

Thursday, December 3, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 48

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the December 3, 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 26, 2020 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA20-0267
371980222-001 Tentative plan of subdivision to create 56 single detached residential lots from Lot 1, Block 1, Plan 022 0944, located north of 167 Avenue NW and east of 55 Street NW; **CY BECKER**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA20-0285
372411999-001 Tentative plan of subdivision to create 19 single detached residential lots, from a portion of roadway to be closed and the SW 21-51-25-W4M located south of Keeping Way SW and west of Knox Place SW; **KESWICK**

MOVED Blair McDowell
That the application for subdivision be Tabled.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA20-0286 372447428-001	Tentative plan of subdivision to create 39 single detached residential lots, from a portion of roadway to be closed, Lot 1 Block 1 Plan 932 3045 and the SW 21-51-25-W4M located south of Keswick Way SW and west of 182 Street SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA15-0362 176996663-001	REVISION of conditionally approved tentative plan of subdivision to create 330 single detached residential lots, one (1) Public Utility Lot, two (2) Municipal Reserve lots, and one (1) Future Municipal Reserve lot from the SE 10-54-24-W4M and the SW 10-54-24-W4M and Lot 3, Block 1, Plan 172 0306, located south of Anthony Henday Drive and west of 66 Street NW; CRYSTALLINA NERA EAST & WEST
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0107 306036711-001	Tentative plan of subdivision to create two (2) Bare Land Condominium units from Lot 6 and Lot OT, Block 114, Plan 2803 AF, located south of 103 Avenue NW and east of 134 Street NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA20-0328 376113319-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 24 & 25, Block 4, Plan 1345 AJ, located north of 88 Avenue NW and west of 93 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA20-0341 376704821-001	Tentative plan to subdivide Lot 5, Block 6, Plan 6123 HW into 0.07 hectare and 0.05 hectare portions, and consolidate those portions with adjacent Lots 20A and 20B, Block 6, Plan 192 2958, located south of 60 Avenue NW and east of 96 Street NW; CORONET INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.	



Subdivision Authority

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

December 3, 2020

File No. LDA20-0267

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Jamie Kitlarchuk

RE: Tentative plan of subdivision to create 56 single detached residential lots from Lot 1, Block 1, Plan 022 0944, located north of 167 Avenue NW and east of 55 Street NW; **CY BECKER**

I The Subdivision by Plan is APPROVED on December 3, 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 approved subdivision LDA19-0410 be registered prior to or concurrent with this application for the necessary underground utilities and to provide the logical roadway extension;
4. that LDA20-0260 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. 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 alley along the northern boundary is proposed to serve as a temporary secondary emergency access route. A swept path analysis will be required with engineering drawings and additional gravel may be required to accommodate the wheels of the fire trucks;
8. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 50 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Block 1, Plan 022 0944 was addressed by Deferred Reserve Caveat (DRC) with LDA12-0312. Following the dedication of the Pilot Sound District Park with LDA15-0121, the remainder of the DRC was transferred to the SE 1-54-24-W4M to be used for the dedication of a pocket park with LDA14-0473.

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.

