

Thursday, October 24, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 42

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the October 24, 2019 meeting be adopted as amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the October 17, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0295 325120657-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 75, Plan 7251 AD, located south of 97 Avenue NW and west of 148 Street NW; CRESTWOOD
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA19-0372 339210844-001	Tentative plan of subdivision to create one (1) additional agricultural lot of 32.6 hectares and one (1) additional acreage lot of 1.58 hectares - both from Part of the SE 7-51-23 W4M, located west of 17 Street (Rge Rd 235) and south of 41 Avenue; EDMONTON SOUTH EAST
MOVED	Blair McDowell	
	That the application for subdivision be Refused.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA19-0384 340508161-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4A, Block 9, Plan 952 0850, located north of 105 Avenue NW and east of 77 Street NW; FOREST HEIGHTS

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA19-0404 341592614-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 18, Plan 2857 HW, located west of 159 Street NW and north of 103 Avenue NW; BRITANNIA YOUNGSTOWN	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA19-0407 34159501-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 13, Plan 4116 HW, located south of 87 Avenue NW and east of 120 Street NW; WINDSOR PARK	
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.		



Subdivision Authority

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

October 24, 2019

File No. LDA19-0295

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 2, Block 75, Plan 7251 AD, located south of 97 Avenue NW and west of 148 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on October 24, 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.

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,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a horizontal line.

Blair McDowell
Subdivision Authority

BM/tv/Posse #325120657-001

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 6.7 m south of the north property line of Lot 2 off of the lane. The existing storm service enters the proposed subdivision approximately 7.2 m north of the south property line of Lot 2 off 148 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 an existing power pole that may interfere with access to the proposed Lot 2B. 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
- 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

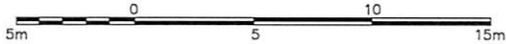
SHOWING SUBDIVISION OF

LOT 2, BLOCK 75, PLAN 7251 A.D.

IN THE
E.1/2 SEC.35-52-25-4

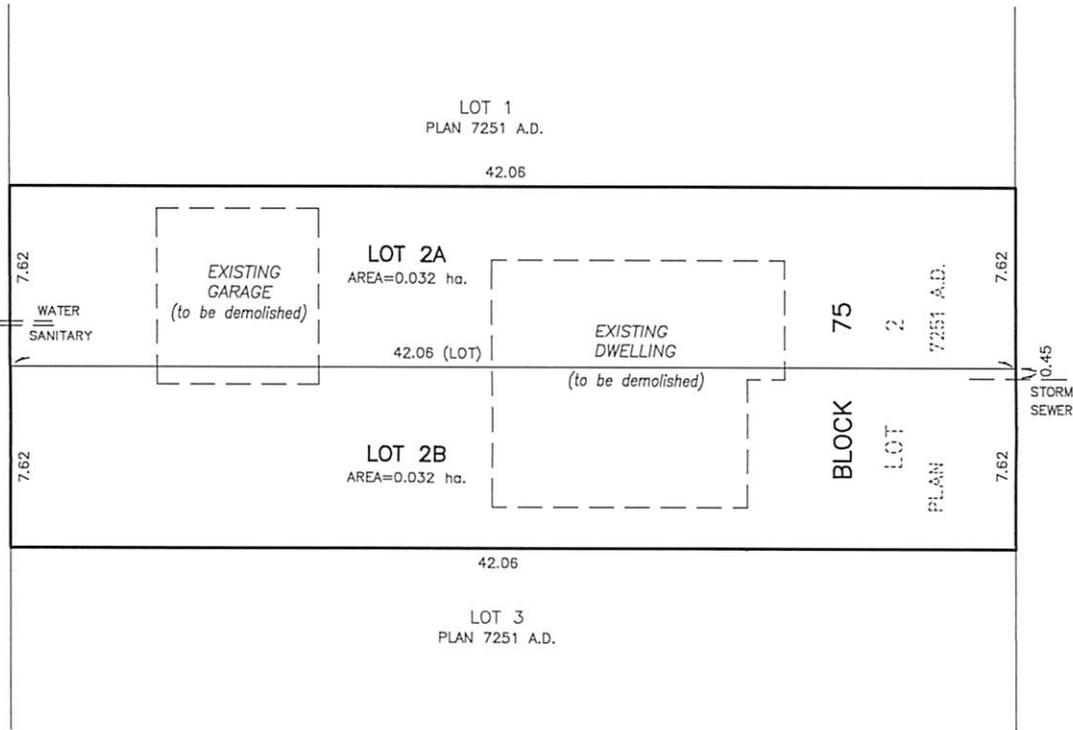
EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



