

Thursday, July 23, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 29

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 16, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

1. LDA19-0444  
342826477-001

Tentative plan of subdivision to create 91 single detached residential lots and 28 semi-detached residential lots from Lot 2, Block 1, Plan 182 2720, located south of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

**4. NEW BUSINESS**

1. LDA14-0400  
155153588-001

Tentative plan of subdivision to create one (1) commercial lot from Lot 201, Block 1, Plan 182 0040, and Lot 2, Block 1, Plan 172 3367, located north of 30 Avenue SW and west of Cavanagh Boulevard SW; **CAVANAGH**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA20-0168  
357243431-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 7, Plan 5710 HW, located north of 97 Avenue NW and east of 142 Street SW; **CRESTWOOD**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA20-0170 364096422-001	Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 2, Block 24, Plan 3468 HW, located south of 115 Avenue NW and east of 50 Street NW; <b>BEVERLY HEIGHTS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:50 a.m.		



Subdivision Authority

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

July 23, 2019

File No. LDA19-0444

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 91 single detached residential lots and 28 semi-detached residential lots from Lot 2, Block 1, Plan 182 2720, located south of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on July 23, 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 lot identified be withheld from registration until the flanking roadway is constructed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA19-0426 be registered prior to or concurrent with this application, for the logical extension of roadway connections and necessary underground utilities;
6. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 provides access via the first two upgraded lanes of Winterburn Road (215 Street) NW, to the satisfaction of Subdivision and Development Coordination. The engineering drawings must include one of two options:
  - a. that the owner construct the first two lanes of Winterburn Road (215 Street) NW from approximately 400 m north of Edgemont Boulevard (35 Avenue) NW to 62 Avenue NW, to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II. Preliminary plans are required to be approved for Winterburn Road (215 Street) NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination; or
  - b. that the owner construct the first two lanes of Winterburn Road (215 Street) NW from approximately 400 m north of Edgemont Boulevard (35 Avenue) NW to Lessard Road NW, and the first two lanes of Lessard Road NW from Winterburn Road (215 Street) NW to 202 Street NW, to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II. Preliminary plans are required to be approved for Lessard Road NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
8. 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
9. 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.

Municipal Reserve for Lot 2, Block 1, Plan 182 2720 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0394. 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 [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).



