

Thursday, October 17, 2024  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 42

<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 17, 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 October 10, 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.	LDA24-0245 515147380-001	Tentative plan of subdivision to create two blockshells from Lots 1, Blocks A, B, and C, Plan 212 1658, and the NE-8-54- 23-4 located south of Manning Drive and west of Meridian Street NW; <b>MARQUIS</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA24-0301 520418325-001	Tentative plan of subdivision to subdivide a portion of Lots 2 & 3, Block 4, Plan 5850R, and consolidate it with Lot 1, Block 4, Plan 5850R, located north of 115 Avenue NW and east of 82 Street NW; <b>PARKDALE</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 10:15 a.m.	



Subdivision Authority

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

October 17, 2024

File No. LDA24-0245

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create two blockshells from Lots 1, Blocks A, B, and C, Plan 212 1658, and the NE-8-54- 23-4 located south of Manning Drive and west of Meridian Street NW;  
**MARQUIS**

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**I The Subdivision by Plan is APPROVED on October 17, 2024, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 6.501 ha by a Deferred Reserve Caveat (DRC) registered against proposed Parcel 1 pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide MR in the amount of 1.933 ha by a DRC registered against proposed Parcel 2 pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide MR in the amount of 2.809 ha by a DRC registered against the remnant of Lot 1, Block B, Plan 212 1658 pursuant to Section 669 of the Municipal Government Act;
4. that the owner dedicate road right-of-way for arterial roadways and mass transit to conform to updated and approved Concept Plans or to the satisfaction of Subdivision and Development Coordination for Meridian Street NW and Arterial "C" (195 Avenue NW) within the parent parcels, as shown on the "Conditions of Approval" map, Enclosure I;
5. that, subject to Condition #4, the owner clear and level Meridian Street NW and Arterial "C", as required for road right-of-way dedication to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. That a bylaw to amend the Area Structure Plan, a bylaw to amend the Neighbourhood Structure Plan, and a bylaw to amend the Horse Hill Catchment within Bylaw 14380 shall be approved, to align with this plan of subdivision, prior to endorsement of the plan of survey; and
7. 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 Reserves for the NE 8-54-23-W4M, Lot 1, Block A, Plan 212 1658, Lot 1, Block B, Plan 212 1658, and Lot 1, Block C, Plan 212 1658 in the amount of 6.501 ha, 1.933 ha and 2.809 ha are being provided by Deferred Reserve Caveats with this subdivision, dependent upon final plan of survey.