Regards,



Blair McDowell
Subdivision Authority

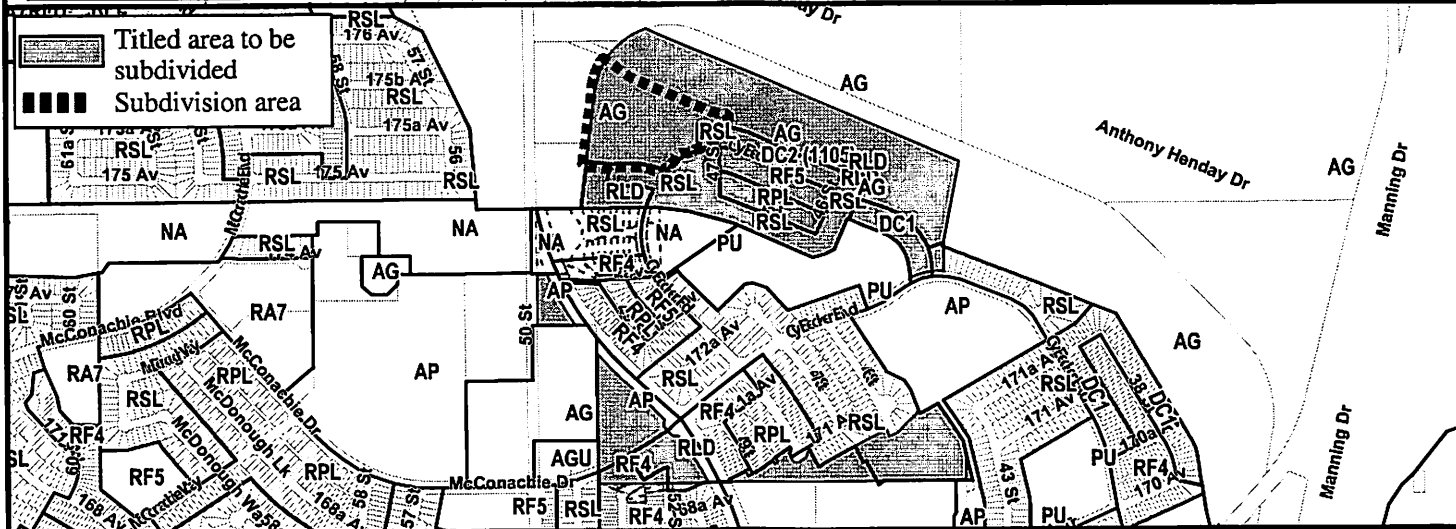
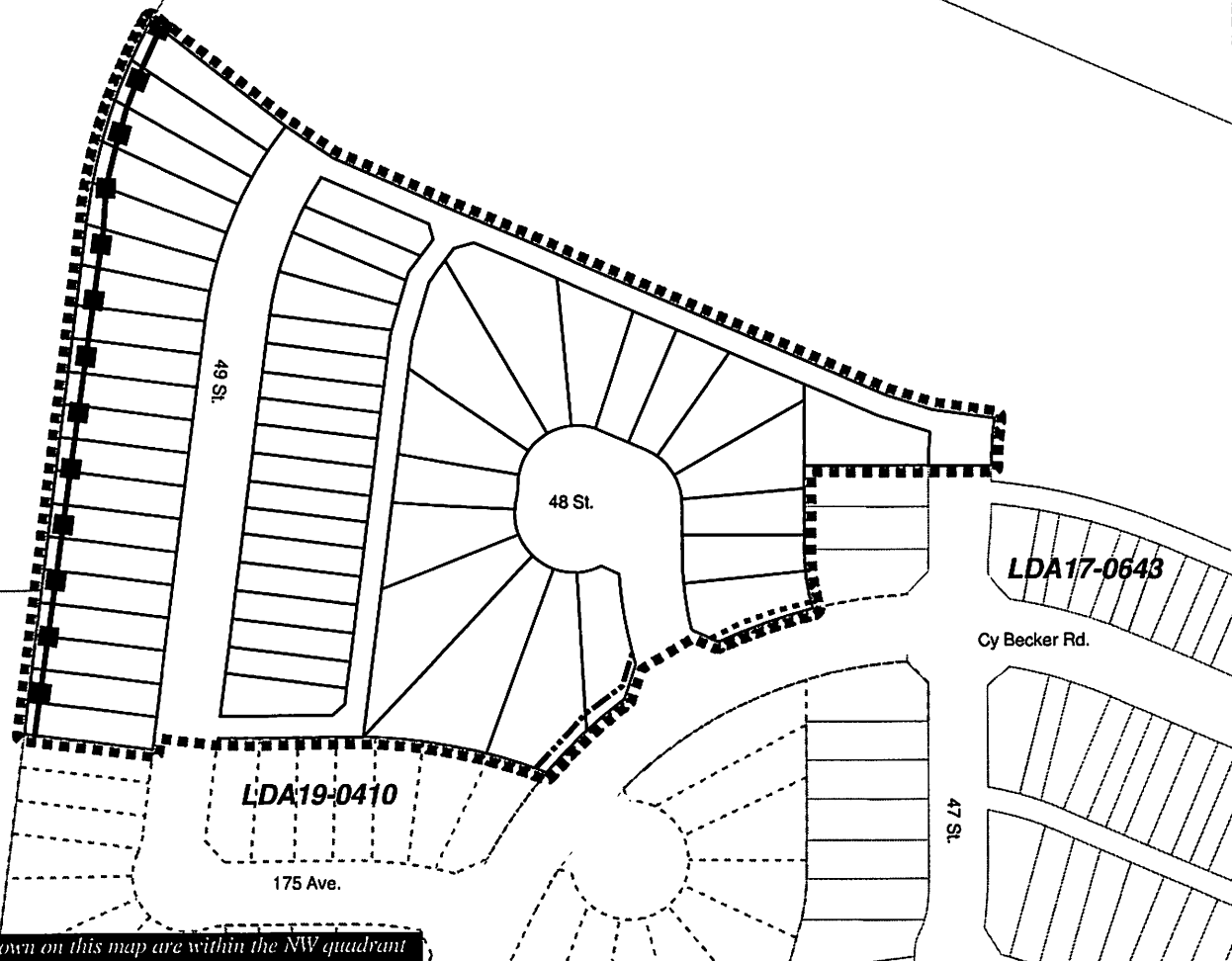
BM/sm/Posse #371980222-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 3, 2020