Regards,

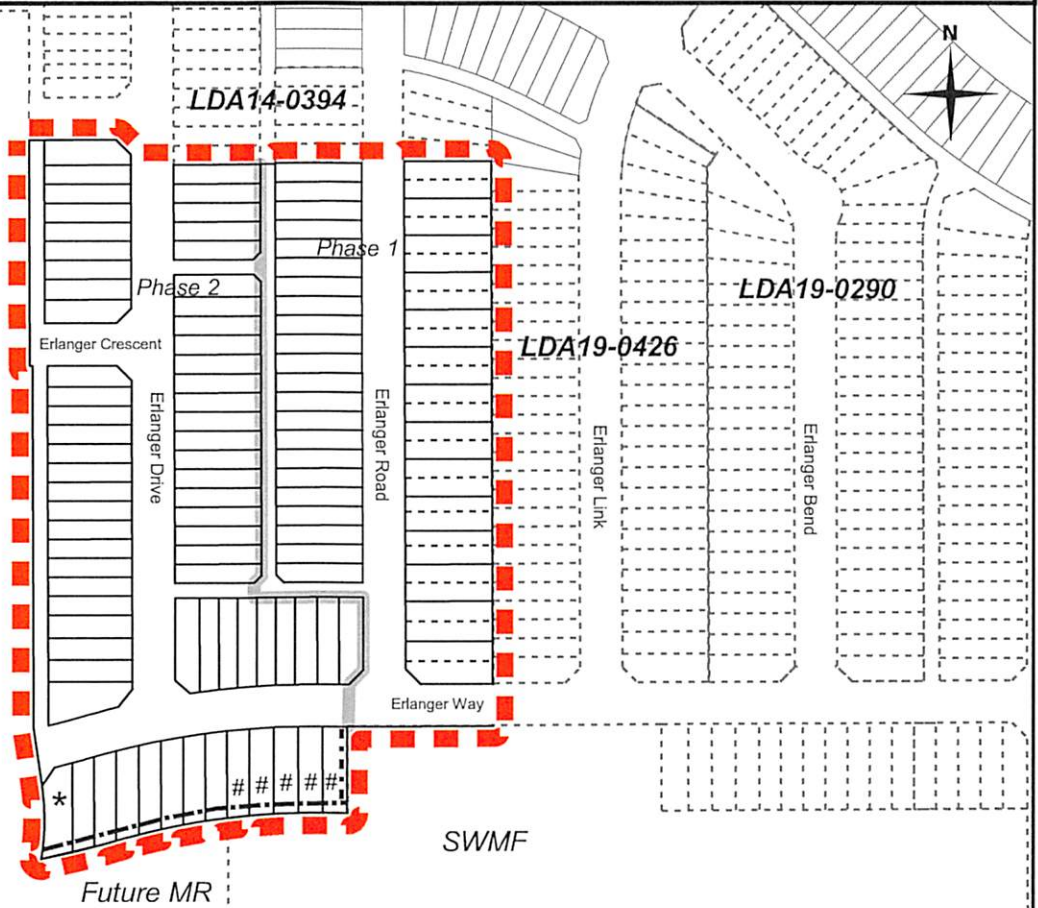


Blair McDowell  
Subdivision Authority



BM/kr/Posse #342826477-001

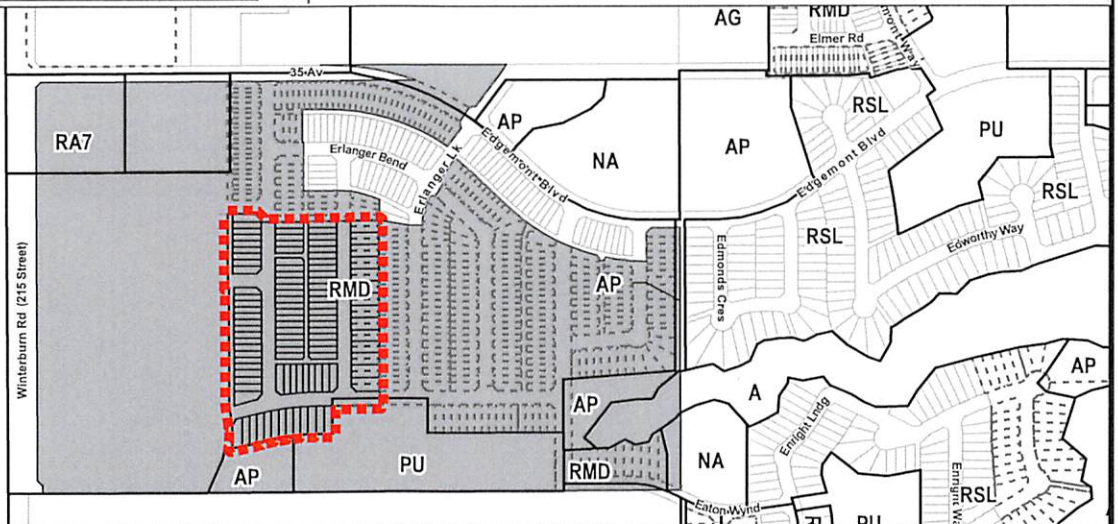
Enclosures

-  Limit of proposed subdivision
-  Phasing line
-  1.8 m uniform screen fence
-  1.2 m uniform fence
-  Restrictive covenant re: Freeboard
-  Withhold lot from registration



