

Thursday, November 26, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 47

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 26, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 19, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA20-0296  
374418947-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block N, Plan 5KS, located north of 89 Avenue NW and east of 89 Street NW; **BONNIE DOON**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA20-0302  
357679781-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 15, Plan 2938 HW located south of 72 Avenue NW and east of 119 Street NW; **BELGRAVIA**

MOVED

Blair McDowell

That the application for subdivision be Refused.

FOR THE MOTION

Blair McDowell

**CARRIED**

3. LDA20-0319  
374277545-001

Tentative plan of subdivision to subdivide 1.10 ha portion from Block C, Plan 2887 AQ and consolidate with Block D, Plan 2887 AQ, located north of 167 Avenue NW and west of 66 Street NW; **SCHONSEE**

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 10:05 a.m.	



Subdivision Authority

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

November 26, 2020

File No. LDA20-0296

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block N, Plan 5KS, located north of 89 Avenue NW and east of 89 Street NW; **BONNIE DOON**

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**The Subdivision by Plan is APPROVED on November 26, 2020, subject to the following conditions:**

1. that the owner apply for 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 owner shall dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure II;
3. that subject to Condition 2, the owner shall remove all landscaping and existing structures (including retaining wall and concrete steps) as required for road right-of-way dedication, to the satisfaction of Subdivision and Development Coordination; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized with a large initial "B" and a long horizontal stroke at the end.

Blair McDowell  
Subdivision Authority

BM/tv/Posse #374418947-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 89 Avenue NW. Upon redevelopment of proposed Lot 12B, the existing residential access to 89 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

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

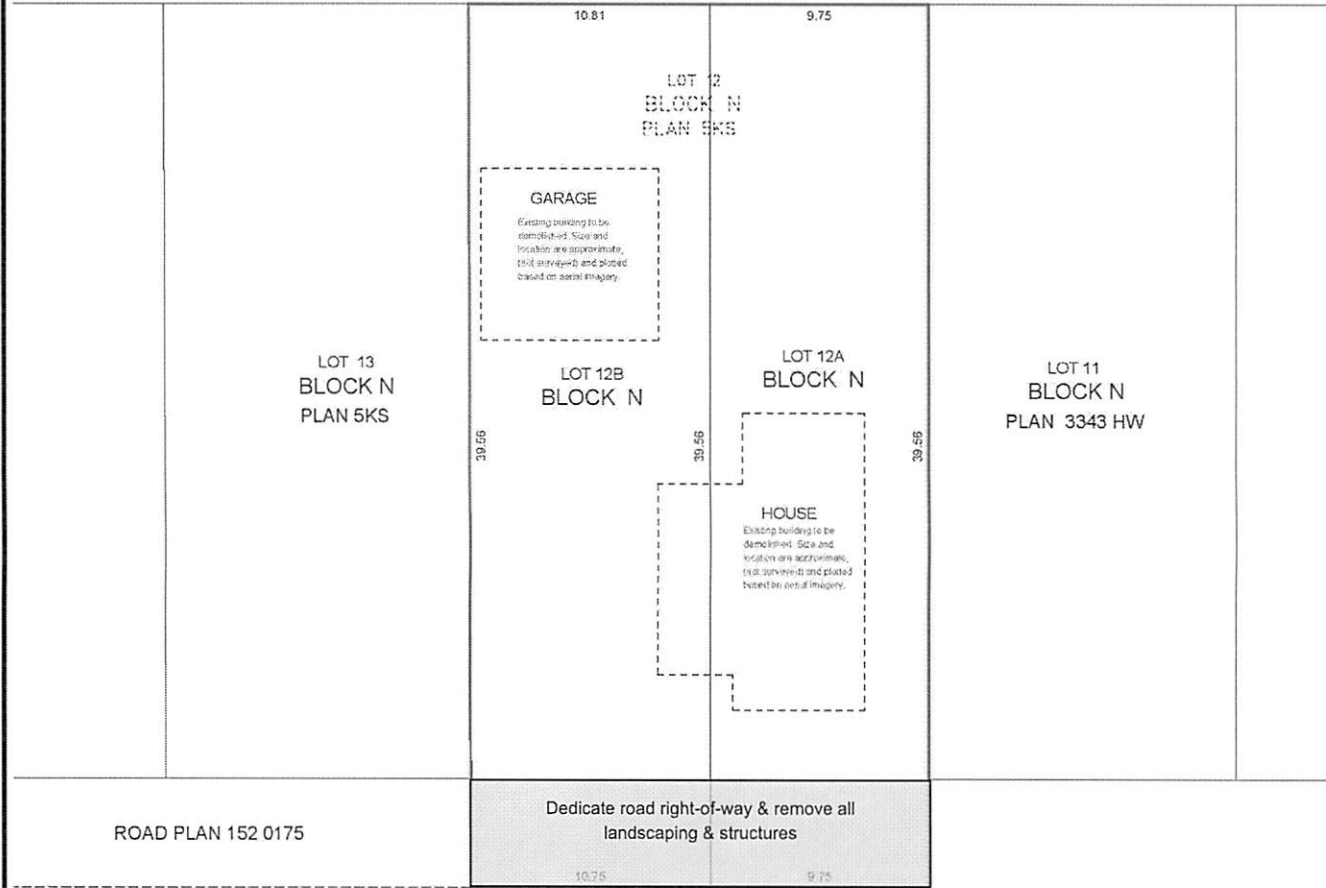
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.28 m east of the west property line of existing Lot 12 off 89 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).

