

Thursday, July 18, 2024  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 29

<b>PRESENT</b>		Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED		Blair McDowell	
		That the Subdivision Authority Agenda for the July 18, 2024 meeting be adopted.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>		
MOVED		Blair McDowell	
		That the Subdivision Authority Minutes for the July 11, 2024 meeting be adopted.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>		
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA24-0180 508808270-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 2, Block 2, Plan 5375 HW, located south of 106A Avenue NW and west of 159A Street NW; <b>BRITANNIA YOUNGSTOWN</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
2.	LDA24-0227 515022686-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 36, Block 5, Plan 792 1696, located north of 118 Avenue NW and east of 47 Street NW; <b>BEACON HEIGHTS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA24-0232 515262833-001	Tentative plan to adjust the lot line by subdividing a portion of Lot 16U, Block 10, Plan 4629 KS and consolidating that portion with Lot 15, Block 10, Plan 3792 KS, located south of 89A Avenue NW and east of 140 Street NW; <b>PARKVIEW</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.	



Subdivision Authority

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

July 18, 2024

File No. LDA24-0180

Gillmore Surveys (Arctic) Ltd  
7322 101 Avenue NW  
Edmonton, AB T6A0J2

ATTENTION: Duncan Gillmore Sr.

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 2, Block 2, Plan 5375 HW, located south of 106A Avenue NW and west of 159A Street NW;  
**BRITANNIA YOUNGSTOWN**

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**The Subdivision by Plan is APPROVED on July 18, 2024, subject to the following condition:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed west lot; 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 #508808270-001

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.
- There is an existing driveway to 106A Avenue NW. Upon redevelopment of proposed Lot 2B, the existing residential access to 106A Avenue must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