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

-  Titled area to be subdivided
-  Subdivision area





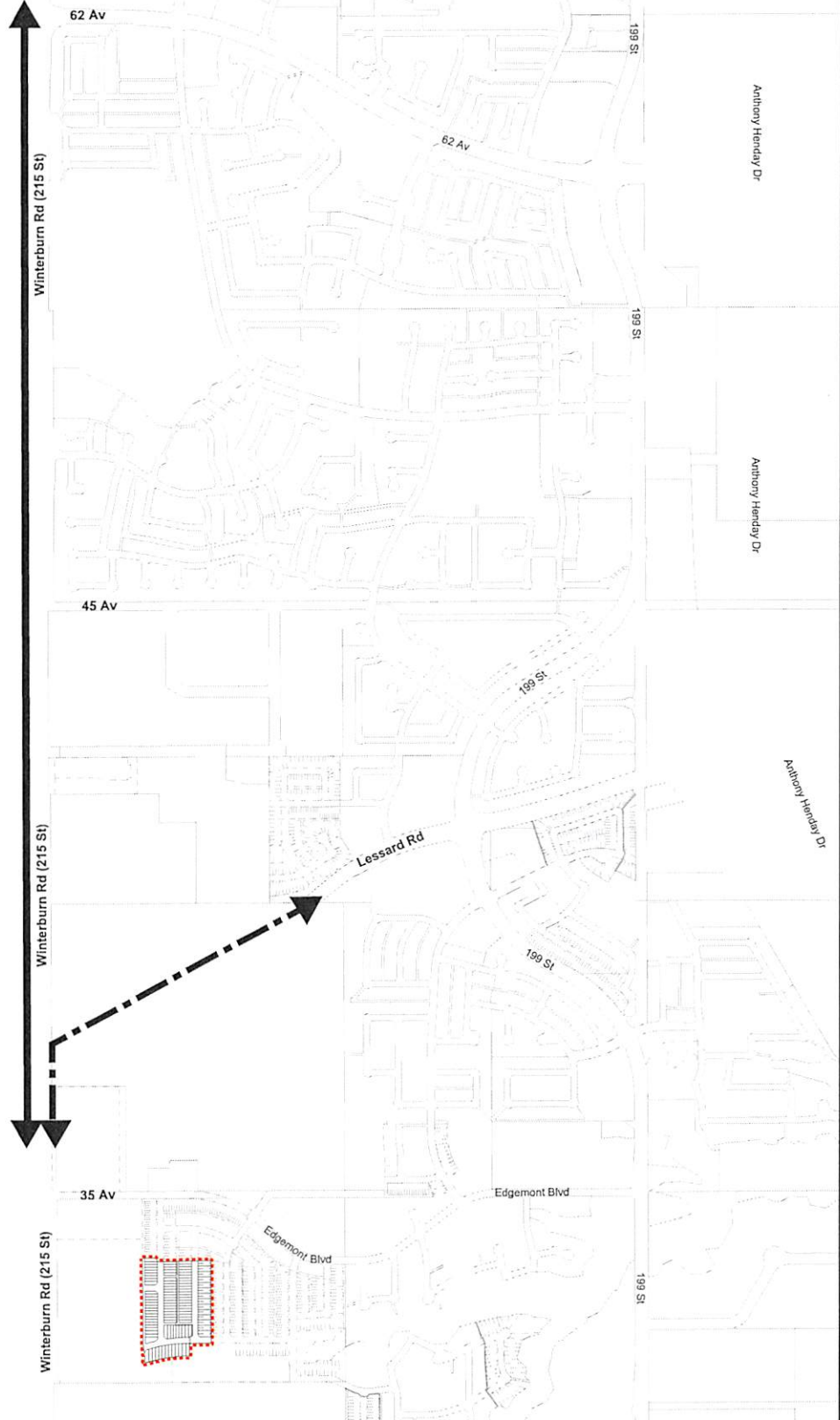
Limit of proposed subdivision



Option A: Construct first two lanes to an arterial roadway standard



Option B: Construct first two lanes to an arterial roadway standard



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

July 23, 2020

File No. LDA20-0168

Bradford Paul Gibson  
9707 142 Street NW  
Edmonton, AB T5N 2N2

ATTENTION: Bradford Paul Gibson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 7, Plan 5710 HW, located north of 97 Avenue NW and east of 142 Street SW;  
**CRESTWOOD**

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The Subdivision by Plan is **APPROVED** on July 23, 2019, 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; 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.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/kr/Posse #357243431-001

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 power pole that may interfere with access to proposed Lot B. Access for future development must maintain a minimum clearance of 1 metre from the closest edge of the power pole to the closest edge of the proposed driveway.

