

Thursday, August 16, 2018

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 33

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the August 16, 2018 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the August 9, 2018 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA18-0280 282818724-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 43, Block 17, Plan 6773 MC, located north of 43 Avenue NW and east of 121 Street NW; ASPEN GARDENS
2.	LDA18-0366 281348112-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 27, Plan 4311 HW, located north of 107 Avenue NW and east of 130 Street NW; WESTMOUNT
3.	LDA18-0381 286344869-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 11, Plan 1760 KS, located south of 89a Avenue NW and west of 143 Street NW; PARKVIEW
4.	LDA18-0396 286885925-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 16, Block 4, Plan 715 HW, located south of 92 Avenue NW and west of 117 Street NW; WINDSOR PARK
5.	LDA18-0399 286966353-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 12, Block 8, Plan 170 HW, located south of 90 Avenue NW and east of 92 Street NW; BONNIE DOON
5.	OTHER BUSINESS	



Subdivision Authority

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

August 16, 2018

File No. LDA18-0280

LN Land Development Technologies Inc.
101 - 10634 178 Street NW
Edmonton, AB T5S 1H4

ATTENTION: Geoff Scott

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 43, Block 17, Plan 6773 MC, located north of 43 Avenue NW and east of 121 Street NW; **ASPEN GARDENS**

The Subdivision by Plan is APPROVED on August 16, 2018, 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;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #282818724-001
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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

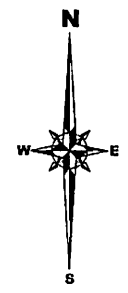
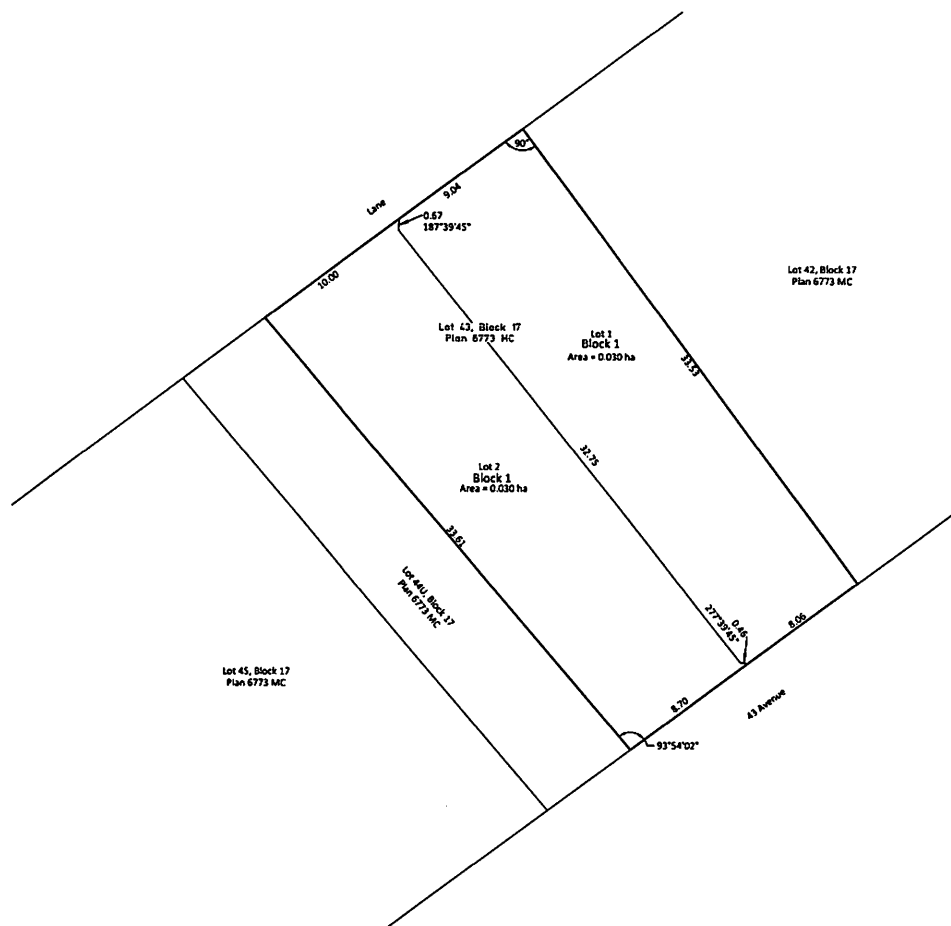
- There are existing boulevard trees adjacent to the site on 43 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 43 Avenue NW. Upon redevelopment of proposed Lot 2, the existing residential access to 43 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 9.5 m east of the west property line of Lot 43 off of the lane. The existing storm service enters the proposed subdivision approximately 8.2 m east of the west property line of Lot 43 off 43 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 an existing water main located within Lot 44U, Block 17, Plan 6773 MC, adjacent to the west property line of proposed Lot 2. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m within 5.0 m of the boundary of lands or right of way containing EPCOR Water facilities, is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- 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).



