

Thursday, August 22, 2019
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 22, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the August 15, 2019 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0286 315243936-001	Tentative plan to subdivide a 0.207 ha parcel from Lot 3, Block 1, Plan 112 0939 and consolidate that parcel with adjacent Lot 4, Block 1, Plan 112 5641, located east of 142 Street NW and north of 137 Avenue NW; RAMPART INDUSTRIAL
2.	LDA19-0289 310322131-001	Tentative plan of subdivision to create one (1) additional single detached residential lot and facilitate a lot line adjustment from Lots 1, 2, 3 and 4, Block 48, Plan I25, located south of 76 Avenue NW and east of 106 Street NW; QUEEN ALEXANDRA
3.	LDA19-0316 325823449-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot O, Plan 703 HW located north of 90 Avenue SW and west of 90 Street SW; BONNIE DOON
5.	OTHER BUSINESS	



Subdivision Authority

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

August 22, 2019

File No. LDA19-0286

Gilmore Surveys (Arctic) Ltd.
7322 101 Avenue NW
Edmonton, AB T6A 0J2

ATTENTION: Duncan Gilmore

RE: Tentative plan to subdivide a 0.207 ha parcel from Lot 3, Block 1, Plan 112 0939 and consolidate that parcel with adjacent Lot 4, Block 1, Plan 112 5641, located east of 142 Street NW and north of 137 Avenue NW; **RAMPART INDUSTRIAL**

The Subdivision by Plan is APPROVED on August 22, 2019, subject to the following conditions:

1. that LDA19-0330 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

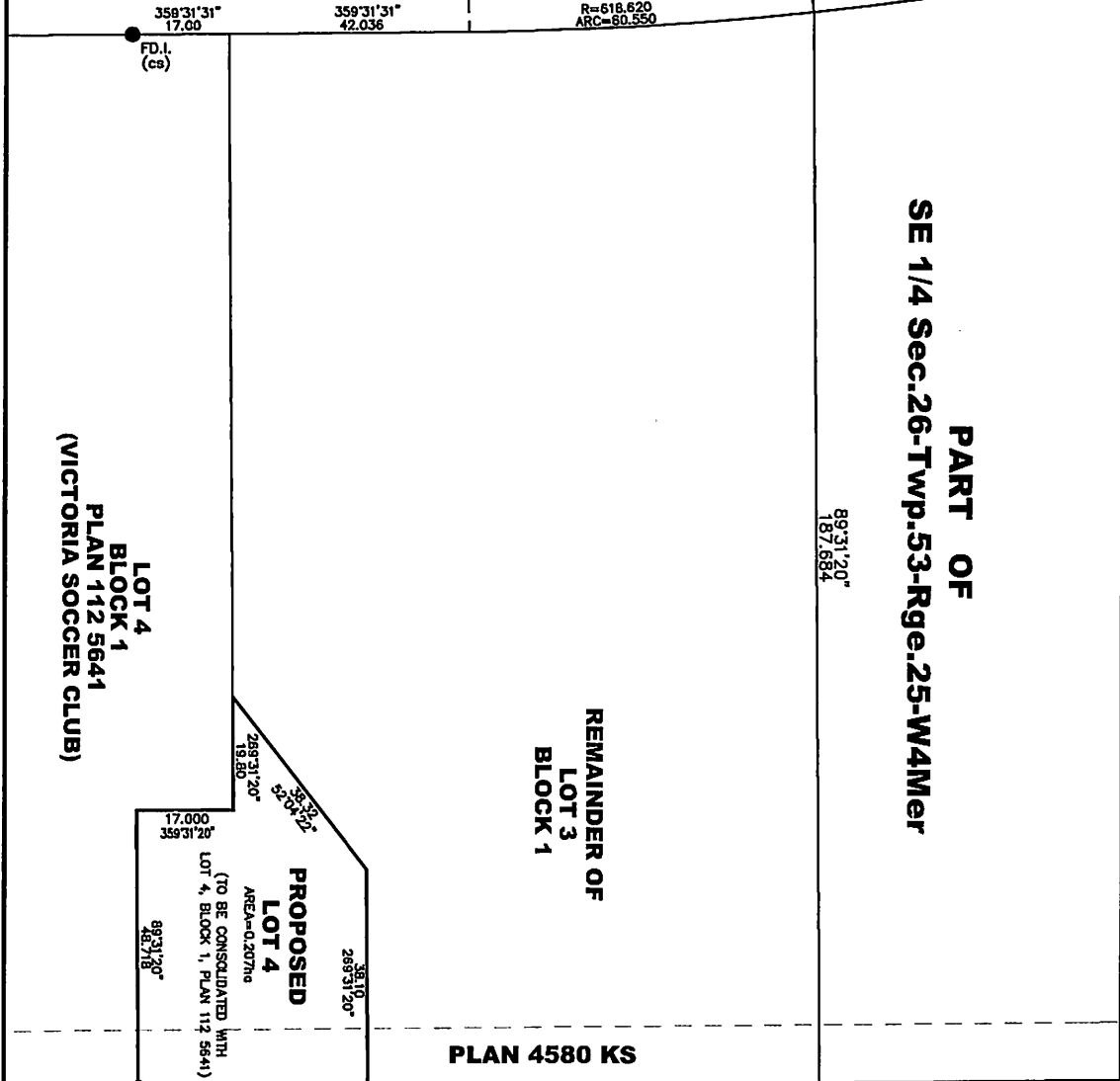
Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #315243936-001