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

LANE



148th STREET
TO 97th AVENUE

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: JULY 09, 2019
REVISED: -

FILE NO. 19S0414

DWG.NO. 19S0414T



Subdivision Authority

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

October 24, 2019

File No. LDA19-0372

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional agricultural lot of 32.6 hectares and one (1) additional acreage lot of 1.58 hectares - both from Part of the SE 7-51-23 W4M, located west of 17 Street (Rge Rd 235) and south of 41 Avenue; **EDMONTON SOUTH EAST**

The Subdivision by Plan is **REFUSED** on October 24, 2019 for the following reasons:

1. Part 654(1)(a) and (b) of the Municipal Government Act (MGA) state that *“a subdivision authority must not approve an application for subdivision approval unless: (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended; (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided.”* In this regard:
 2. The proposed subdivision is not *“suitable”* for its intended purpose because:
 - a. No long-range planning has yet occurred to inform matters pertaining to land use, open space, transportation / utility networks, geotechnical considerations nor levies / assessments which are vital to ensure the success and sustainability of this future urban growth area which was recently annexed from Leduc County for such purposes; and
 - b. The ‘flag-shaped’ configuration of the proposed acreage lot could create future cross-lot servicing conflicts when such time that piped utilities are extended into this area.
3. Regarding conformance to the provisions of *“any growth plan under Part 17.1”*:
 - a. This land is encapsulated within the “Metropolitan Area” policy tier of the Edmonton Metropolitan Region Board Growth Plan (EMRBGP), which requires a minimum greenfield residential density of 35 dwelling units per net residential hectare - which this proposal does not satisfy.
 - b. Policy 6.1.3 of the EMRBGP states *“in the Metropolitan Area, prime agricultural lands identified though the land evaluation and site assessment tool shall be conserved for agricultural purposes for as long as possible, recognizing that these lands will urbanize over time to accommodate growth”*. In this regard, the subject lands are categorised as prime “Class 1” soil by the Canada Land Inventory, and therefore must be preserved.
4. Regarding the conformance to the provisions of *“any statutory plan”*:
 - a. No area structure plan (nor neighbourhood structure plan) is in effect for this area. Preparation of such plans are premature at this time, pursuant to Policy 3.2.1.12 of The Way We Grow Municipal Development Plan (MDP), which states: *“A new Municipal*

Development Plan and Transportation Master Plan are expected to be adopted by 2021 and will guide the urban form and transportation network for a city of two million people, inclusive of urban growth areas. Preparation of any new statutory plans for an Urban Growth Area can only be considered following the adoption of a new Municipal Development Plan and Transportation Master Plan (City Plan).

- b. In the interim, the MDP designates this area as a future “urban growth area”, and requires via Policy 3.2.1.6 that the City “prevent premature fragmentation of agricultural lands in the urban growth areas prior to urban expansion.”
5. Regarding the conformance to the provisions of “any land use bylaw”:
- a. The City of Edmonton’s Zoning Bylaw assigns “AES” (Agricultural Edmonton South) zoning to this land. The proposed subdivision is not consistent with:
 - i. The ‘General Purpose’ statement for the AES zone, which states: “*New Residential Lots created after passage of this Bylaw shall only be created to subdivide a farmstead from a previously unsubdivided quarter section, and shall be no larger than 2.0 ha (4.9 ac).*” In this regard, this quarter-section has previously been subdivided twice already (i.e. creating three existing parcels). If approved, this subdivision application would result in a combined total of five parcels on this quarter-section.
 - ii. Part 1000.9.3(a) of the AES zone, which requires a minimum lot size of 32.4 hectares. The proposed northern (remnant) lot would be only ±18.22 hectares.
 - iii. Part 1000.9.3(d) of the AES zone, which clarifies: “*Notwithstanding the Purpose of this Zone, 1000.9(3)(a) and 1000.9(3)(b), an additional subdivision may be granted from a previously subdivided quarter provided that the additional parcel to be subdivided is cut off from the rest of the parcel by a physical barrier to agricultural operations, and has legal, physical and safe access to a maintained public road.*” In this regard, none of the proposed parcels are deemed to be fragmented from the balance of this property, and are in cultivation at this time - implying no physical barriers to agricultural operations.