# Enclosure II



LANE

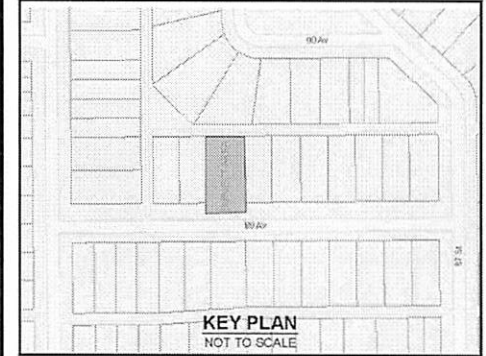


89 AVENUE NW

## ACCENT INFILLS

### 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 RFS.
- PLAN TO BE SUBMITTED SHOWN OUTLINED THUS: ..... AND CONTAINS 0.05 ha.



REV. NO.	DATE	ITEM	BY
2	OCT. 2023	LOT SPLIT	CH
1	OCT. 2023	T-PLAN	CH

### REVISIONS

## BONNIE DOON

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

OF

LOT 12, BLOCK N, PLAN 5KS

WITHIN THE

RIVER LOT SEC. 23 - TWP. 52 - RGE. 24 - W. 4TH MER.

## EDMONTON - ALBERTA

SCALE: 1:200

2020

0 2 4 6 8 12 METRES

**Pals Geomatics** Phone: (780) 455-4177 Fax: (780) 451-7042  
 Email: [bonnie@palsgeomatics.com](mailto:bonnie@palsgeomatics.com)  
 10704-175 Street NW, Edmonton, Alberta T5E 3G7

FILE NO.	K2606147T	DRAFTED BY:	CH	CHECKED BY:	..
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Subdivision Authority

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

November 26, 2020

File No. LDA20-0302

Century 21  
312 Saddleback Road  
Edmonton, AB T6J 4R7

ATTENTION: Sean Gerke

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 15, Plan 2938 HW located south of 72 Avenue NW and east of 119 Street NW;  
**BELGRAVIA**

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**The Subdivision by Plan is REFUSED on November 26, 2020 for the following reasons:**