PLAN No.
 ENTERED AND REGISTERED
 ON _____
 INSTRUMENT No. _____

 A.D. REGISTRAR

UNREGISTERED

NAME: GEOFFREY SCOTT, A.L.S.



NO FIELD INSPECTION WAS CARRIED OUT AND
 BOUNDARIES WERE NOT ESTABLISHED ON THE
 GROUND.

LEGEND
 Where applicable marker posts are placed 0.30 metre North
 of planted posts. Right angles shown thus 90°
 Area to be registered under this plan shown thus _____
 and contains Lot 1 = 0.030 ha
 Lot 2 = 0.030 ha
 Total = 0.060 ha

ABBREVIATIONS
 A.L.S. Alberta Land Surveyor
 Bl. block
 E. East
 ha hectare
 M. mound or meridian
 N. North
 Rge. range
 Sec. section
 Twp. township

REGISTERED OWNERS

Jaswinder Samra
 Kamaljit Samra

SUBDIVISION AUTHORITY:
 City of Edmonton
 FILE No.: _____

TENTATIVE PLAN
 SHOWING
PROPOSED SUBDIVISION
 WITHIN
LOT 43, BLOCK 17, PLAN 6773 MC
 all within the N.E. 1/4 Sec.12
 Twp.52 Rge.25 W.4M.
CITY OF EDMONTON
ALBERTA



SCALE 1:200

DWG NO. LND04897-001_TENT_0	JOB NO. LND04897-001	LN LAND DEVELOPMENT TECHNOLOGIES
DWN: IV	DATE: August 1, 2018	Edmonton, Alberta Phone: 780-433-9054
CKD: GS	PAPER SIZE: 18"x24"	Fort McMurray, Alberta Phone: 780-791-0075
		Lacombe, Alberta Phone: 403-782-5558



Subdivision Authority

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

August 16, 2018

File No. LDA18-0366

Zachary Holt
10711 - 130 Street NW
Edmonton, AB Postal code

ATTENTION: Zachary Holt

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 27, Plan 4311 HW, located north of 107 Avenue NW and east of 130 Street NW;
WESTMOUNT

The Subdivision by Plan is REFUSED on August 16, 2018 for the following reasons:

1. The proposed subdivision does not comply with the minimum development regulations identified in Section 110.4(1)(b) of the City of Edmonton Zoning Bylaw 12800. The minimum site width identified in the (RF1) Single Detached Residential Zone for single detached housing is 7.5 metres. The site width of the proposed lots is 7.315 metres and is therefore deficient by 0.185 metres.
2. Bylaw 18050, which established a minimum site width of 7.5 metres for single detached housing in the RF1 Zone, was approved by City Council on June 12, 2017. At the same Public Hearing, City Council approved Bylaw 18058 which restricts site width measurements from being rounded up and limits a Development Officer's ability to vary site width for new single detached housing in the RF1 Zone.
3. Approval of the proposed subdivision would result in a non-standard lot incurring development hardship at the development permit application stage. Section 11.4(1)(c) of the City of Edmonton Zoning Bylaw 12800 prevents a Development Officer from granting variances for new single detached housing that is less than the RF1 Zone's minimum 7.5 metre width threshold. Future development permit applications would therefore be refused by the Development Officer.