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Municipal Government Board, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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, Planner at craig.walker@edmonton.ca or 780-442-4852.

Regards,



Blair McDowell
Subdivision Authority

BM/cw/Posse #339210844-001
Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION
OF PART OF

S.E.1/4 SEC.7-51-23-4

EDMONTON ALBERTA

SCALE 1:4000 2019 N. R. RONSKO, A.L.S.



N.W.1/4 SEC.7
51-23-4

BLK. 1
LOT 3
PLAN 972 0944

BLK. 1
LOT 2
PLAN 972 0944

7
51-23-4

LOT 2
PLAN 802 1117

LEFT BANK OF CREEK ACCORDING TO
N.R. RONSKO, A.L.S., USING AERIAL
IMAGERY OBTAINED BY UNMANNED
AERIAL VEHICLE FLOWN ON MAY 7, 2019

RIGHT BANK OF CREEK
BY R.J. WILKINS A.L.S.
FEBRUARY 1980 AS
SHOWN ON SUBDIVISION
PLAN 802 1117

REMAINDER OF
S.E.1/4 SEC.7-51-23-4

BLK.1
LOT 3
DESCRITIVE
PLAN 192 2413
1.58 ha.

BLK.1
LOT 4
1.58 ha.

S.W.1/4 SEC.7-51-23-4

405.6

606.9

BLK.1
LOT 5
32.6 ha.

PLAN 4833 A.L.S. STREET
PLAN 3474 N.V. STREET
ALLOWANCE
PLAN 1988 R.R. STREET
ROAD
PLAN 8 ER
LOT A
PLAN 802 1205
LOT B
PLAN 802 1205
GOVERNMENT
401.9

LOT 6
PLAN 772 1924

LOT 7R
PLAN 082 8082

9 ER

BLK. 1
LOT 1

ROAD
PLAN 8 ER

LOT A
PLAN 802 1205

LOT B
PLAN 802 1205

- LEGEND:**
- AREA DEALT WITH BOUNDED THUS: _____
 - DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 - DATE OF SURVEY: JULY 31, 2019

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: DA
CALC'D. BY: DA
DATE: AUGUST 19, 2019
FILE NO. 19S0087
DWG.NO. 19S0087T

N.W.1/4 SEC.6
51-23-4

N.E.1/4 SEC.6-51-23-4

N.W.1/4 SEC.5
51-23-4

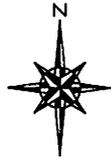
HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



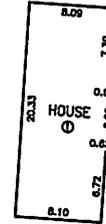
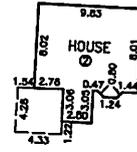
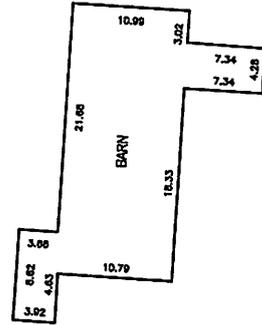
DRAWN BY: DA
 CALC'D. BY: DA
 DATE: AUGUST 19, 2019
 FILE NO. 19S0087
 DWG.NO. 19S0087T1



SCALE 1:1500 2019 N. R. RONSKO, A.L.S.

