

Thursday, July 11, 2024  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 28

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 11, 2024 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 04, 2024 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA24-0220 514572353-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 7, Plan 2609 HW, located south of 65 Avenue NW and west of 112 Street NW; <b>PARKALLEN</b>
2.	LDA24-0229 515022686-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 6, Block 17, Plan 1367 HW, located south of 77 Avenue NW and east of 116 Street NW; <b>BELGRAVIA</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 11, 2024

File No. LDA24-0220

Hagen Surveys (1982) Ltd.  
2107 87 Avenue NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 7, Plan 2609 HW, located south of 65 Avenue NW and west of 112 Street NW; **PARKALLEN**

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**The Subdivision by Plan is APPROVED on July 11, 2024, 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 did not receive comments from adjacent landowners. 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 9 of the Matters Related to Subdivision and Development Regulation, 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,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #514572353-001

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 (\$715.00 - 2024 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 that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 1.0 m south of the north property line and 3.8m north of the south property line of Lot 16 off 112 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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

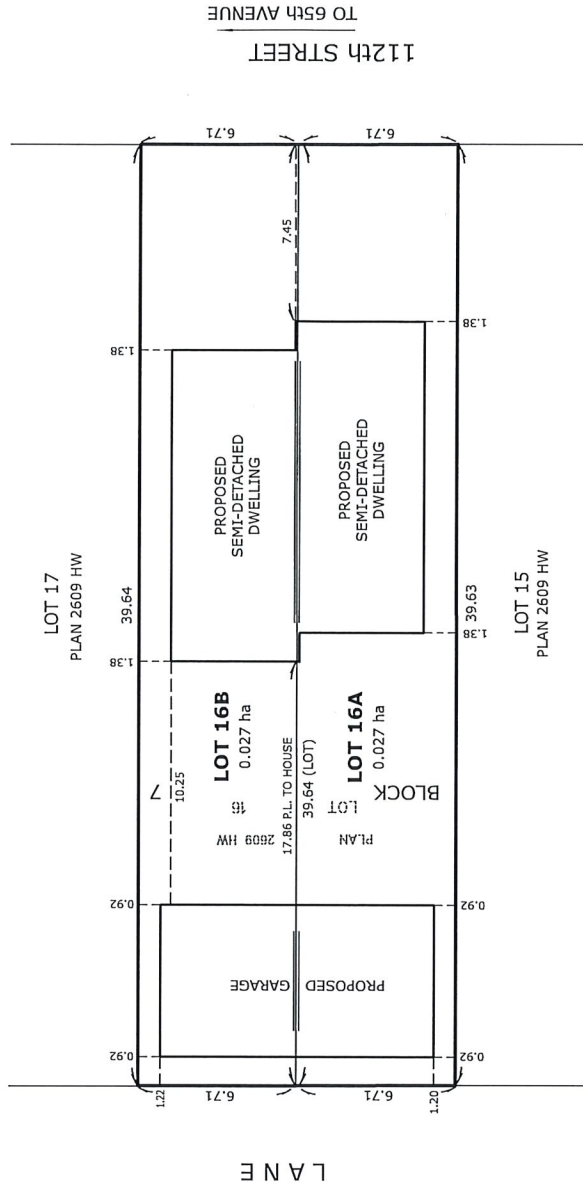
## LOT 16, BLK.7, PLAN 2609 HW

IN THE

S.E.1/4 SEC.19 & S.W. 1/4 SEC.20, TWP.52, RGE.24, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2024 R.W. SIMPSON, A.L.S.



### NOTES:

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



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SURVEYOR'S STAMP			
	CALCULATED BY:	E.S.D.	
DATE:	MAY 29, 2024	REVISED:	--
DRAWING	2350375T	FILE NO.	2350375



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 11, 2024

File No. LDA24-0229

Hagen Surveys (1982) Ltd.  
2107 87 Avenue  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 6, Block 17, Plan 1367 HW, located south of 77 Avenue NW and east of 116 Street NW; **BELGRAVIA**

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**The Subdivision by Plan is APPROVED on July 11, 2024, 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. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 did not receive comments from adjacent landowners. 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 9 of the Matters Related to Subdivision and Development Regulation, 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,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #515022686-001

Enclosures

Please be advised of the following:

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- The existing services (water and sanitary) enter the proposed subdivision approximately 3.76 m east of the west property line of Lot 6 off 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.