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/mb/Posse #515147380-001

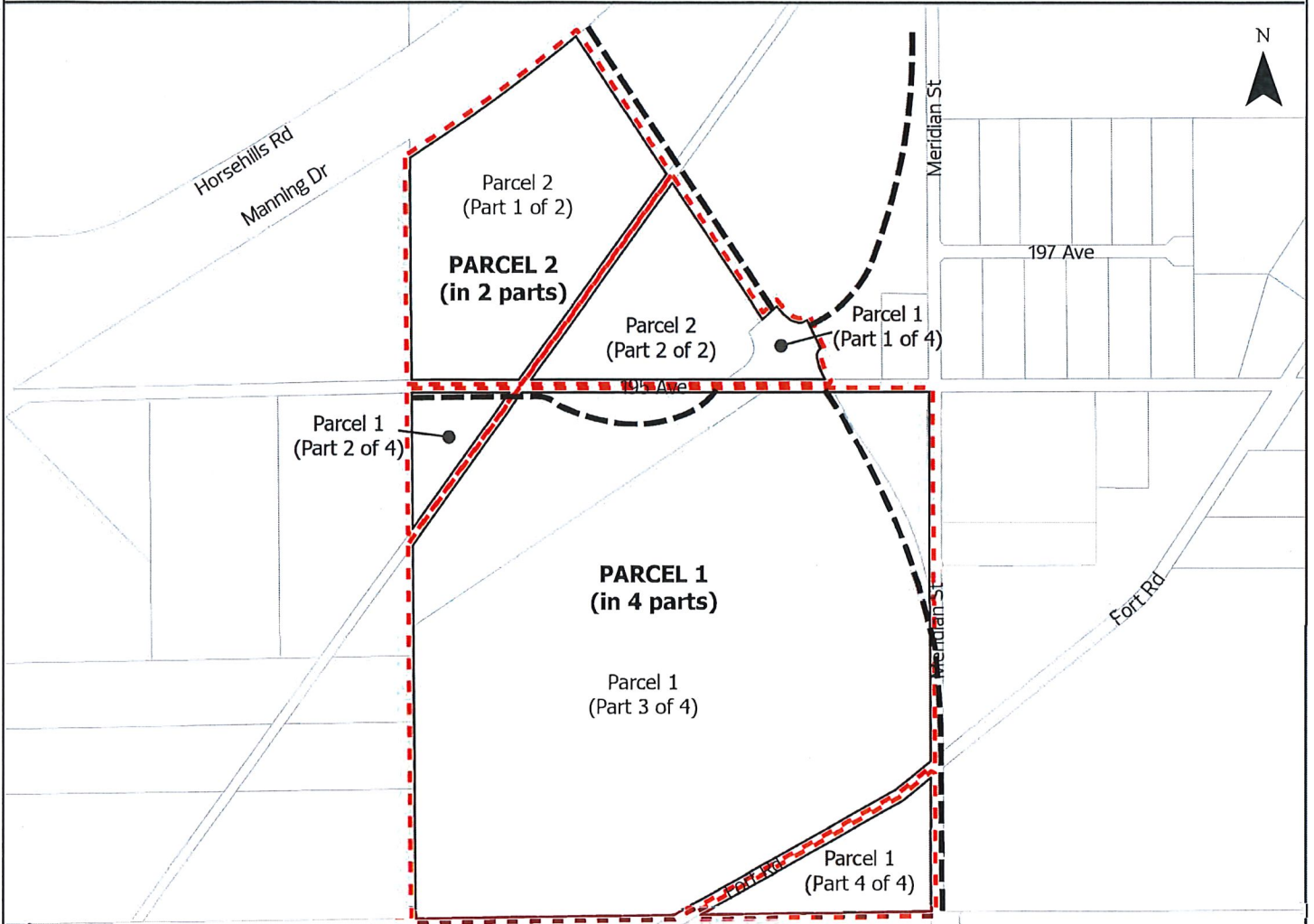
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

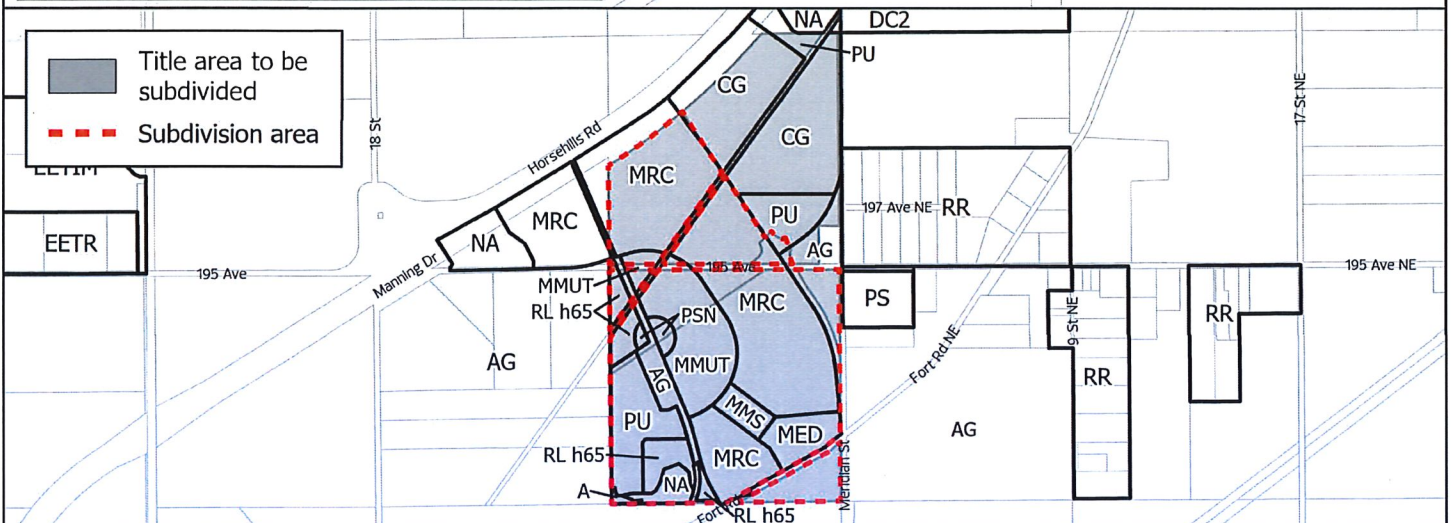
October 17, 2024

LDA24-0245

- - - Limit of Proposed Subdivision
- — Dedicate and Clear and Level Road Right of Way