LDA20-0267

- ▣▣▣▣ Limit of proposed subdivision
- ▣▣▣▣ 1.8 m uniform screen fence as per Zoning Bylaw
- Noise attenuation fence
- — — 1.8 m uniform screen fence





Subdivision Authority

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

December 3, 2020

File No. LDA15-0362

Select Engineering Consultants Ltd.
100 - 17413 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: REVISION of conditionally approved tentative plan of subdivision to create 330 single detached residential lots, one (1) Public Utility Lot, two (2) Municipal Reserve lots, and one (1) Future Municipal Reserve lot from the SE 10-54-24-W4M and the SW 10-54-24-W4M and Lot 3, Block 1, Plan 172 0306, located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST & WEST**

LDA15-0362 subdivision was conditionally approved on September 8, 2016. This is the first revision to the approval. The original subdivision included 244 single detached residential lots and 58 semi-detached residential lots for a total of 302 lots. This revision removes all of the semi-detached residential lots and adds 86 single detached residential lots. The application also removes the curve in the collector roadway east of the school/park site, thereby now creating a rectangular parcel.

I The Subdivision by Plan is APPROVED on December 3, 2020, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.291 ha and 0.12 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the owner register easements on the adjacent private property for the offsite collector roadway, temporary 6 m roadways, offsite watermains, offsite sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the lots identified be withheld from registration until the temporary 6 m roadways are no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

6. 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;
7. that LDA20-0305 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Anthony Henday Drive, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lot flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 (2) shall contain, among other things, the following:

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 constructs a portion of 71 Street to an urban collector standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

9. that the owner constructs a temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner constructs a 3 m hard surface shared use path with lighting, adjacent to the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 3 m hard surface shared use path including lighting and bollards, within the Municipal Reserve lots and future Municipal Reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination for vehicular access to the Transportation Utility Corridor (TUC) and for utility maintenance vehicles, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence or combination thereof, contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the Transportation Utility Corridor (TUC), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner provides full site servicing for the 3.291 ha MR lot including, 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
17. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. That the owner design and construct the ultimate SWMF according to the recommendations of a Bird Hazard Assessment Report;
19. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

20. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
21. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the SE 10-54-24-W4M and the SW 10-54-24-W4M was addressed by a Deferred Reserve Caveat with LDA08-0144. The DRC will be discharged to dedicate a portion of the school/park site and the pocket park with this subdivision. Due to over dedication of the school/park site within the titled area, the City will acquire 0.329 ha of future Municipal Reserve parcel.