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 Kristen Rutherford at kristen.rutherford@edmonton.ca or 780-442-5047.

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #281348112-001
Enclosure

Tentative Plan of Proposed Subdivision

Legal Description: Lot 18, Block 27, Plan 4311HW

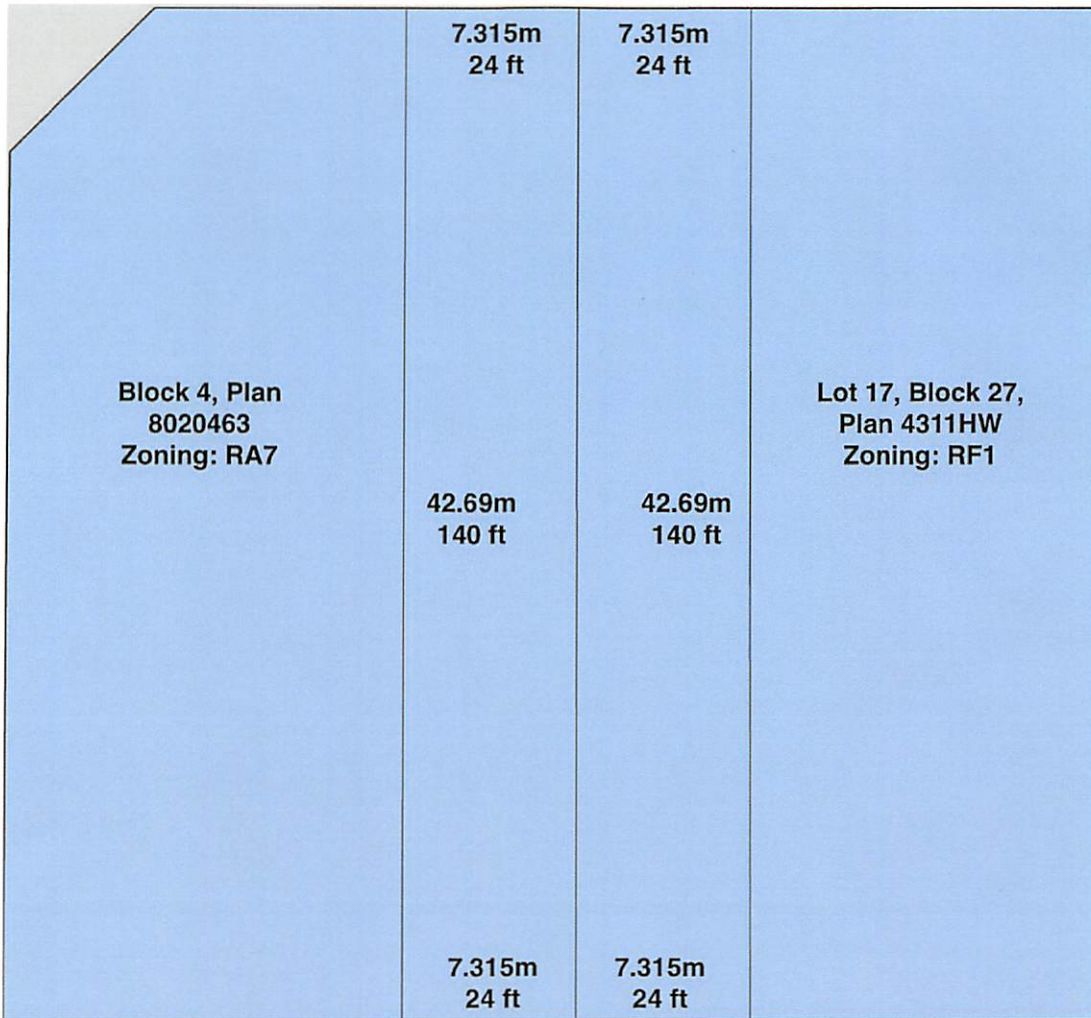
Address: 10711 130 St NW, Edmonton, AB T5M 0Z1