LEGEND:

- AREA DEALT WITH BOUNDED THUS:
- DISTANCES ARE IN METRES AND DECIMALS THEREOF.
- FENCE SHOWN THUS:
- POWER LINE SHOWN THUS:
- PP DENOTES POWER POLE
- DATE OF SURVEY: JULY 31, 2019



DETAIL
NOT TO SCALE

LOT 2
PLAN 802 1117

LOT 2
PLAN 802 1117

RIGHT BANK OF CREEK
BY R.J. WILKINS A.L.S.
FEBRUARY 1980 AS
SHOWN ON SUBDIVISION
PLAN 802 1117

BLK.1
LOT 4
1.58 ha.

BLK.1
LOT 3
DESCRIPTIVE
PLAN 192 2413

ROAD

8 ER
PLAN 082 5052

ALLOWANCE
PLAN 1825 T.R.
STREET

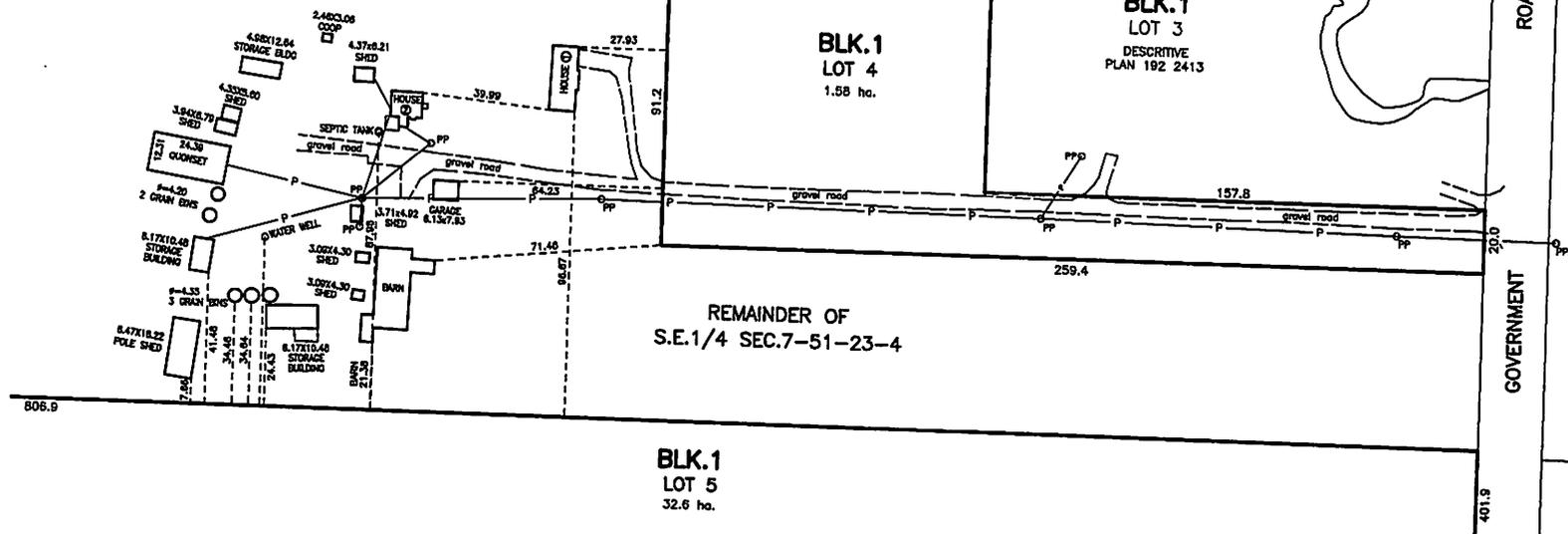
ROAD

LOT A
PLAN 802 1205

GOVERNMENT
ROAD

REMAINDER OF
S.E.1/4 SEC.7-51-23-4

BLK.1
LOT 5
32.6 ha.



TRIAL MODE - a valid license will remove this message. See the keywords property of this PDF for more information.