1. The proposed subdivision does not comply with the minimum development regulation identified in Section 110.4(1)(b) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF1) Single Detached Residential Zone. The minimum site width identified in the RF1 Zone for single detached housing is 7.50 metres. The Edmonton Zoning Bylaw 12800 defines Site Width as “the horizontal distance between the side boundaries of the Site measured at a distance from the Front Lot Line equal to the required Front Setback for the Zone”. The Front Setback is 3.0 metres when a lot fronts onto a treed landscaped boulevard and vehicular access is from a lane (Section 110.4(8)(a)). Based on this criteria, the site width of proposed Lot 12A is 7.16 metres which is deficient by 0.34 metres or 4.5%. Furthermore, the site width of proposed Lot 12B is 7.13 metres and it is deficient by 0.37 metres or 4.9%; and
2. The proposed subdivision will create two non-conforming lots that do not meet the site width development regulation in the Edmonton Zoning Bylaw 12800. This situation will create unnecessary hardship for existing and future landowners. Landowners wishing to further develop or redevelop their site will require a Development Permit variance.

Enclosure I is a map of the subdivision and identifies major conditions and advisements of this approval.

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

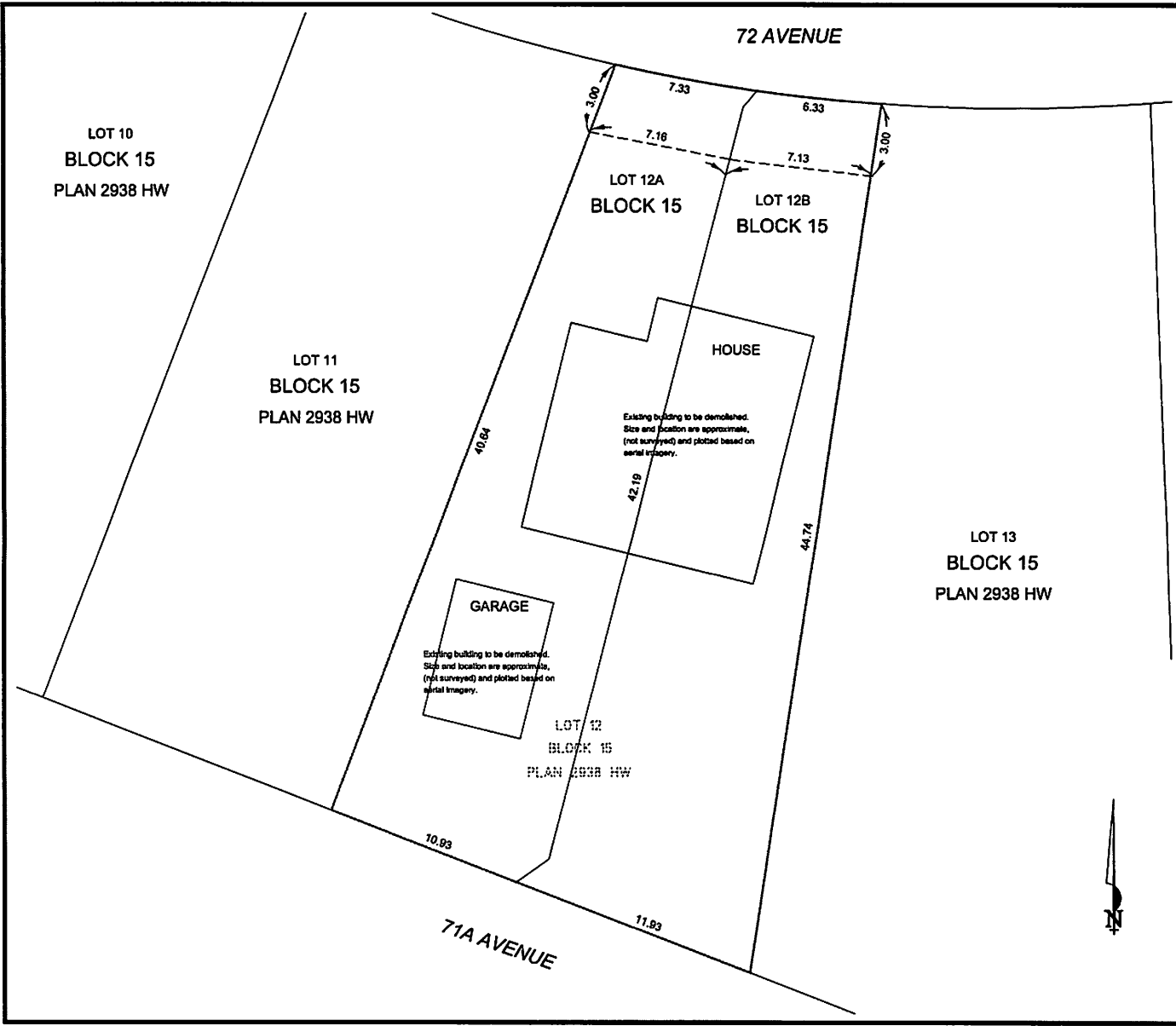
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Blair McDowell  
Subdivision Authority