← To 107 Ave

130 Street

To 108 Ave →



Lane



Subdivision Authority

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

August 16, 2018

File No. LDA18-0381

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 11, Plan 1760 KS, located south of 89a Avenue NW and west of 143 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on August 16, 2018, 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;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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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 #286344869-001
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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

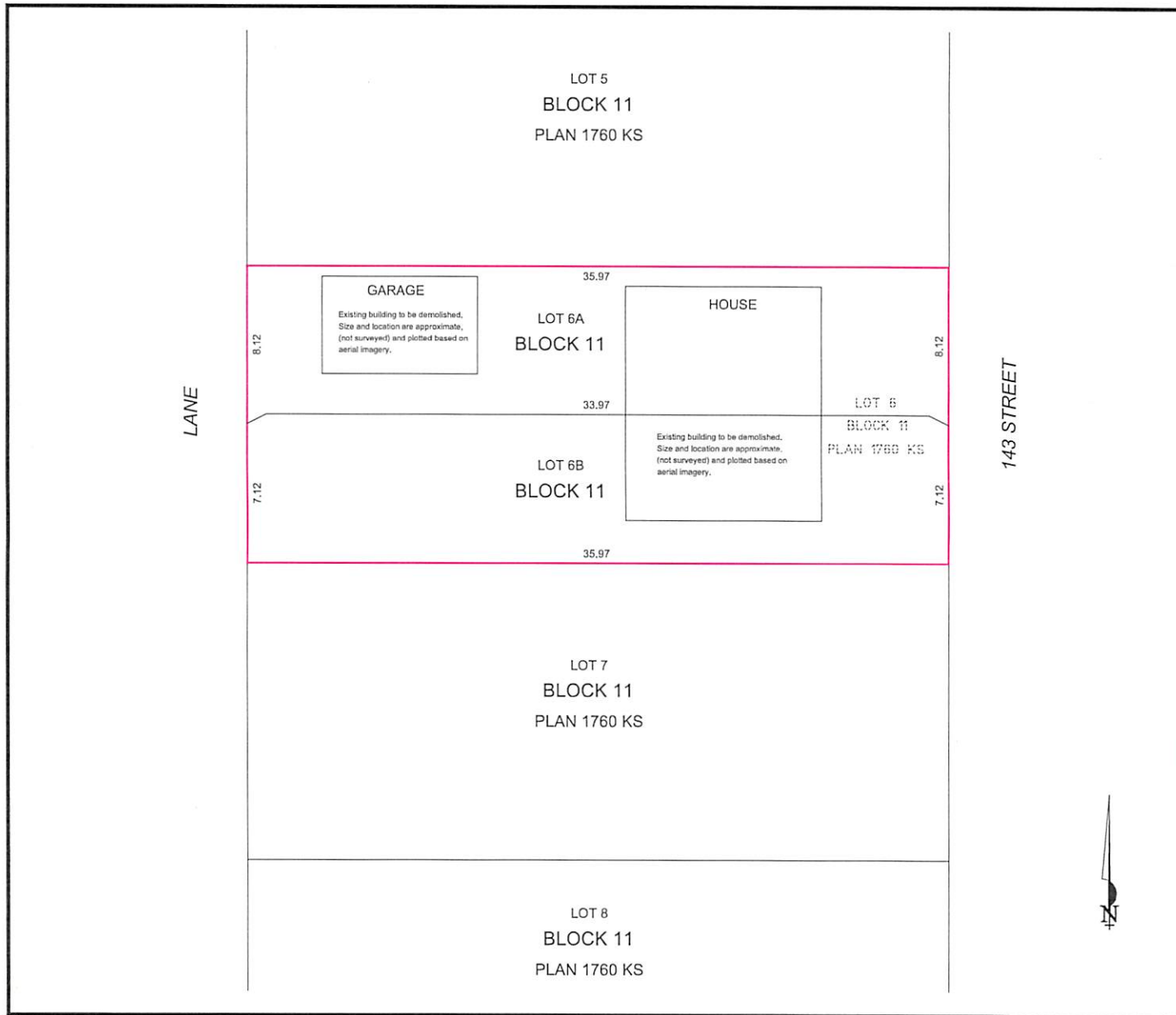
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