Municipal Reserve for Lot 3, Block 1, Plan 172 0306 was addressed by a Deferred Reserve Caveat with LDA16-0553. The DRC will carry forward on the remainder of the title.


Ministerial Consent is required for the portion of the berm located within the Transportation Utility Corridor and the application is made by the owner.

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.

Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #176996663-001






















Enclosure(s)

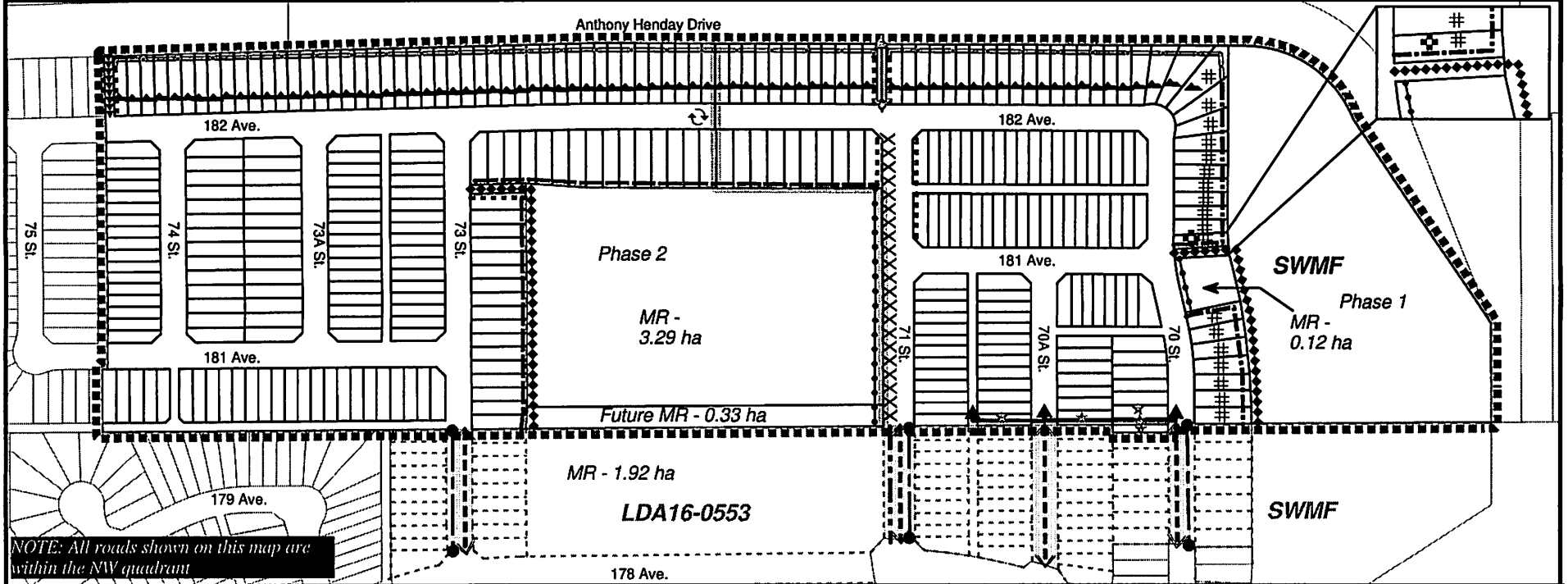
SUBDIVISION CONDITIONS OF APPROVAL MAP

Enclosure I

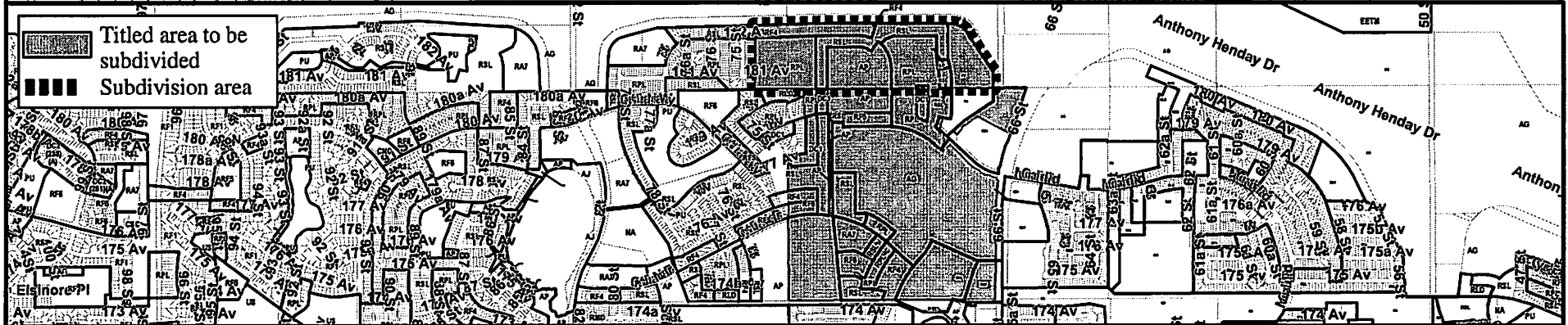
December 3, 2020

LDA15-0362

	Limit of proposed subdivision		Temporary 6 m roadway		Restrictive covenant re: Freeboard
	Phasing line		Withhold lots from registration		Restrictive covenant re: Berm and Fence
	Register easement		Construct collector roadway		1.8 m uniform screen fence as per Zoning Bylaw
	2.5 m mono-walk		Temporary 12 m radius turnaround		1.8 m uniform fence
	3 m hard surface shared use path		Watermain extension		1.2 m uniform fence
	1.8 m concrete sidewalk		Storm & Sanitary extension		Berm and noise attenuation fence
	Emergency access Walkway		Restrictive covenant re: Disturbed Soil		Post and rail fence



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

December 3, 2020

File No. LDA19-0107

Situate Inc.
202 - 10526 Jasper Avenue NW
Edmonton, AB T5J 1Z7

ATTENTION: Chelsey Jersak

RE: Tentative plan of subdivision to create two (2) Bare Land Condominium units from Lot 6 and Lot OT, Block 114, Plan 2803 AF, located south of 103 Avenue NW and east of 134 Street NW;
GLENORA

The Subdivision by Plan is REFUSED on December 3, 2020 for the following reasons:

