

Thursday, November 30, 2023  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 48

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the November 30, 2023 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the November 23, 2023 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA23-0281 485929383-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 3, Plan 727 HW, located north of 75 Avenue NW and west of 113 Street NW; <b>MCKERNAN</b>
2.	LDA23-0302 487885653-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 8, Plan 6253 KS, located north of 74 Avenue NW and west of 151 Street NW; <b>RIO TERRACE</b>
3.	LDA23-0305 488228004-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 62, Plan 8451 ET, located south of 118 Avenue NW and west of 90 Street NW; <b>ALBERTA AVENUE</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

November 30, 2023

File No. LDA23-0281

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 3, Plan 727 HW, located north of 75 Avenue NW and west of 113 Street NW; **MICKERNAN**

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**The Subdivision by Plan is APPROVED on November 30, 2023, subject to the following conditions:**

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 western 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 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 #485929383-001

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 (\$700.00 - 2023 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. 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 in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

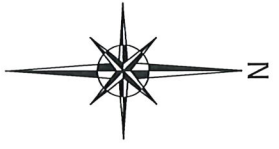
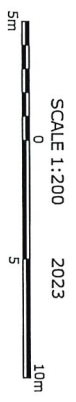
Building / Site

- 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 3.35 m west of the east property line of Lot 4 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. If applicable service presently exists, then a location advisement will appear in comments from EPCOR Drainage Services (Water and Sewer Servicing), EPCOR Water, and/or City of Edmonton Drainage.
- 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).

**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
**LOT 4,**  
**BLK.3, PLAN 727 H.W.**  
 IN THE  
**E.1/2 SEC.19-52-24-4**  
**EDMONTON, ALBERTA**



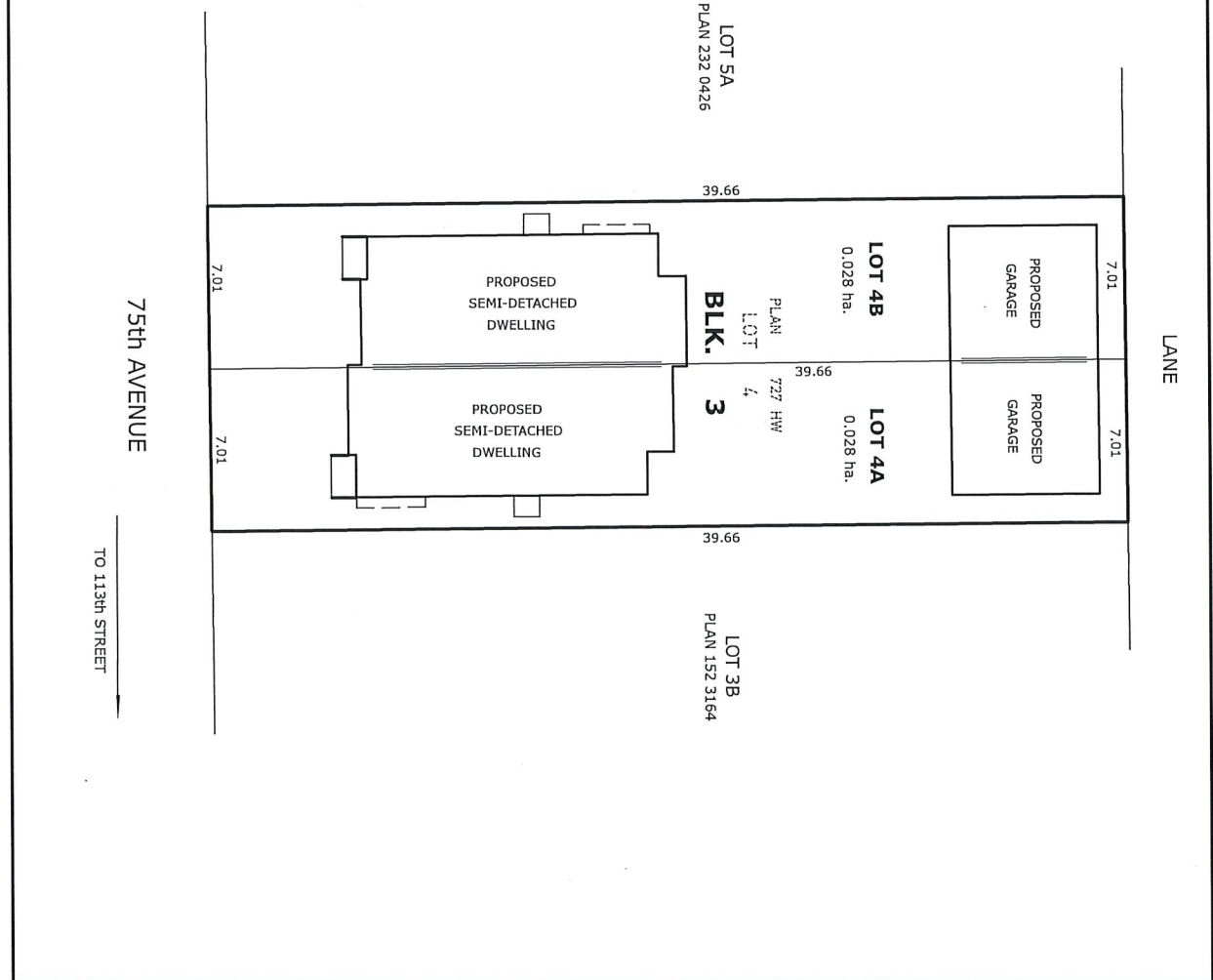
**NOTES:**  
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF;  
 - AREA DEALT WITH BOUNDED THUS. \_\_\_\_\_