Subdivision Authority

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

October 24, 2019

File No. LDA19-0384

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 4A, Block 9, Plan 952 0850, located north of 105 Avenue NW and east of 77 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is **APPROVED** on **October 24, 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 #340508161-001

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.
- There is an existing access to 77 Street NW. Upon redevelopment of proposed Lot 4C, the existing residential access to 77 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, 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 2.7 m north of the south property line of existing Lot 4A 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 fire protection 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 4A, BLOCK 9, PLAN 952 0850

IN THE
RIVER LOT.29-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2019 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



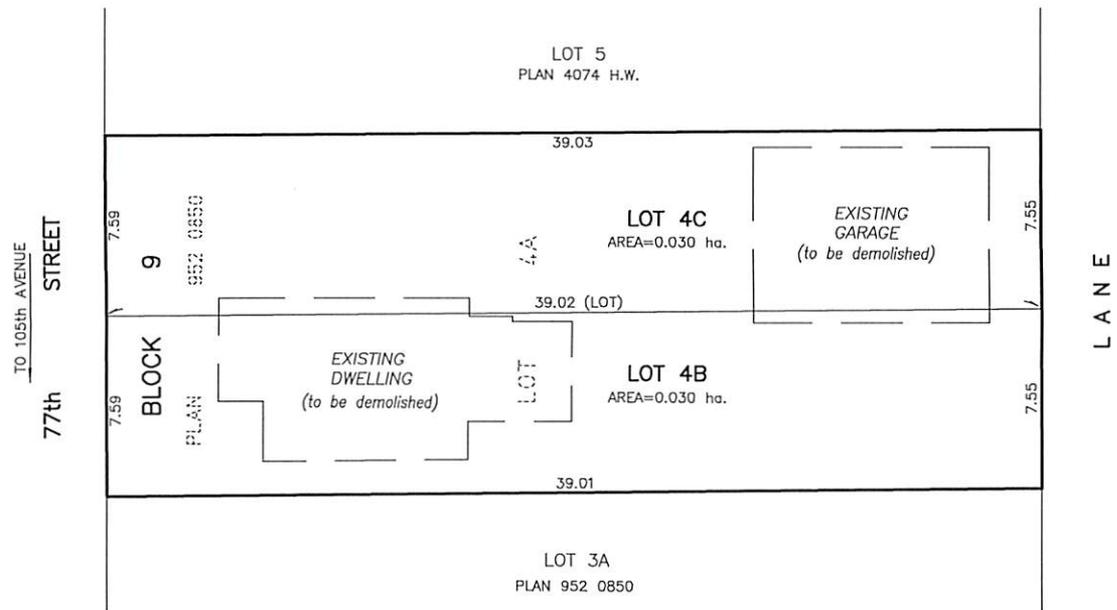
DRAWN BY: JC

CALC'D. BY: JC

DATE: MAY 01, 2019
REVISED: -

FILE NO. 19S0207

DWG.NO. 19S0207T





Subdivision Authority

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

October 24, 2019

File No. LDA19-0404

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 18, Plan 2857 HW, located west of 159 Street NW and north of 103 Avenue NW;
BRITANNIA YOUNGSTOWN

The Subdivision by Plan is APPROVED on October 24, 2019, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to each half of the semi-detached dwelling; 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, Planner at craig.walker@edmonton.ca or 780-442-4852.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue horizontal line.

Blair McDowell
Subdivision Authority

BM/cw/Posse #341592614-001

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.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1.0 m from the closest edge of the power pole to the closest edge of the proposed driveway.