1. The proposed units do not support section 5.2.1.1 of *The City Plan*, Edmonton's Municipal Development Plan (pending Regional review and third reading from Edmonton City Council), since they would not "[e]ncourage the identification and preservation of historic resources and cultural and natural landscapes". This intentional lot layout from 1911 preserves a historic and established development time period that is an exceptional example of the "Garden City" concept. This type of lot layout is rare in the Glenora neighbourhood, Edmonton and Canadian contexts.

The subject lot functions as an entryway to Alexander Circle Park, a prominent park space with an ornate fountain, and is one out of eight properties that share the same irregular lot configuration which guards the park's unique design. This deliberate layout can be described as a grid street pattern that surrounds a circular block. This vicinity's original design is a valuable example of the "Garden City" movement and can be identified by the following characteristics:

- a. Irregular shaped lots with a strong focus around park spaces (i.e. Alexander Circle Park), in order to accommodate larger setbacks between buildings that preserve views;
- b. Street and lot layouts that incorporate natural topography and rolling greenbelts (i.e. Ramsay Ravine);
- c. Tree lined boulevards;
- d. Vehicular access limited primarily to rear lanes; and
- e. Front street landscapes that support walkable pedestrian environments.

The proposed subdivision results in two units that are overdeveloped, since they will have smaller setbacks in comparison to adjacent lots that generously exceed minimum Site Development regulations. The proposed site accesses contravene City requirements (i.e. Residential Infill Guidelines and the Mature Neighbourhood Overlay) that seek to preserve rear lane access. The additional front driveway for proposed Unit 2 physically interrupts the sidewalk, impacting the street's safety and walkability. The proposed subdivision dismantles the intentional "Garden City" lot design and character that are established in Glenora.