Building / Site

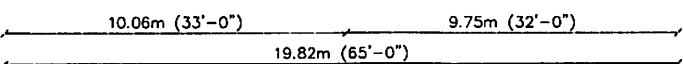
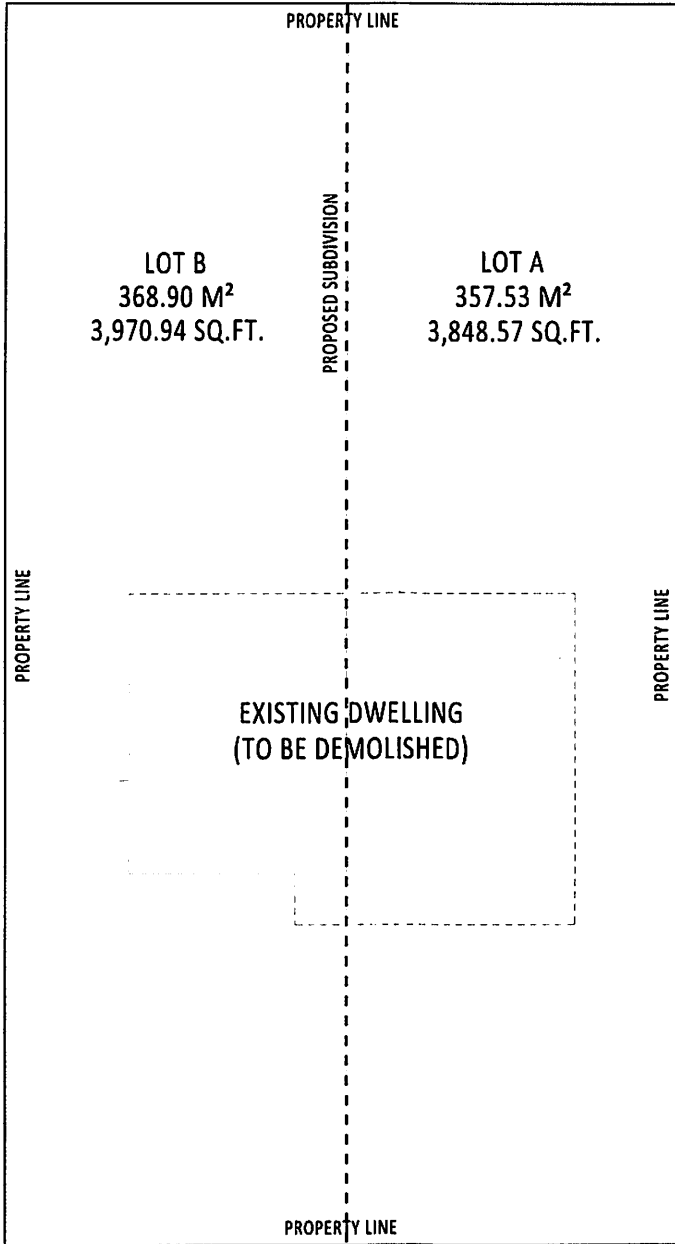
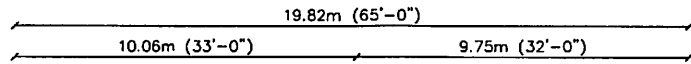
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 4.78 m north of the south property line of Lot 2, off of the lane. The existing storm service enters the proposed subdivision approximately 4.78 m south of the north property line of Lot 2, off 142 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).



BACK LANE



SERVICE ROAD

142<sup>ND</sup> STREET NW

PLAN OF SUBDIVISION

SCALE: 1/8" = 1'-0" / AREA: 7800.00 SQ.FT.

TO 97<sup>TH</sup> AVENUE NW

ADJACENT LOT # 3 BLOCK 7 PLAN 5710 HW

36.67m (120'-0")

ADJACENT LOT # 1 BLOCK 7 PLAN 5710 HW

36.67m (120'-0")

DRAWN BY:
BUILDER:
SCALE: 1/8" = 1'-0"
DATE: 29-05-2020

TAKE TWO INVESTMENTS

Existing Legal Description: Lot 2, Block 7, Plan 5710 HW.