BM/tv/Posse #357679781-001

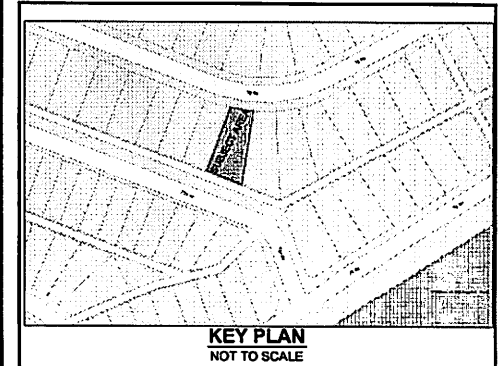
Enclosure(s)





**DAYTONA HOMES**

**NOTES**  
 - ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.  
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 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.  
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.  
 - THE ZONING OF THIS SUBJECT AREA IS R.F1.  
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: .....  
 AND CONTAINS: 0.076 ha.



REV. NO.	DATE	ITEM	BY
0	JULY 18, 2015	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

**BELGRAVIA**  
 TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
 OF  
 LOT 12, BLOCK 15, PLAN 2938 HW  
 WITHIN THE  
 N.W. 1/4 SEC. 19 - TWP. 52 - RGE. 24 - W. 4th MER.  
**EDMONTON, ALBERTA**



**Pals Geomatics**  
 Phone: (780) 455-3177 Fax: (780) 451-2647  
 Email: edmonton@palsgeomatics.com  
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 818001177 DRAFTED BY: AN CHECKED BY: DS



Subdivision Authority

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

November 26, 2020

File No. LDA20-0319

10th Floor, City of Edmonton  
10111 104 Avenue NW  
Edmonton, AB T5J 0J4

ATTENTION: David Tymchuk

RE: Tentative plan of subdivision to subdivide 1.10 ha portion from Block C, Plan 2887 AQ and consolidate with Block D, Plan 2887 AQ, located north of 167 Avenue NW and west of 66 Street NW; **SCHONSEE**

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**I The Subdivision by Plan is APPROVED on November 26, 2020, subject to the following conditions:**

1. 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.

Municipal Reserve for Block C, Plan 2887 AQ was addressed by dedication with LDA08-0136.

Municipal Reserve for Block D, Plan 2887 AQ was addressed by dedication and money in place with LDA12-0334.

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).

