

Thursday, October 12, 2023

10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 41

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the October 12, 2023 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the October 5, 2023 meetings be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |   |
|----|-----------------------------|---|
| 1. | LDA23-0226<br>479454710-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 11, Plan 4629 KS, located south of Valleyview Crescent NW and west of 138 Street NW; <b>PARKVIEW</b>  |
| 2. | LDA23-0255<br>479742818-001 | Tentative plan of subdivision to create two (2) bare land condominium units from Lot 6, Block 2, Plan 152 2818, located north of 26 Avenue SW and west of James Mowatt Trail SW; <b>HERITAGE VALLEY TOWN CENTRE</b> |

**5. OTHER BUSINESS**



Subdivision Authority

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

October 12, 2023

File No. LDA23-0226

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 22, Block 11, Plan 4629 KS, located south of Valleyview Crescent NW and west of 138 Street NW;  
**PARKVIEW**

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**The Subdivision by Plan is APPROVED on October 12, 2023, 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. 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 7 of the 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 #479454710-001

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 (\$700.00 - 2023 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 Valleyview Crescent NW. Upon redevelopment of proposed Lot 22A, the existing residential access to Valleyview Crescent NW 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 7.0 m east of the west property line of Lot 22 off of the lane. The existing storm service enters the proposed subdivision approximately 10.5 m west of the east property line of Lot 22 off Valleyview Crescent. 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).

**CRIMSON COVE HOMES INC.**

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - 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 OULINED THUS, ..... AND CONTAINS 0.078 ha



REV. NO.	DATE	ITEM	BY
1	JULY 19/23	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

**PARKVIEW  
TENTATIVE PLAN SHOWING PROPOSED  
SUBDIVISION**

OF  
LOT 22, BLOCK 11, PLAN 4629 KS

WITHIN THE

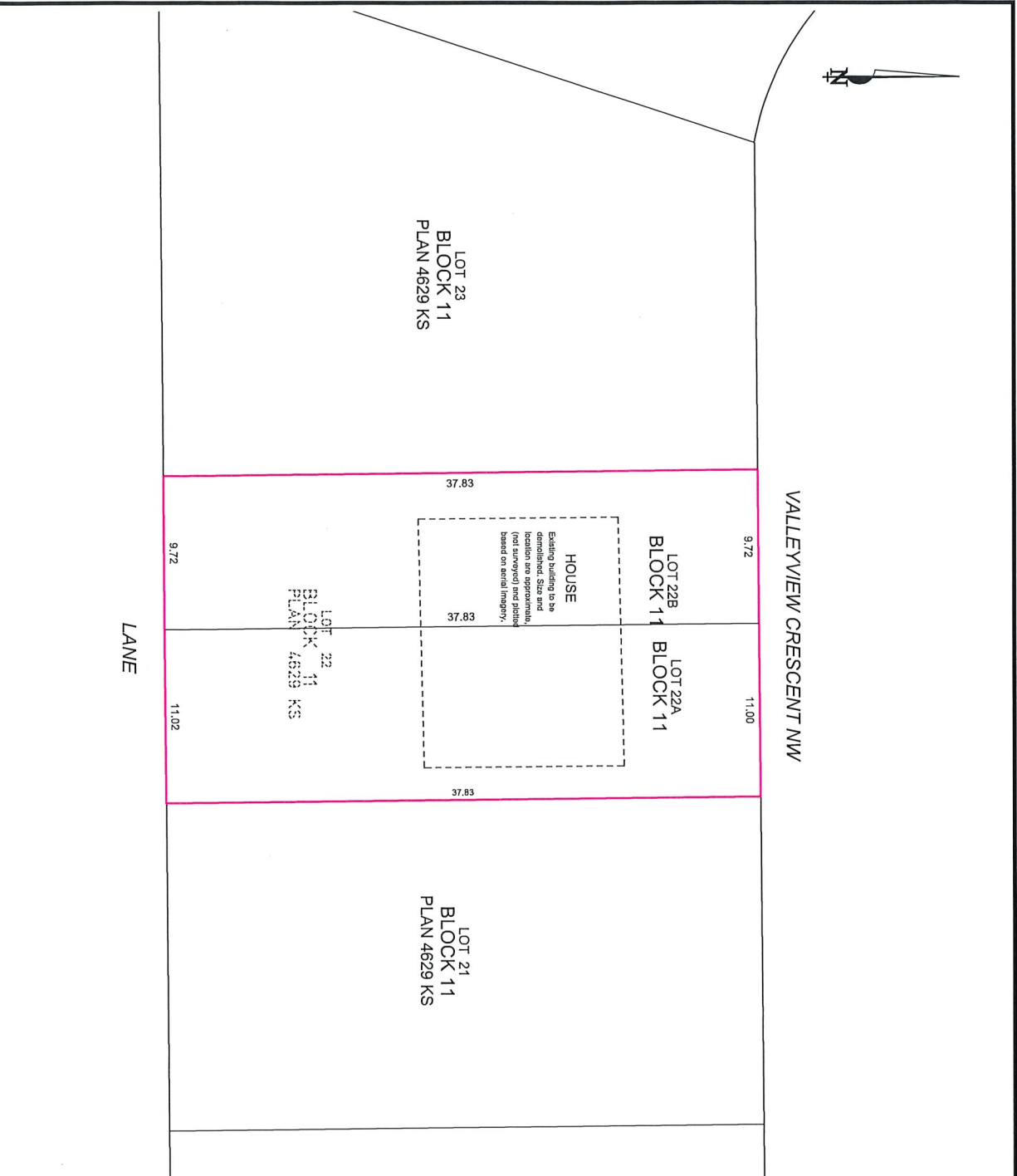
N.W. 1/4 SEC. 25 - TWP. 52 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**