2. This proposal results in units with Site depths that are uncharacteristically small, in comparison to adjacent properties. For example, the Site depths of adjacent lots are greater than 40.0 metres and therefore not only meet but exceed the minimum required Site depth.
3. The proposed subdivision introduces two non-conforming units that do not meet development regulations in the City of Edmonton Zoning Bylaw 12800 (see Enclosures I and II). The proposed units create unnecessary development hardship for the current and future property owners. Landowners seeking to further develop or redevelop must apply for Development Permit variances to the Edmonton Zoning Bylaw 12800 development regulations.
 - a. Proposed Unit 1
 - i. Site depth is deficient for future Single Detached Housing, Duplex Housing and Semi-detached Housing uses; and
 - ii. Site Access is non-conforming, since vehicular access is required from the existing rear lane to conform to Section 814.3.(17) of the Mature Neighbourhood Overlay.
 - b. Proposed Unit 2
 - i. Site area is deficient for future Duplex and Semi-detached Housing uses;
 - ii. Site Width is non-conforming for future Semi-detached Housing;
 - iii. Site depth is insufficient for future Single Detached Housing, Duplex Housing and Semi-detached Housing; and
 - iv. There is an existing 3.5 m wide Utility Right of Way (URW) for Telus and a 3.0 m wide URW for ATCO Gas. Development is not permitted within these URWs and further constrains this small building pocket.
4. Access to proposed Unit 2 and the existing access to Unit 1 do not comply with the general intent of the Residential Infill Guidelines, which “should respect the role of lanes not only as a primary vehicular access route but as a factor in maintaining the livability of neighbourhoods” (City of Edmonton Policy C551, General Principle #8). This concept is regulated through the Mature Neighbourhood Overlay, which serves to maintain the streetscape’s pedestrian-oriented design and requires vehicular access from a lane when one is present (section 814.3(17)).

Given the absence of a rear lane, site access to proposed Unit 2 could be located at 103 Avenue NW which potentially requires the removal of a boulevard tree and/or relocation of a power pole. Alternatively, the access could be situated at 134 Street NW and traverse an existing sidewalk.

It is important to reiterate that the existing access to proposed Unit 1 will remain in non-conformance with section 814.3(17) of the Mature Neighbourhood Overlay, since it will continue to exist at 134 Street NW instead of the abutting lane.

Additional front driveways can negatively impact mature neighbourhoods by:

- a. Compromising pedestrian walkability and safety by increasing the interaction between private vehicle space and public pedestrian space along the sidewalk;
- b. Disrupting the streetscape by expanding the amount of hard surface along the boulevard. Landscaped boulevards help to demarcate the pedestrian realm from vehicular traffic;

- c. Decreasing public landscaping by removing mature trees, their root systems, and/or turf on boulevards;
- d. Limiting front yard landscaping opportunities for proposed Unit 2; and
- e. Reducing the availability of existing on-street parking in the community since vehicles cannot park in front of driveways.

Enclosure I is a map of this subdivision refusal. Enclosure II is a comparison chart of the Edmonton Zoning Bylaw Development Regulations and the proposed subdivision.

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 who shared concerns about preserving the unique lot layout around the Alexander Circle vicinity, the deficiency in Site depth of the proposed units, and the potential overdevelopment of Unit 2. The application does not comply with the regulations set out in the Edmonton Zoning Bylaw and will create hardship for current and future landowners. The land can be serviced through common property, but with upgraded water infrastructure. 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 not suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #306036711-001

Enclosures

Enclosure II - Comparison of the Proposed Subdivision and the Single Detached Residential Zone (RF1) Development Regulations