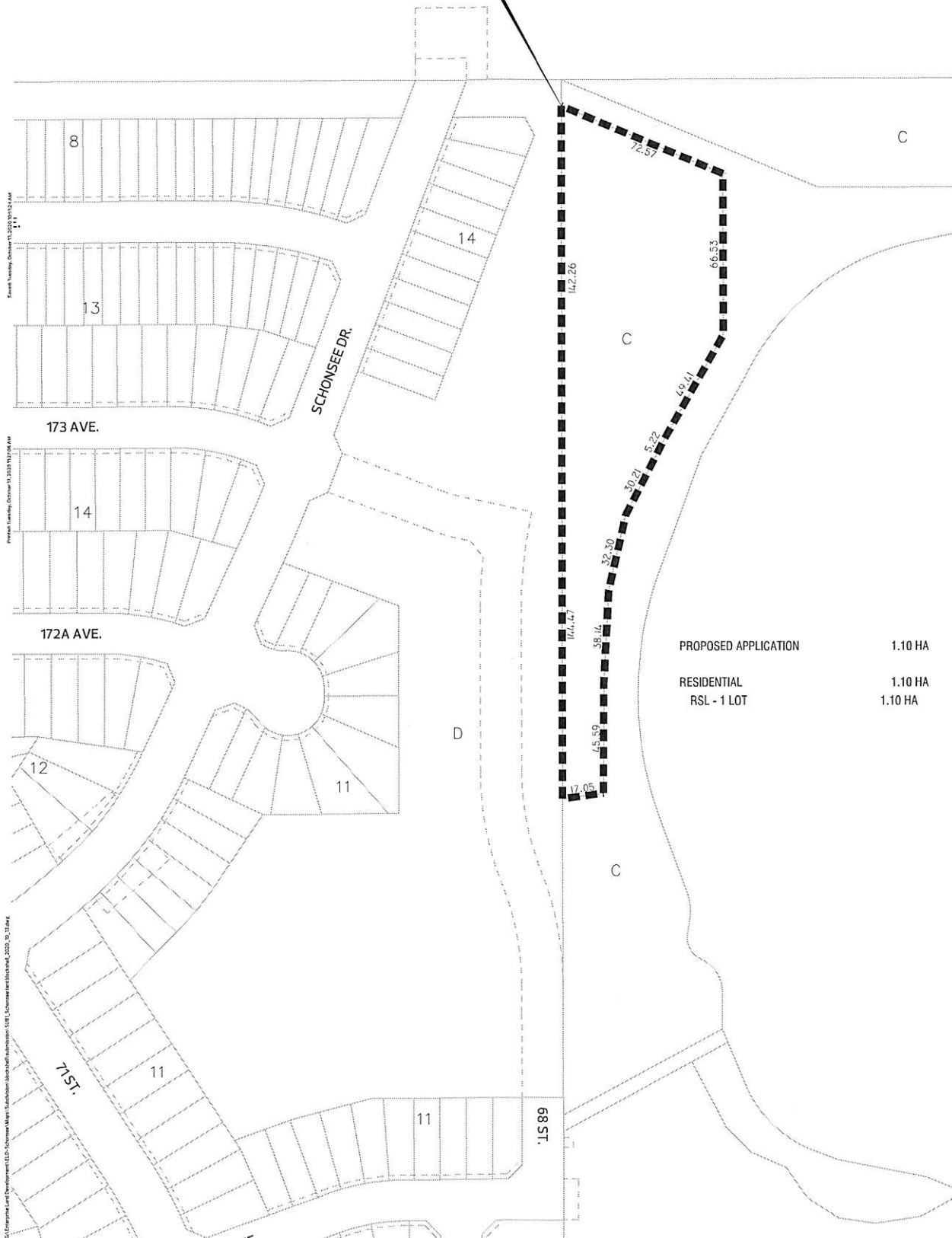
Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #374277545-001

Enclosure(s)

AREA TO BE SUBDIVIDED: 1.10 HA  
1 (RSL) RESIDENTIAL SMALL LOT  
ZONE



PROPOSED APPLICATION	1.10 HA
RESIDENTIAL RSL - 1 LOT	1.10 HA 1.10 HA

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**SCHONSEE**  
Tentative Plan

Enterprise Land Development

Plan 2887; blk C

FINANCIAL & CORPORATE SERVICES  
REAL ESTATE

DATE: October 13, 2020  
DRAWN BY: MB  
SCALE: 1:1500