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

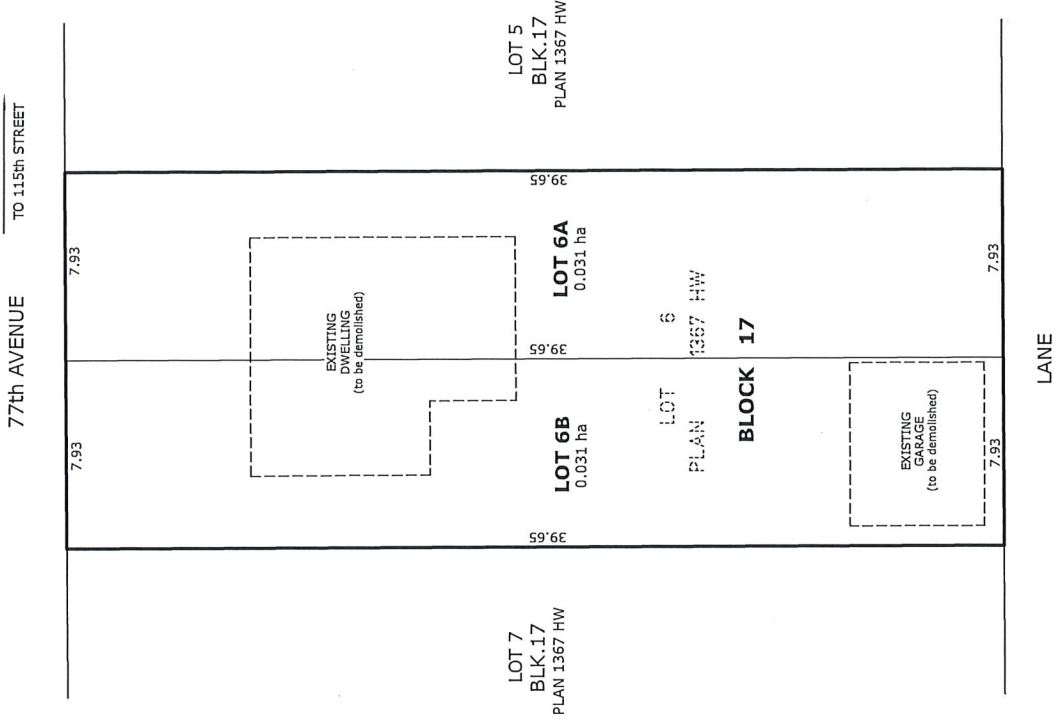
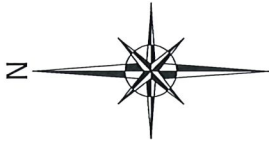
**LOT 6, BLOCK 17, PLAN 1367 HW**

IN THE

**S.W. 1/4 SEC.30 TWP.52 RGE. 24 W.4 M.**


**EDMONTON, ALBERTA**

SCALE 1:200 2024 R.W. SIMPSON, A.L.S.




**NOTES:**

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- AREA DEALT WITH BOUNDED THUS.



**HAGEN SURVEYS**

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SURVEYOR'S STAMP													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>CALCULATED BY:</td> <td>E.D.G.</td> <td>DRAWN BY:</td> <td>E.D.G.</td> </tr> <tr> <td>DATE:</td> <td>MAY 30, 2024</td> <td>REVISED:</td> <td>--</td> </tr> <tr> <td>DRAWING</td> <td>240574T</td> <td>FILE NO.</td> <td>240574</td> </tr> </table>	CALCULATED BY:	E.D.G.	DRAWN BY:	E.D.G.	DATE:	MAY 30, 2024	REVISED:	--	DRAWING	240574T	FILE NO.	240574
CALCULATED BY:	E.D.G.	DRAWN BY:	E.D.G.										
DATE:	MAY 30, 2024	REVISED:	--										
DRAWING	240574T	FILE NO.	240574										

Thursday, July 04, 2024

10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 27

**PRESENT**

**Blair McDowell, Chief Subdivision Officer**

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 04, 2024 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 27, 2024 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA24-0111  
502879425-001

Tentative plan of subdivision to create three (3) Multi-Unit Housing Strata Lots, two (2) Commercial Strata Lots, and one (1) Other Strata Lot from Lot 1, Block 13, Plan 172 3002, located north of 16 Avenue NW and west of 24 Street NW; **LAUREL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA24-0210  
509062997-001

Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 9, Plan RN39C, located north of 112 Avenue NW and east of 125 Street NW; **INGLEWOOD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA24-0217 514029394-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 18, Block 3, Plan 6906 KS and consolidate the remnant of Lot 18 with adjacent Lot 17U, Block 3, Plan 6906 KS, located west of 75 Street NW and south of Rowland Road NW; <b>FOREST HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA24-0219 514100041-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 32, Block 6, Plan 5710 HW, located north of 98 Avenue NW and east of 142 Street NW; <b>CRESTWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA24-0224 514617223-001	Tentative plan to subdivide a portion of Lot 46B Block 12 Plan 232 1988 and consolidate it with Lot 46A Block 12 Plan 232 1988, located west of 117 street NW and north of University Avenue NW; <b>WINDSOR PARK</b>
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.	