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

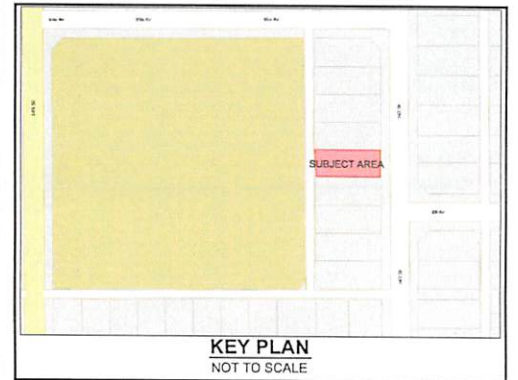
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 7.6 m south of the north property line of Lot 6 off of the lane. The existing storm service enters the proposed subdivision approximately 7.6 m south of the north property line of Lot 6 off 143 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 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).



ART HOME SUBDIVISION

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 RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.055 ha.

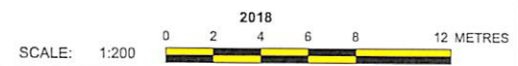


REV. NO.	DATE	ITEM	BY
1	JULY 23, 2018	ADD DEFLECTION TO BACK AND FRONT OF LOT	AN
0	JUNE 29, 2018	ORIGINAL PLAN COMPLETED	AN

REVISIONS

PARKVIEW
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 6, BLOCK 11, PLAN 1760 KS
WITHIN THE
N.E. 1/4 SEC. 26 - 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.	61800107T	DRAFTED BY:	AN	CHECKED BY:	DS
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Subdivision Authority

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

August 16, 2018

File No. LDA18-0396

Bernhard Jess
401 - 8503 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 16, Block 4, Plan 715 HW, located south of 92 Avenue NW and west of 117 Street NW; **WINDSOR PARK**

The Subdivision by Plan is APPROVED on August 16, 2018, 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;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
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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.

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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 Jennifer Vos at Jennifer.Vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #286885925-001
Enclosure

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 (\$662.00 - 2018 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 117 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (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.