Enclosure

(ROAD PLAN 074 0120)
142 STREET



142 STREET
GOVERNMENT ROAD ALLOWANCE



CERTIFIED CORRECT
MAY 27th, 2019

ALL DISTANCES ARE IN METERS AND DECIMALS OF A METRE
AREA DEALT WITH BY THIS PLAN BOUNDED THUS

DUNCAN B. GILLMORE, ALS.

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

<p>LEGAL DESCRIPTION LOT 3 BLOCK 1 PLAN 112 0939 EDMONTON, ALBERTA OWNER : GIACOBBO HOLDINGS LTD. C. OF T. NO: 122 165 600 DATE : MAY 27th, 2019</p>	<p>BUILDER OR OWNER: VICTORIA SOCCER CLUB 14020-142 STREET NW EDMONTON, ALBERTA</p> <p>CIVIC ADDRESS OF PRPPERTY: 14135-142 STREET NW EDMONTON, ALBERTA</p>	
<p>GILLMORE SURVEYS (ARCTIC) LTD. 7322 - 101 AVENUE EDMONTON - ALBERTA T6A 0J2 PH. (780) 465-0096 Fax (780) 468-7072</p>	<p>DATE: AUGUST 20th, 2018 SCALE: 1: 1000 GSAL: 2105- WS: 19-0141</p>	<p>Drwg: 19-0141T</p>



Subdivision Authority

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

August 22, 2019

File No. LDA19-0289

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 and facilitate a lot line adjustment from Lots 1, 2, 3 and 4, Block 48, Plan I25, located south of 76 Avenue NW and east of 106 Street NW; **QUEEN ALEXANDRA**

The Subdivision by Plan is APPROVED on August 22, 2019, subject to the following conditions:

1. that the owner obtain permits to demolish the existing dwellings and garages 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 LDA19-0275 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 #310322131-001

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

- 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.

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 8.8 m, 22 m and 38.7 m east of the west property line of Lot 1 off 76 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. A sewer service may exist to the proposed parcel off 76 Avenue NW. The owner/developer is required to contact EPCOR's office (780-496-5444) to schedule a sewer service assessment and locate.
- There is an existing power pole and guy wire that may interfere with access to the proposed Lot 1A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible, as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission 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).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOTS 1-4, BLOCK 48, PLAN I. 25