Building / Site

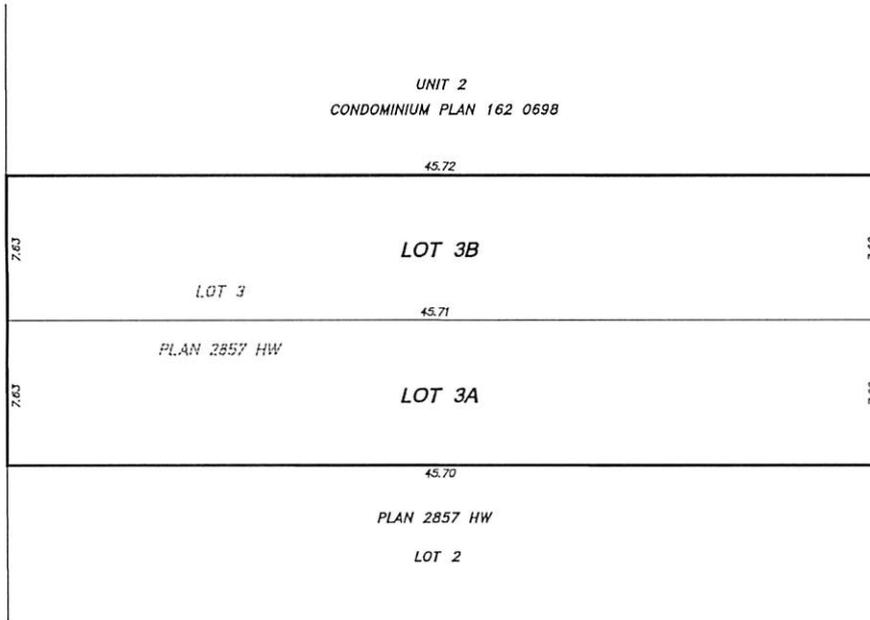
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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).
- 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).



LANE



LOT: 3 BLOCK: 18 PLAN: 2857 HW

BUILDER/OWNER: TECH VIEW HOMES LTD.

ADDRESS: 10308-159 STREET

EDMONTON

SUBDIVISION: BRITANNIA YOUNGSTOWN

ZONING: RF4

SCALE 1:250

DRAWN BY: D.S.

CHECKED BY: P.S./S.B.

FILE: E18405

NOTES:

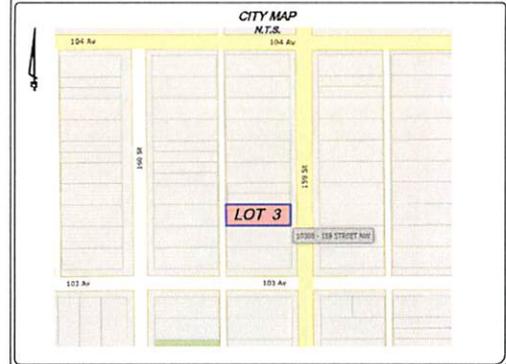
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS
 OR OMISSIONS REPRESENTED BY THIS PLAN.

LEGEND:

LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ●

CERTIFICATE OF TITLE AREA 0.07 ha
 AREA IN PARCEL(S) BEING CREATED 0.07 ha
 NUMBER OF PARCEL CREATED 2

REV. No.	DATE:	DESCRIPTION:





Subdivision Authority

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

October 24, 2019

File No. LDA19-0407

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 4116 HW, located south of 87 Avenue NW and east of 120 Street NW;
WINDSOR PARK

The Subdivision by Plan is **APPROVED** on October 24, 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;
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 Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a white background.

Blair McDowell
Subdivision Authority

BM/tv/Posse #341559501-001

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.

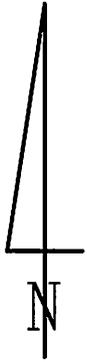
Building / Site

- 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 5.3 m east of the west property line of existing Lot 4 off of the lane. The existing storm service enters the proposed subdivision approximately 10.2 m east of the west property line of existing lot 4 off 87 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 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).

87 AVENUE



10.86

9.86

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

38.10

LOT 3

LOT 4A

LOT 4B

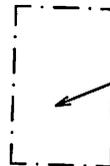
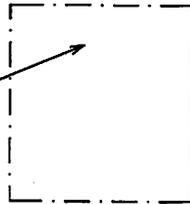
LOT 5

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

38.10

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

37.10



10.36

10.36

LANE

TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:
JASON CAMPBELL

SHOWING PROPOSED SUBDIVISION OF
LOT 4, BLOCK 13, PLAN 4116HW
11831 - 87 AVENUE
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

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

SCALE 1:300

JOB NO. J0297LTO

OCT. 16, 2019.