 250.8 m².

5. The existing Garden Suite on proposed Lot 16B is intended to be retained. In accordance with Municipal Government Act Sections 654.1(a) and 654.2(b), the proposed subdivision is not considered suitable since it does not conform to the prescribed Use in the Zoning Bylaw.

Section 7.2(2) of the Zoning Bylaw defines a Garden Suite as an Accessory building, containing a Dwelling, that is located separate from the principal Use which is Single Detached Housing. The proposed subdivision creates a situation where the Garden Suite remains an Accessory building without a principal Use or building on the same Lot. This non-conforming situation is not permitted.

6. A Development Permit is required to apply a change of Use to the existing Garden Suite, since it is being retained as the sole structure on proposed Lot 15B. Legally, this building cannot function as the Lot's principal Use, unless it is redesignated to Single Detached Housing. A change of Use proposal has the potential for refusal by Development Services due to the number of required variances. There are several deficiencies, with regard to RF1 Zone regulations in Section 110.4 of the Zoning Bylaw, that will cause difficulties for Development Permit applications.

The proposed subdivision results in the Garage Suite's entrance door facing proposed Lot 15A. Zoning Bylaw Section 110.4(14) states that, with the exception of Garden and Secondary Suites, each Dwelling with direct access to ground level shall have an entrance facing a public roadway, other than a Lane. A change of Use to Single Detached Housing makes it impossible for the proposed Lot to comply with Section 110.4(14). A Lane is present to the south and the Lot faces residential properties on its east, north, and west sides.

7. Approval of the proposed subdivision would result in a non-standard Lot due to the failure to comply with development regulations in the Zoning Bylaw. This situation will create unnecessary hardship for existing and future landowners. Owners wishing to further develop or redevelop their property will require variances at the Development Permit application stage.

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 letters of objection from adjacent landowners and community members. The application does not comply with the regulations set out in the Edmonton Zoning Bylaw.

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 not suitable for the purpose for which the subdivision is intended.

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

Regards,



for

Blair McDowell
Subdivision Authority

BM/kr/Posse #351140647-003

Enclosure

SATESH NARINE

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/F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.017 ha.



REV. NO.	DATE	ITEM	BY
2	NOV. 28/19	LOT LINE	CN
1	NOV. 5/19	T-PLAN	CN

REVISIONS

BROOKSIDE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 15, BLOCK 16, PLAN 6469NY