SCALE: 1:250 2023  
0 2.5 5 7.5 10 15 METRES

**P Pals Geomatics**  
 Phone: (780) 453-3177 Fax: (780) 451-2647  
 Email: edmonton@palsgeomatics.com  
 10794-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. E22090871 DRAFTED BY: CN CHECKED BY: SM





Subdivision Authority

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

October 12, 2023

File No. LDA23-0255

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 6, Block 2, Plan 152 2818, located north of 26 Avenue SW and west of James Mowatt Trail SW; **HERITAGE VALLEY TOWN CENTRE**

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**I The Subdivision by Bare Land Condominium is APPROVED on October 12, 2023, 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; and
2. 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 construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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.

Municipal Reserve (MR) for Lot 6, Block 2, Plan 152 2818 was addressed by Deferred Reserve Caveat (DRC) with LDA12-0352, which was transferred to Lot 2, Block 2, Plan 122 2662.

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/jm/Posse #479742818-001

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 (\$4,920.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

**TENTATIVE PLAN**  
 SHOWING BARELAND CONDOMINIUM OF  
**LOT 6, BLK.2, PLAN 152 2818**  
 IN THE  
**N.W.1/4 SEC.18, TWP.51, RGE.24, W.4 M.**  
**EDMONTON, ALBERTA**

SCALE 1:500    2023    N.R. RONSKO, A.L.S.  
 10m    0    10    20    30m



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

9939 - 20th Street N.W. | Edmonton AB, T6P 1K9 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com  
 Your comprehensive surveying partner.