Proposed Subdivision	Unit 1	Unit 2
Site area	625.8 m ²	266.2 m ²
Site Width (approximate)	25.4 m	14.0 m
Site depth (approximate)	23.1 m	17.92 m
RF1 Zone - Edmonton Zoning Bylaw 12800		
Single Detached Housing	Unit 1	Unit 2
250.8 m ² Site area 110.4.(1)(a)	✓	✓
7.5 m Site Width 110.4.(1)(b)	✓	✓
30.0 m Site depth 110.4.(1)(c)	X -23%	X -40%
Duplex Housing	Unit 1	Unit 2
300 m ² Site area 110.4.(2)(a)	✓	X -11%
10.0 m Site Width 110.4.(2)(b)	✓	✓
30.0 m Site depth 110.4.(2)(c)	X -23%	X -40%
Semi-detached Housing	Unit 1	Unit 2
488.4 m ² Site area 110.4.(3)(a)	✓	X -46%
14.8 m Site Width 110.4.(3)(b)	✓	X -5%
30.0 m Site depth 110.4.(3)(d)	X -23%	X -40%

Note: The Site will be subject to the Mature Neighbourhood Overlay (section 814) at the time of Development Permit



Subdivision Authority

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

December 3, 2020

File No. LDA20-0328

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 Lots 24 & 25, Block 4, Plan 1345 AJ, located north of 88 Avenue NW and west of 93 Street NW;
BONNIE DOON

The Subdivision by Plan is APPROVED on December 3, 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; 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 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.

Regards,



Blair McDowell
Subdivision Authority

BM/tv/Posse #376113319-001

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

- There are existing boulevard trees adjacent to the site on 93 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).
- 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 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.

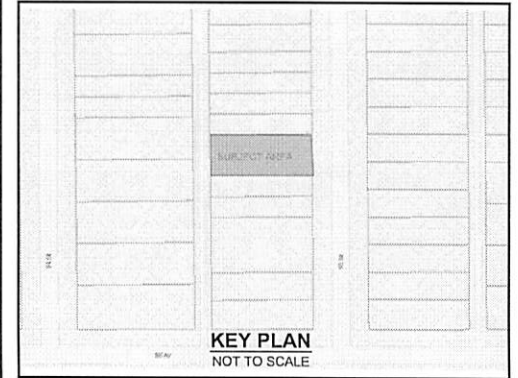
Servicing

- 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).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.7 m south of the north property line of existing Lot 24 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).

JUSTIN GRAY HOMES

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 R-F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.055 Ha.