9707 142 Street NW, Edmonton, AB, T5N 2N2

PLAN OF SUBDIVISION

DRAWINGS:

SHEET: A-1



Subdivision Authority

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

July 23, 2020

File No. LDA20-0170

Yasushi Ohki / Ohki Properties  
9326 109a Avenue NW  
Edmonton, AB T5H 1E8

ATTENTION: Yasushi Ohki

RE: Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 2, Block 24, Plan 3468 HW, located south of 115 Avenue NW and east of 50 Street NW; **BEVERLY HEIGHTS**

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**The Subdivision by Plan is REFUSED on July 23, 2020 for the following reasons:**

1. This application for subdivision in the (RF1) Single Detached Residential Zone does not comply with the Development Regulations identified in Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800: "The Subdivision Authority may not approve the subdivision of a Lot zoned RF1, as it existed on March 16, 2015 into more than two lots, notwithstanding the Site Width in the RF1 Zone. Subdivision into more than two Lots may only be approved where the proposed subdivision has a Site Width deemed by the Subdivision Authority to be in character with Lots on the same block." This application proposes to create two (2) additional single detached residential lots, which would combine for a total of three (3) lots. This is one (1) lot more than is allowed in Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800;
2. This proposal will result in a site width, and ultimately a lot size, that is uncharacteristically small when compared to properties on the adjacent block faces. For example, the site widths on the same block generally range from approximately 12.19 metres to 15.85 metres, with only a few exceptions. The proposed lot width for Lots 2A, 2B and 2C is 7.62 metres, which is significantly smaller than those of other properties characteristic to the adjacent block faces.

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

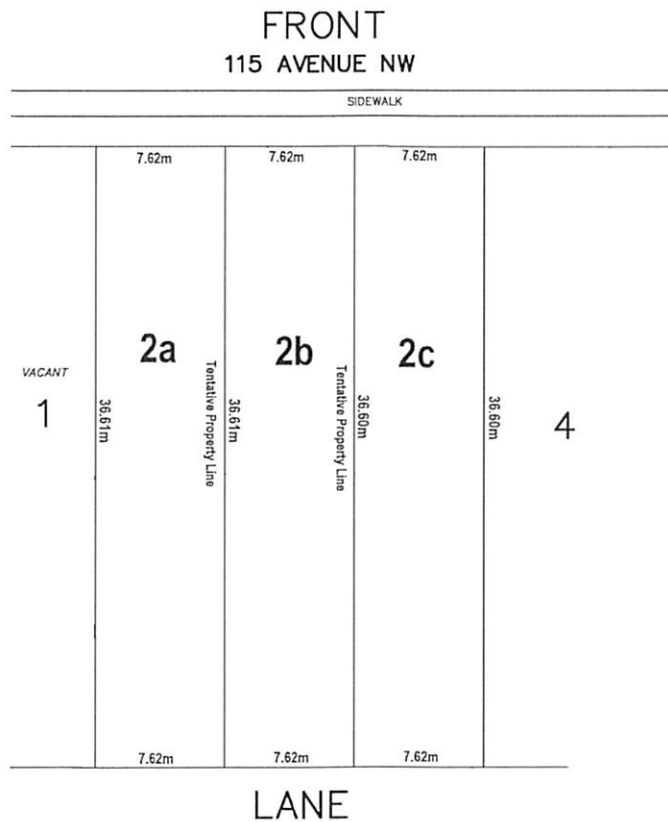
BM/cs/Posse #364096422-001  
Enclosure



# Tentative Subdivision of Lot 2 Block 24 Plan 3468HW

		115 AVENUE NW												
50 STREET NW	7.82	22.860	10.66	12.19	15.24	10.06	13.40	14.63	15.23	14.63	15.84	15.23	15.85	48 STREET NW
	36.61	36.61	36.60	36.60	36.59	36.59	36.59	36.59	36.58	36.58	36.58	36.57	36.57	
	1	2	4	5	8&9	10A	13A	14	E	F	G	21&22	23&24	
	7.62	22.860	10.67	12.19	15.24	10.06	13.41	14.63	15.24	14.63	15.85	15.24	15.85	

LANE



SCALE 1:300 RF1 / MNO



340 MaGrath Boulevard NW, Edmonton AB, T6R 0M7 phone: 780-893-4048  
myriad.contracting@yahoo.ca

Legal Description  
**LOT 2 BLOCK 24 PLAN 3468HW**  
 BEVERLY HEIGHTS  
 Municipal Address  
 4841 - 115 AVENUE NW  
 EDMONTON  
 Builder: Myriad Contracting Ltd  
 Title: Tentative Subdivision Plan