NOTE: All roads shown on this map are within the NW quadrant







Subdivision Authority

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

October 17, 2024

File No. LDA24-0301

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to subdivide a portion of Lots 2 & 3, Block 4, Plan 5850R, and consolidate it with Lot 1, Block 4, Plan 5850R, located north of 115 Avenue NW and east of 82 Street NW; **PARKDALE**

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**I The Subdivision by Plan is APPROVED on October 17, 2024, 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 apply for a permit to demolish the existing ETS washroom building 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);
3. that the owner dedicate road right of way for a 6 m x 6 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
4. 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 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;
3. that the existing two accesses to 115 Avenue NW must be removed and the curb, gutter and sidewalk constructed, to the satisfaction of Subdivision and Development Coordination; and

4. that the owner remove the road structure of the existing turnaround, regrade and restore the area, within the 115 Avenue NW road right-of-way and the subject land, to the satisfaction of Subdivision and Development Coordination.

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 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.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #520418325-001

Enclosure

October 17, 2024

SUBDIVISION CONDITIONS OF APPROVAL MAP

**LOTS 1, 2, & 3, BLOCK 4, PLAN 5850R**  
IN THE  
**RIVER LOT 24, TWP.53, RGE.24, W.4 M.**  
**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.



**HAGEN SURVEYS**  
2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com  
Your comprehensive surveying partner.

**SURVEYOR'S STAMP**



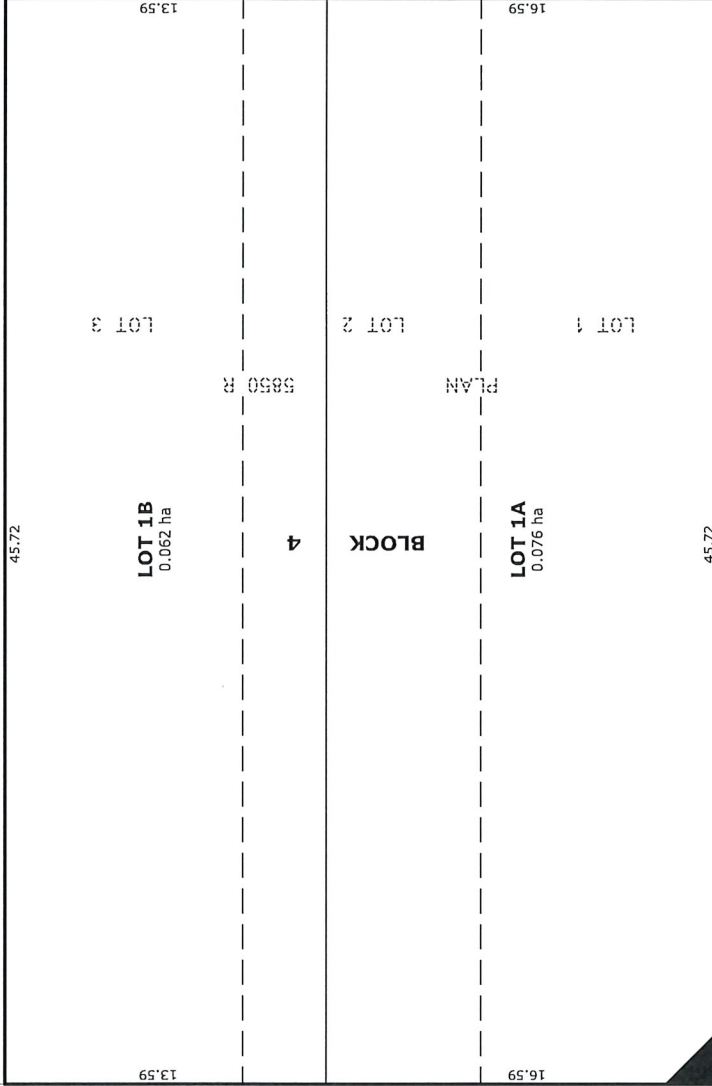
CALCULATED BY:	E.D.G.	DRAWN BY:	E.D.G.
DATE:	JULY 19, 2024	REVISED:	--
DRAWING	240791T	FILE NO.	<b>240791</b>

LEGEND



6m x 6m corner cut

LOT 5A  
BLK.4  
DESCRIPTIVE PLAN 112 1207



82nd STREET

115th AVENUE

LANE