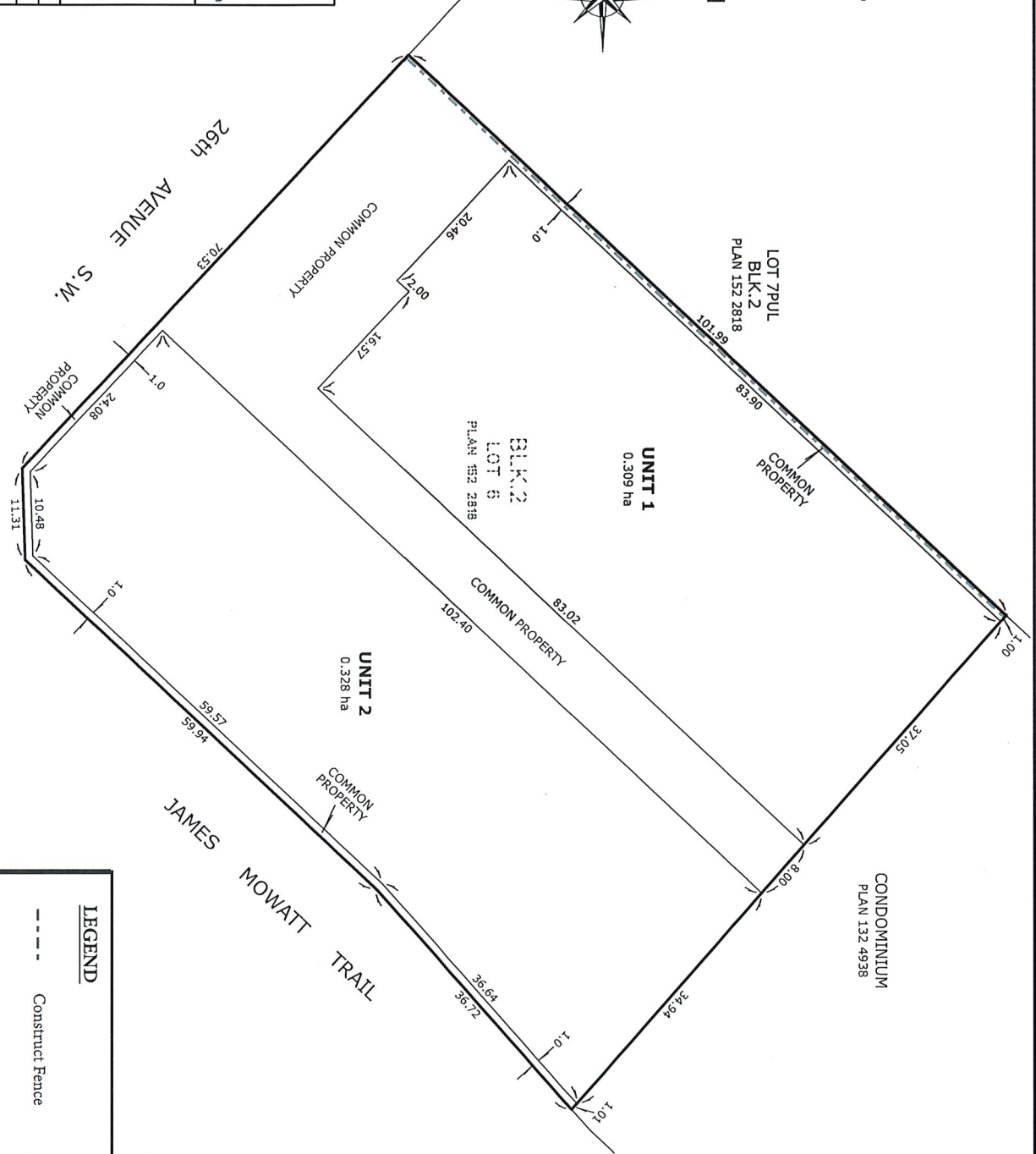
**HAGEN SURVEYS**

PERMIT NUMBER  
**P052**  
**HAGEN SURVEYS**  
 (1982) LTD.

ALBERTA LAND SURVEYORS ASSOCIATION

SURVEYOR'S STAMP

CALCULATED BY: J.V.	DRAWN BY: J.V.
DATE: JULY 4, 2023	REVISED: --
DRAWING: 23S0368T	FILE NO: 23S0368



**LEGEND**  
 - - - - Construct Fence



Thursday, October 5, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 40

<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 October 5, 2023 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 September 28, 2023 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.	LDA22-0346 427390318-001	REVISION of conditionally approved tentative plan of subdivision to create thirteen (13) multi-unit housing lots (MHL), one (1) commercial lot, one (1) Non-credit Municipal Reserve lot and one (1) Public Utility lot from Lot 3, Plan 962 4107 and Lot 1, Plan 962 4107, located south of 51 Avenue NW and east of 122 Street NW; <b>MALMO PLAINS</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA23-0259 482620272-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 13, Block 4, Plan 4014 HW, located south of 88 Avenue NW and west of 79 Street NW; <b>IDYLWYLDE</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>5.</b>	<b>ADJOURNMENT</b>	
	The meeting adjourned at 10:05 a.m.	