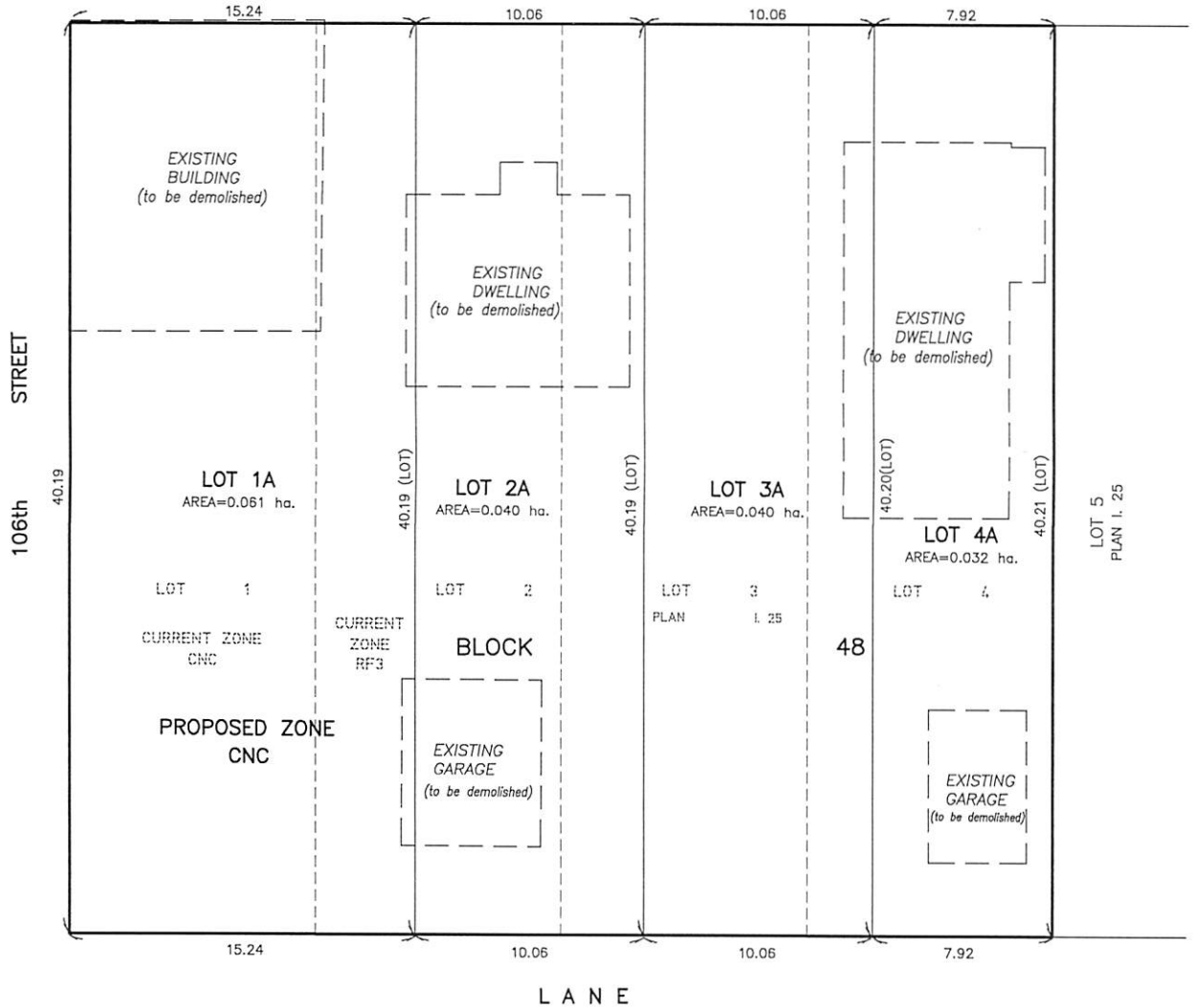
IN THE
N.E.1/4 SEC.20-52-24-4

EDMONTON ALBERTA

76th AVENUE



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: APRIL 01, 2019
REVISED: JULY 17, 2019

FILE NO. 19S0126

DWG.NO. 19S0126T





Subdivision Authority

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

August 22, 2019

File No. LDA19-0316

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

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot O, Plan 703 HW located north of 90 Avenue SW and west of 90 Street SW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on August 22, 2019, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; 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 Craig Walker at craig.walker@edmonton.ca or 780-442-4852.

Regards,

Blair McDowell
Subdivision Authority

BM/cw/Posse #325823449-001

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 90 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).