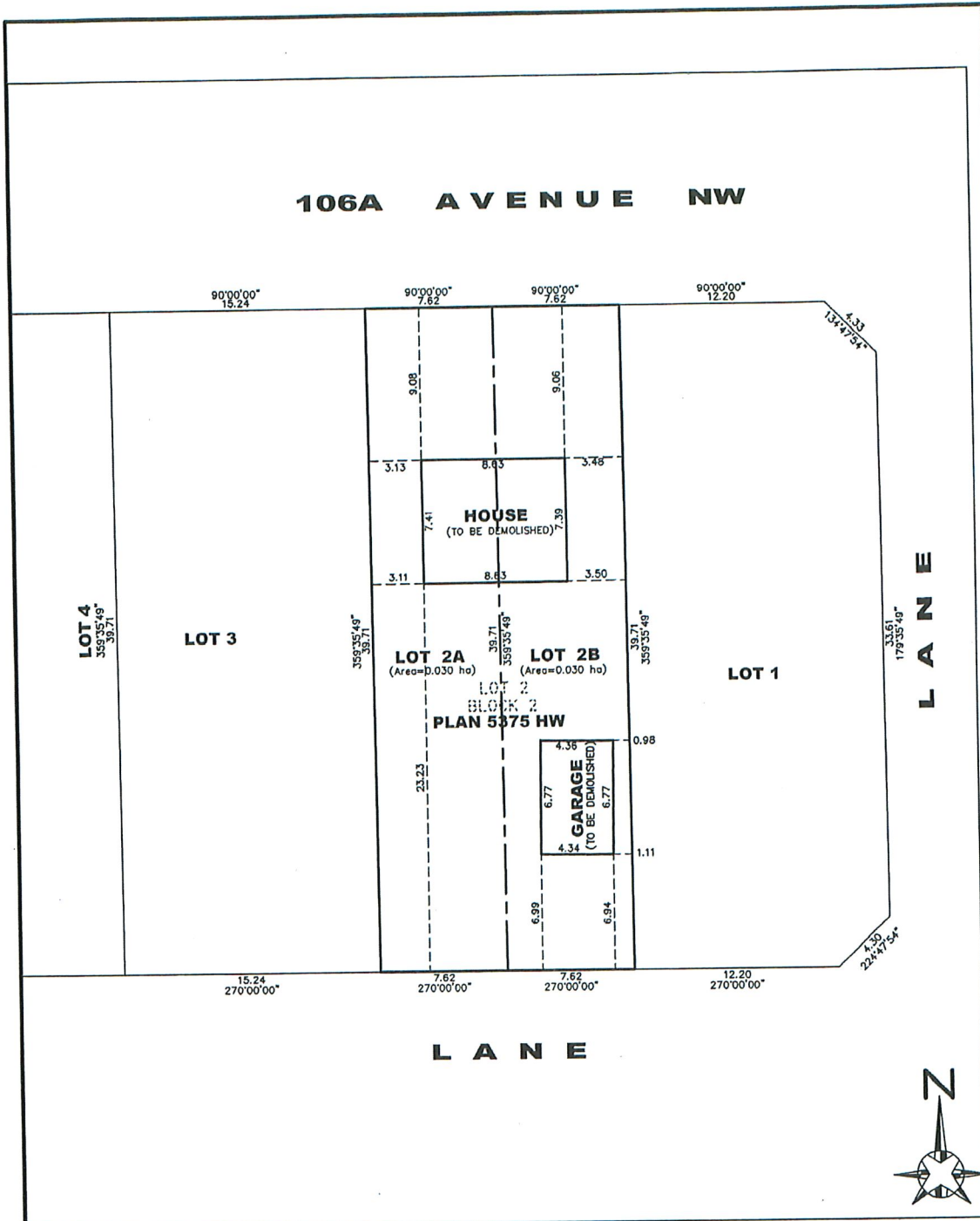
#### Building / Site

- 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 3.2 m west of the east property line of Lot 2 off 106A 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).

- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").



**CERTIFIED CORRECT**  
APRIL 22nd, 2024

*Buncan C. Gillmore*  
**BUNCAN C. GILLMORE, ALS.**

**NOTES :**  
1. ALL DISTANCES ARE IN METRES AND DISTANCES THEREOF.

<b>TENTATIVE PLAN OF SUBDIVISION</b>		
<p><b>LEGAL DESCRIPTION</b> <b>LOT 2</b> <b>BLOCK 2</b> <b>PLAN 5375 HW</b></p> <p>C. OF T. NO: 232 319 444 DATE : MAY 01st, 2024</p>	<p><b>CIVIC ADDRESS: (PAGE 1 OF 1)</b> 15955-106A AVENUE NW EDMONTON, ALBERTA</p> <p><b>BUILDER OR OWNER:</b> DALWINDER SINGH JHAJJ 3755-20 STREET NW EDMONTON, ALBERTA</p>	
<p><b>GILLMORE SURVEYS (ARCTIC) LTD.</b> 7322 - 101 AVENUE EDMONTON - ALBERTA T6A 0J2 PH. (780) 465-0096 Fax (780) 468-7072</p>	<p><b>DATE:</b> APRIL 10th, 2024 <b>SCALE:</b> 1 : 300 <b>GSAL:</b> 2077-33 <b>WS:</b> 24-0053</p>	<p><b>DWG:</b> <b>24-0053T</b></p>





Subdivision Authority

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

July 18, 2024

File No. LDA24-0227

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 36, Block 5, Plan 792 1696, located north of 118 Avenue NW and east of 47 Street NW; **BEACON HEIGHTS**

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**The Subdivision by Plan is APPROVED on July 18, 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell  
Subdivision Authority

BM/jm/Posse #515022686-001

Enclosures

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- The existing services (water and sanitary) enter the proposed subdivision approximately 4.2 m south of the north property line of Lot 36 off 47 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.
- 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).
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# TENTATIVE PLAN

SHOWING SUBDIVISION OF

## LOT 36, BLK.5, PLAN 792 1696

IN THE

### S.W.1/4 SEC.13, TWP.53, RGE.24, W. 4M.

#### EDMONTON, ALBERTA

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



47th STREET N.W.

TO 19th AVENUE

LOT 34A  
BLOCK 5  
PLAN 1278 N.Y.

37.74

LOT 36A  
0.030 ha

5

37.75

BLOCK

LOT 36  
PLAN 792 1696

LOT 36B  
0.055 ha

EXISTING GARAGE  
(to be demolished)

EXISTING DWELLING  
(TO REMAIN)

7.99

7.91

1.16

3.80

2.29

10.65

12.20

8.40

33.19

14.93

LANE

LANE

#### NOTES:

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



# HAGEN SURVEYS

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780-464-5506 | F 780-464-4450 | hagensurveys.ca  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	R. W.S.	DRAWN BY:	V.O.T.
DATE:	May 9, 2024	REVISED:	June 5, 2024
DRAWING	240447T	FILE NO.	240447



Subdivision Authority

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

July 18, 2024

File No. LDA24-0232

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

ATTENTION: Bernhard Jess

RE: Tentative plan to adjust the lot line by subdividing a portion of Lot 16U, Block 10, Plan 4629 KS and consolidating that portion with Lot 15, Block 10, Plan 3792 KS, located south of 89A Avenue NW and east of 140 Street NW; **PARKVIEW**

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Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #515262833-001

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# Plan Showing Proposed Subdivision