WITHIN THE

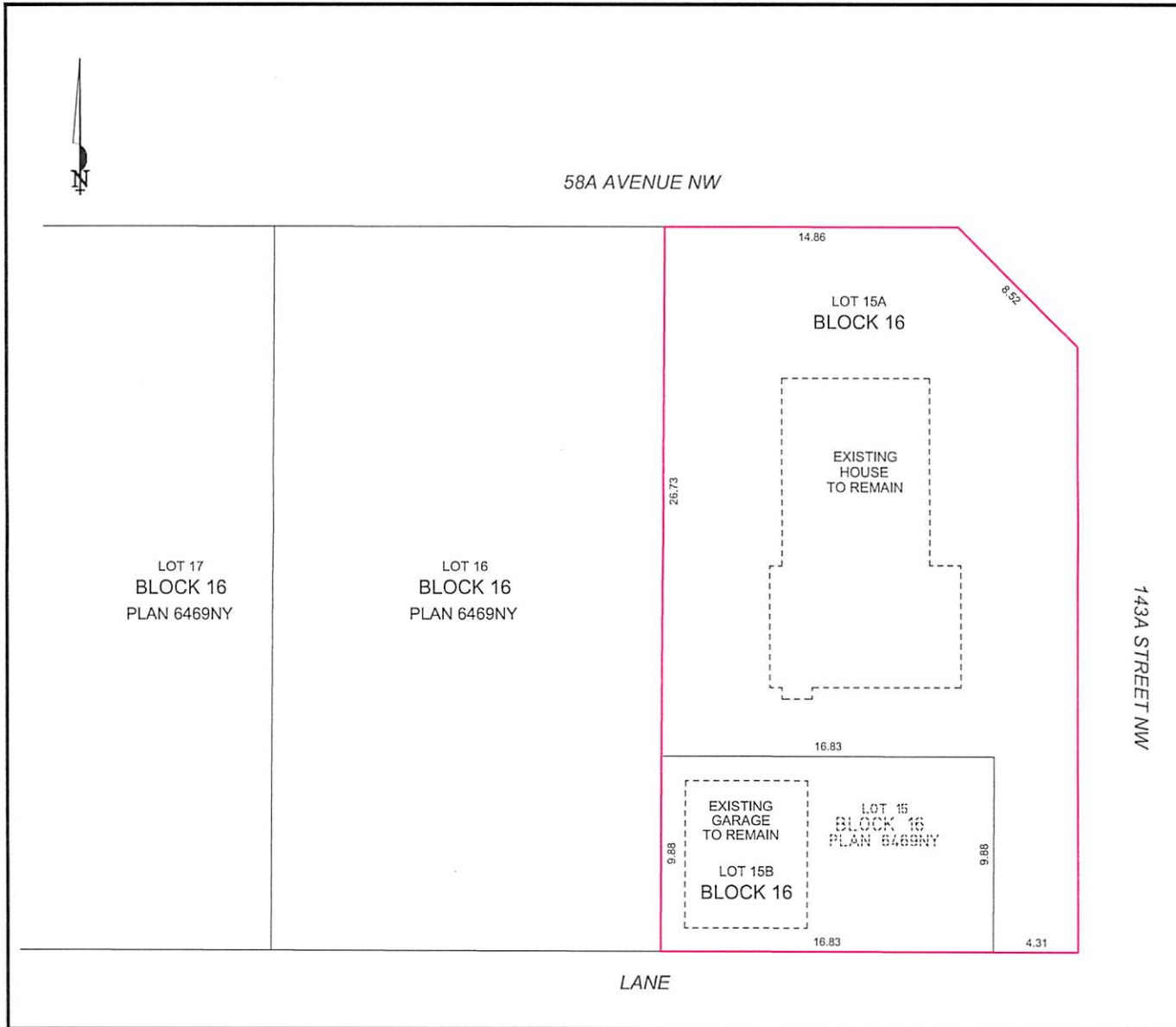
N.W. 1/4 SEC. 13 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	61900156T	DRAFTED BY:	CN	CHECKED BY:	DS
----------	-----------	-------------	----	-------------	----





Subdivision Authority

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

July 30, 2020

File No. LDA20-0171

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18,
Block 31, Plan 2338 HW, located south of 61 Avenue NW and west of 106 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on July 30, 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 the printed name.

for
Blair McDowell
Subdivision Authority

BM/mb/Posse #364211528-001
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

- 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 61 Avenue NW. Upon redevelopment of proposed Lot 18B, the existing residential access to 61 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.
- The existing access is joint with the adjacent property to the west. The east side of the neighbouring access will require reconstruction with removal of the existing access.
- The Pleasantview neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2022. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way, which may include removal of the existing access.

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 6.7 m west of the east property line of Lot 18, off 61 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.
- 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 18, BLOCK 31, PLAN 2338 H.W.