REV. NO.	DATE	ITEM	BY
1	OCT. 2020	T-PLAN	CN

REVISIONS

BONNIE DOON

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

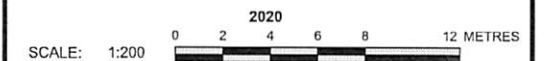
LOT 24 & 25, BLOCK 4, PLAN 1345 AJ

WITHIN THE

RIVER LOT 21, EDMONTON SETTLEMENT

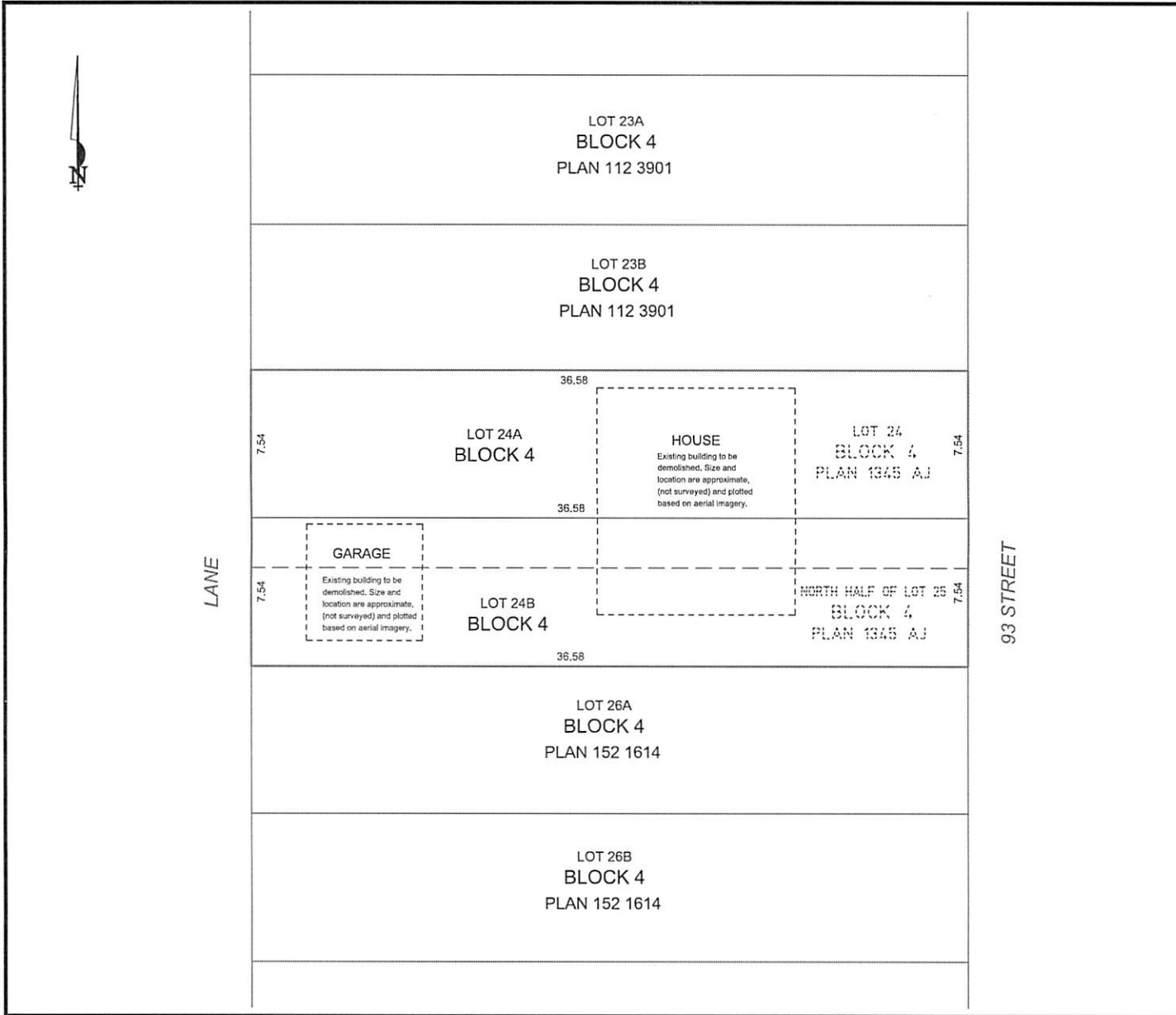
(THEO. N.E. 1/4 SEC. 8 - TWP. 52 - RGE. 24 - W. 4TH MER.)

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. 62000158T	DRAFTED BY: CN	CHECKED BY: SM	
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Subdivision Authority

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

December 3, 2020

File No. LDA20-0341

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

ATTENTION: Jordan Widmer

RE: Tentative plan to subdivide Lot 5, Block 6, Plan 6123 HW into 0.07 hectare and 0.05 hectare portions, and consolidate those portions with adjacent Lots 20A and 20B, Block 6, Plan 192 2958, located south of 60 Avenue NW and east of 96 Street NW; **CORONET INDUSTRIAL**

The Subdivision by Plan is APPROVED on December 3, 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 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 subdivisions@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written in a cursive style.

Blair McDowell
Subdivision Authority

BM/kr/Posse #376704821-001

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 (\$1,118.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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).
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TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOTS 20A & 20B, BLK.6, PLAN 192 2958

AND

LOT 5, BLK.6. PLAN 6123 H.W.

IN THE

N.E.1/4 SEC.16-52-24-4

EDMONTON ALBERTA

SCALE 1:800 2020 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: J.V.

CALC'D. BY: J.V.

DATE: October 26, 2020
 REVISED:

FILE NO. 19S0016

DWG.NO. 19S0016T