Lot 16U, Block 10, Plan 4629 KS  
15U Valleyview Crescent NW



Valleyview Crescent

Lot 17  
Block 10  
Plan 4629 KS

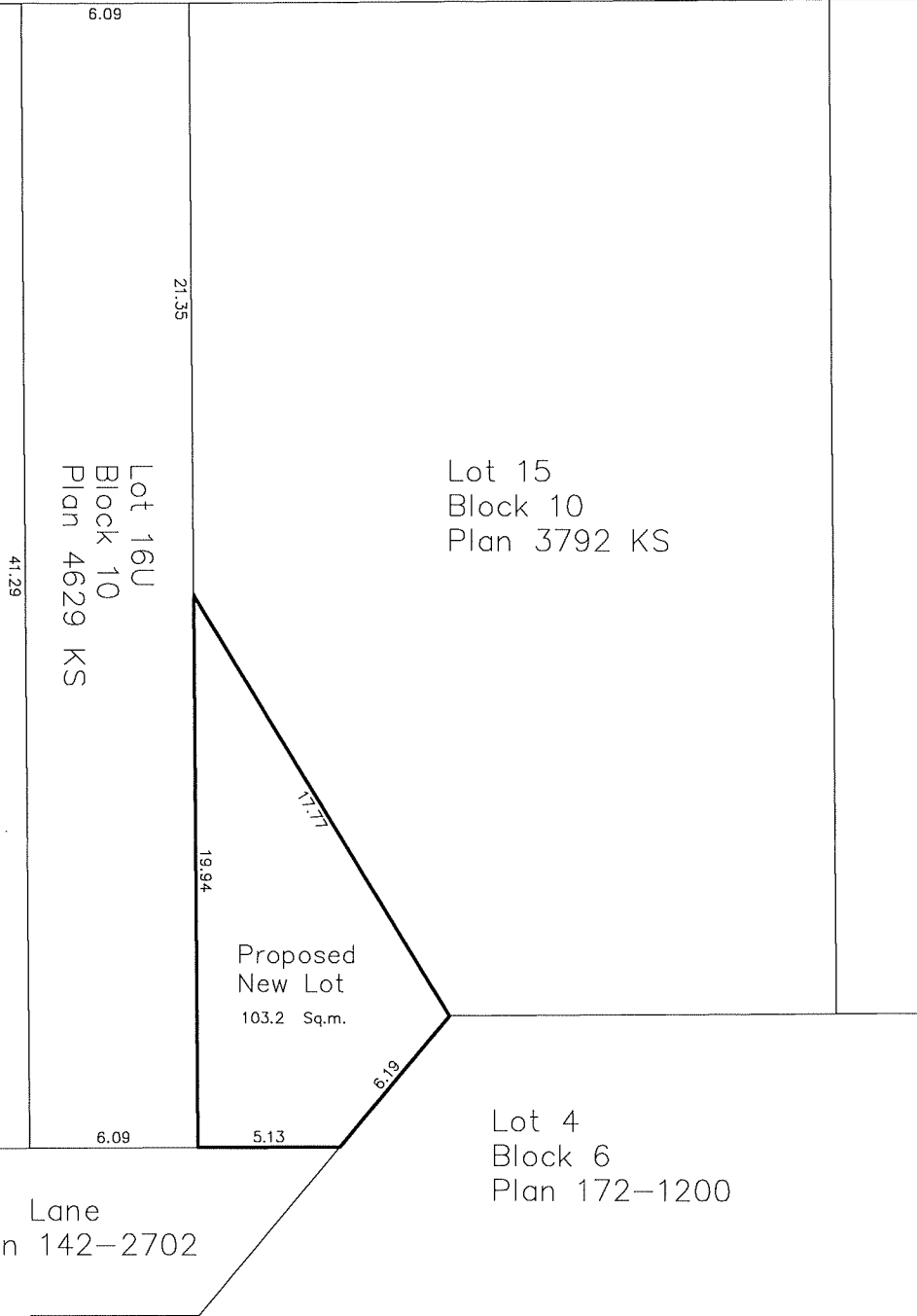
Lot 16U  
Block 10  
Plan 4629 KS

Lot 15  
Block 10  
Plan 3792 KS

Proposed  
New Lot  
103.2 Sq.m.

Lot 4  
Block 6  
Plan 172-1200

Lane  
Plan 142-2702



Clients: Mark Ng & Mackie Cheung

Neighbourhood: Parkview

Zoning: RS

File: 2325 Planning App

Bernhard Jess ALS, CLS, P.Eng. © 2024

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

780-413-6448

[bjess@bernhardjessALS.ca](mailto:bjess@bernhardjessALS.ca)

Scale 1:250