Building / Site

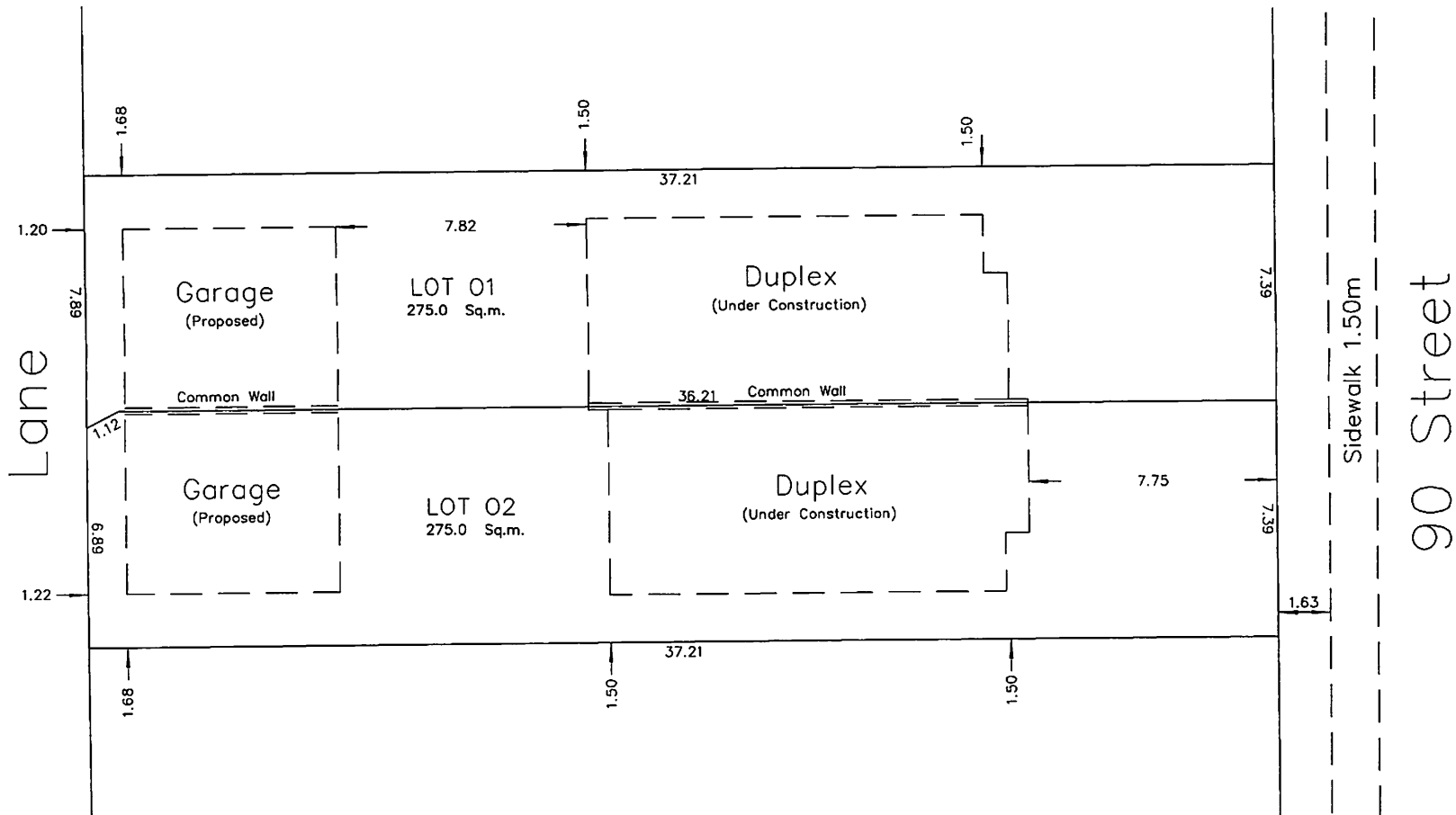
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.52 m north of the south property line of Lot 0, 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).

Plan Showing Proposed Subdivision

Lot O, Plan 703HW
9026-90 Street



Client: BlackBird Developments

Neighbourhood: Bonnie Doon

Zoning: RF3

Bernhard Jess ALS, CLS, P.Eng. © 2019

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

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:200

File: 1823 Planning App.dwg

Thursday, August 15, 2019
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 15, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the August 8, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0070 304925501-001	Tentative plan of subdivision to create 49 single detached residential lots and 10 semi-detached residential lots from Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of Keswick Boulevard SW; KESWICK
MOVED	Blair McDowell	
	That the application for subdivision be Tabled.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA16-0553 235598460-001	REVISION of conditionally approved tentative plan of subdivision to create 227 single-detached residential lots, 25 row housing lots, two (2) commercial lots, one (1) Public Utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; CRYSTALLINA NERA EAST AND CRYSTALLINA NERA WEST
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA18-0446 288767222-001	REVISION of conditionally approved tentative plan of subdivision to create 136 single detached residential lots, two (2) commercial lots, one (1) Public Utility lot and one (1) multiple family lot (MFL) from Lot 1, Plan 982 3999, located north of Ellerslie Road SW and west of 34 Street SW; CHARLESWORTH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA19-0216 311792956-001	Tentative plan of subdivision to create four (4) bareland condominium units from the SE-22-53-25-W4M, located north of 131 Avenue NW and east of 131 Avenue NW; MISTATIM INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0299 325350023-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 36, Plan 8435 ET, located south of 79 Avenue NW and east of 99 Street NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	