Building / Site

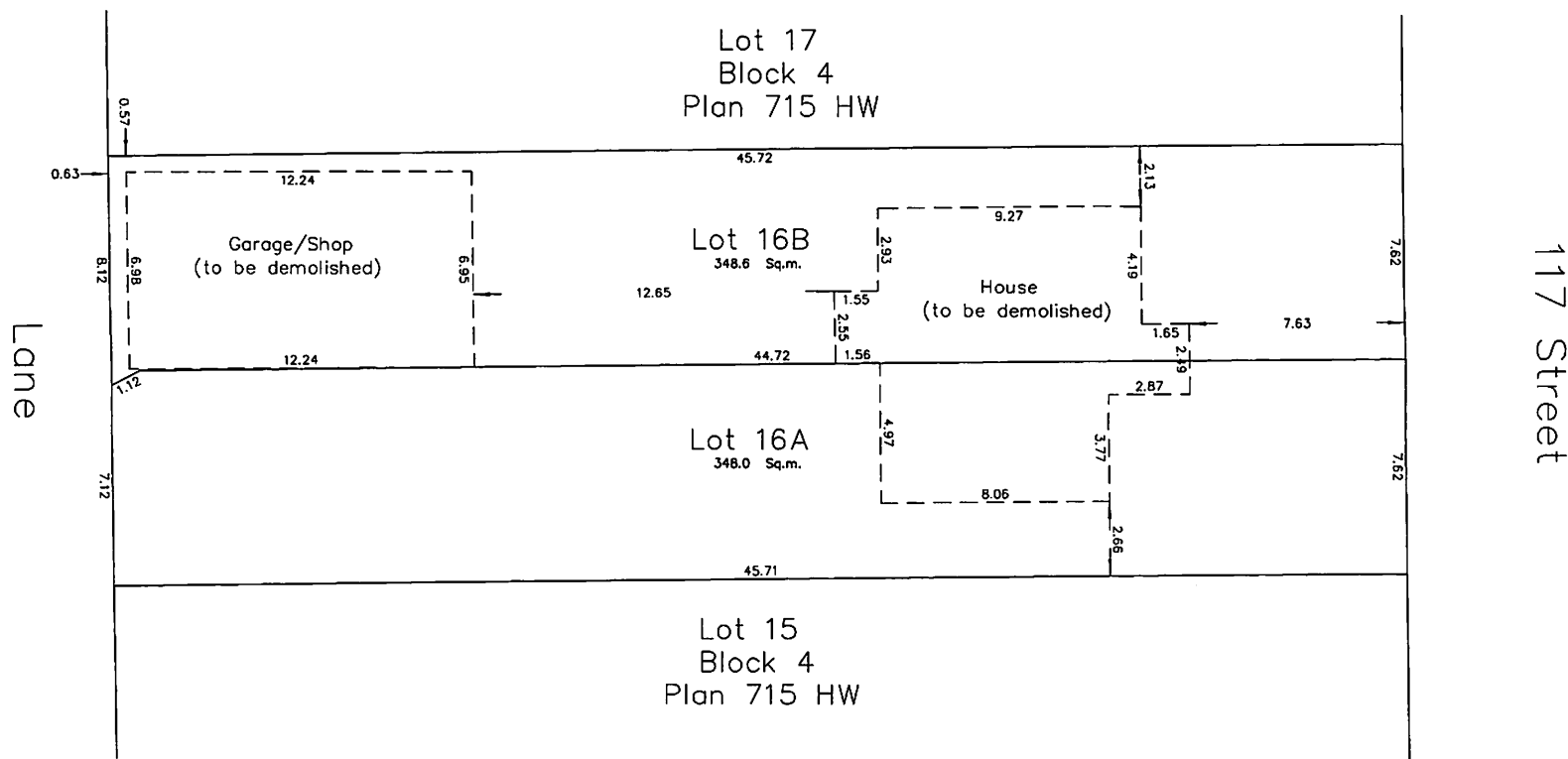
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 7.9 m north of the south property line of Lot 16 off of the lane. The existing storm service enters the proposed subdivision approximately 5.2 m north of the south property line of Lot 16 off 117 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).

Plan Showing Proposed Subdivision

Lot 16, Block 4, Plan 715 HW
9110-117 Street



Client: Yazdanshenas/Falamarzian

Neighbourhood: Windsor Park

Zoning: RF1

Bernhard Jess ALS, CLS, P.Eng. © 2018

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:250

File: 1823 Planning 2018-08-08.dwg



Subdivision Authority

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

August 16, 2018

File No. LDA18-0399

Satt Engineering Ltd.
207 - 3132 Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 12, Block 8, Plan 170 HW, located south of 90 Avenue NW and east of 92 Street NW; **BONNIE DOON**

The Subdivision by Plan is **APPROVED** on August 16, 2018, subject to the following conditions:

1. that the owner obtain 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
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Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #286966353-001

Enclosures

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Transportation

- 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.