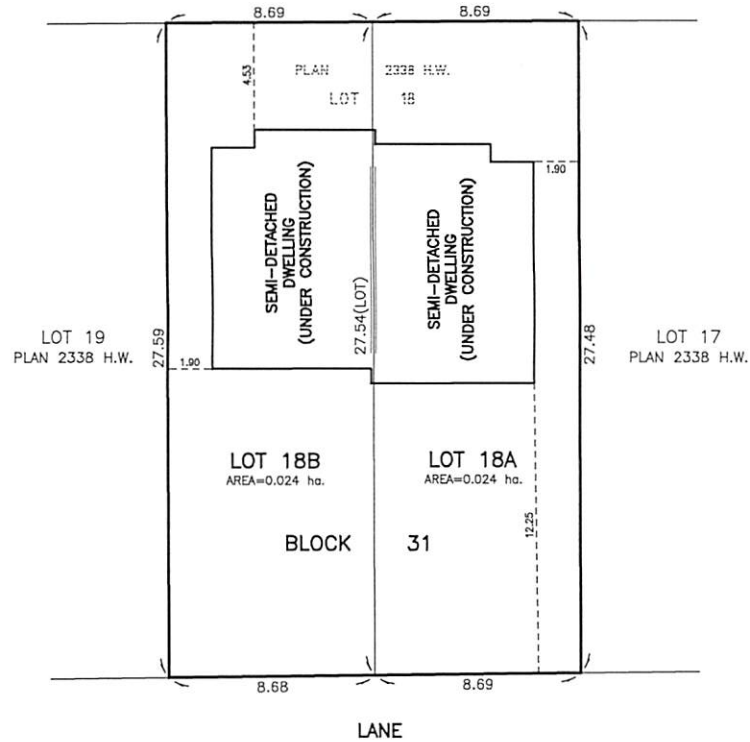
IN THE
S.W.1/4 SEC.20-52-24-4

EDMONTON ALBERTA

61st AVENUE
TO 106th STREET



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: June 4, 2020
REVISED: -

FILE NO. 20S0258

DWG.NO. 20S0258T



Subdivision Authority

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

July 30, 2020

File No. LDA20-0184

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 25, Block 9, Plan 1125 KS, located north of 89A Avenue NW and east 147 Street NW; **PARKVIEW**

The Subdivision by Plan is **APPROVED on July 30, 2020**, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
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.

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,

A handwritten signature in blue ink, appearing to read 'Blair McDowell'.

for
Blair McDowell
Subdivision Authority

BM/td/Posse #365623653-001
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

- 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.

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 7.89 m south of the north property line of Lot 25, off of the lane west of 146A Street NW. The existing storm service enters the proposed subdivision approximately 8.66 m south of the north property line of Lot 25, off 146A 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

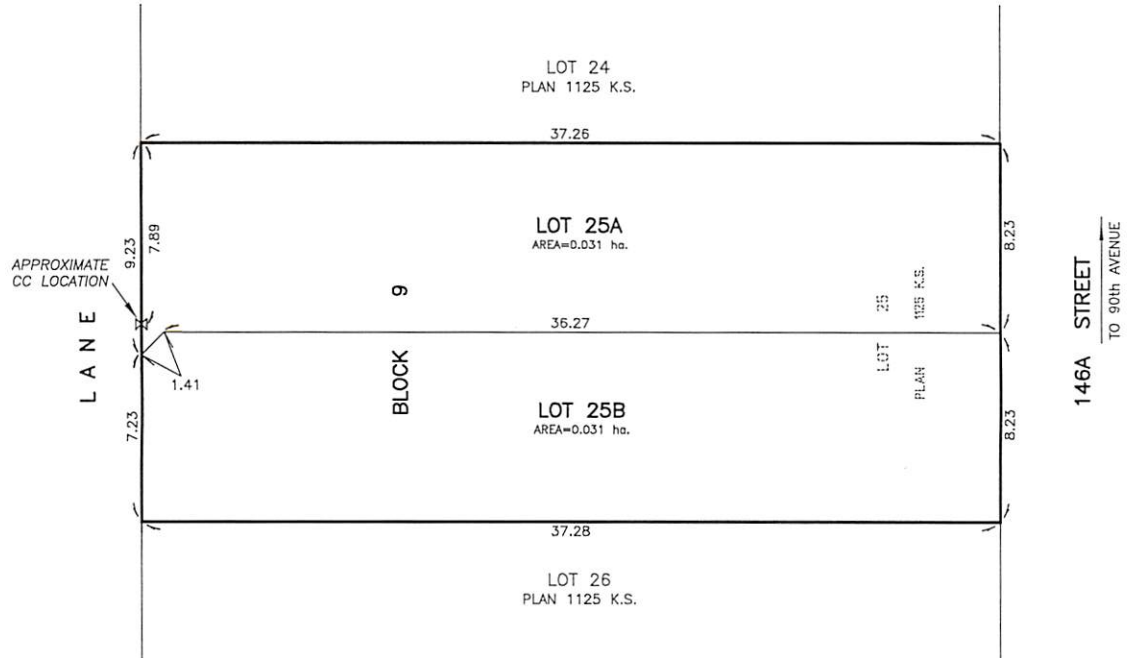
SHOWING SUBDIVISION OF

LOT 25, BLOCK 9, PLAN 1125 K.S.

IN THE
N.E.1/4 SEC.26-52-25-4

EDMONTON ALBERTA

SCALE 1:200 2020 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: June 19, 2020

REVISED: July 28, 2020

FILE NO. 2S0303

DWG.NO. 2S0303T