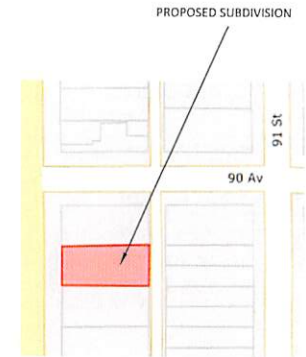
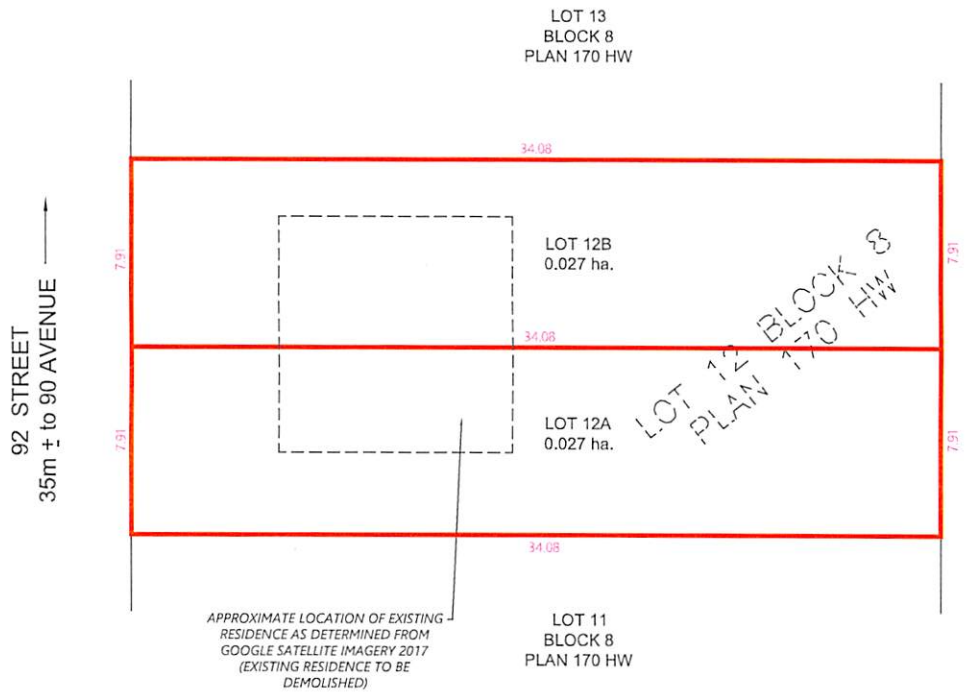
Building / Site

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- The existing services (water and sanitary) enter the proposed subdivision approximately 7.45 m south of the north property line of Lot 12 off of the lane. 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 PROPOSED SUBDIVISION OF
 LOT 12, BLOCK 8, PLAN 170HW
 RIVER LOT 21 - TP. 52 - RGE. 24 - W.4th MER.
 BONNIE DOON
 EDMONTON, ALBERTA
 SCALE : 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.054 ha



Satt Associates Inc.
Always Striving For Excellence.
 206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (587) 315 6887

Job # : SA 18- 458	Drawn by: MT	Checked by: FS
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Thursday, August 9, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 32

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the August 9, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the August 2, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA18-0336 285100190-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 3, Plan 5887 HW, located north of 106 Avenue NW and east of 145 Street NW; GROVENOR
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA18-0382 286195984-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 66, Plan 3002 KS, located south of 107 Avenue NW and east of 48 Street NW; CAPILANO
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA18-0384 286514019-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 8, Plan 4065 AE, located south of 112 Avenue NW and west of 62 Street NW; HIGHLANDS

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA18-0386 286728525-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 9, Plan 3543 HW, located north of 63 Avenue NW and east of 105A Street NW; ALLENDALE	
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.		