8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T:780.464.5506 | F:780.464.4450 | hagensurveys.com  
 Your comprehensive surveying partner.



SURVEYOR'S STAMP	
CALCULATED BY:	PING
DATE:	SEP. 18, 2023
DRAWING:	23S0550T
DRAWN BY:	PING
REVISIONS:	-
FILE NO.:	23S0550





Subdivision Authority

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

November 30, 2023

File No. LDA23-0302

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 15, Block 8, Plan 6253 KS, located north of 74 Avenue NW and west of 151 Street NW; **RIO TERRACE**

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**The Subdivision by Plan is APPROVED on November 30, 2023, 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 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 #487885653-001

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 (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing access to 74 Avenue NW. Upon redevelopment of proposed Lots 15A and 15B, the future accesses for either lot must be constructed in accordance with the future development permit approvals of each lot.

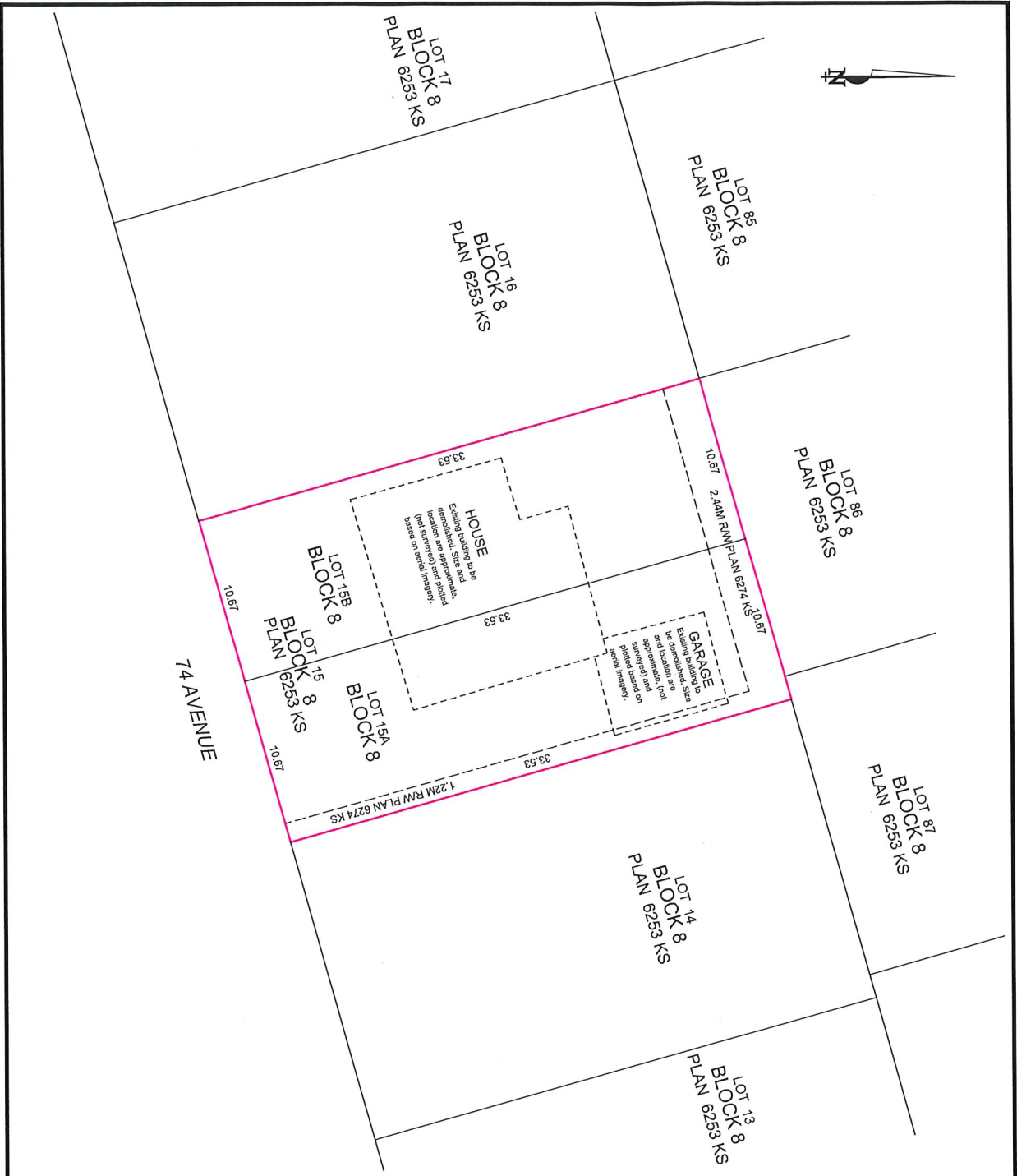
Building / Site

- 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

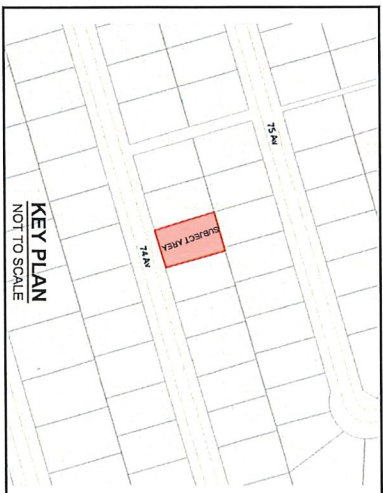
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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, sanitary, and storm) enter the proposed subdivision approximately 10.1 m west of the east property line of Lot 15 off 74 Avenue. 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).





**JOYCE & DENNIS CROWE**

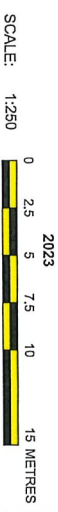
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL DISTANCES SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
  - THE ZONING OF THIS SUBJECT AREA IS R-F1.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.072 ha



REV. NO.	DATE	REVISIONS
1	OCT 17/23	ORIGINAL PLAN COMPLETED

**RIO TERRACE**  
TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

LOT 15, BLOCK 8, PLAN 6253 KS  
WITHIN THE  
N.W. 1/4 SEC. 23 - TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**



**P Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-3317  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 6209221/001 DRAFTER BY: CN CHECKED BY: DS



Subdivision Authority

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

November 30, 2023

File No. LDA23-0305

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 62, Plan 8451 ET, located south of 118 Avenue NW and west of 90 Street NW; **ALBERTA AVENUE**

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**The Subdivision by Plan is APPROVED on November 30, 2023, subject to the following conditions:**

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 northern 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.

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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 #488228004-001

Enclosures

Please be advised of the following:

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Transportation

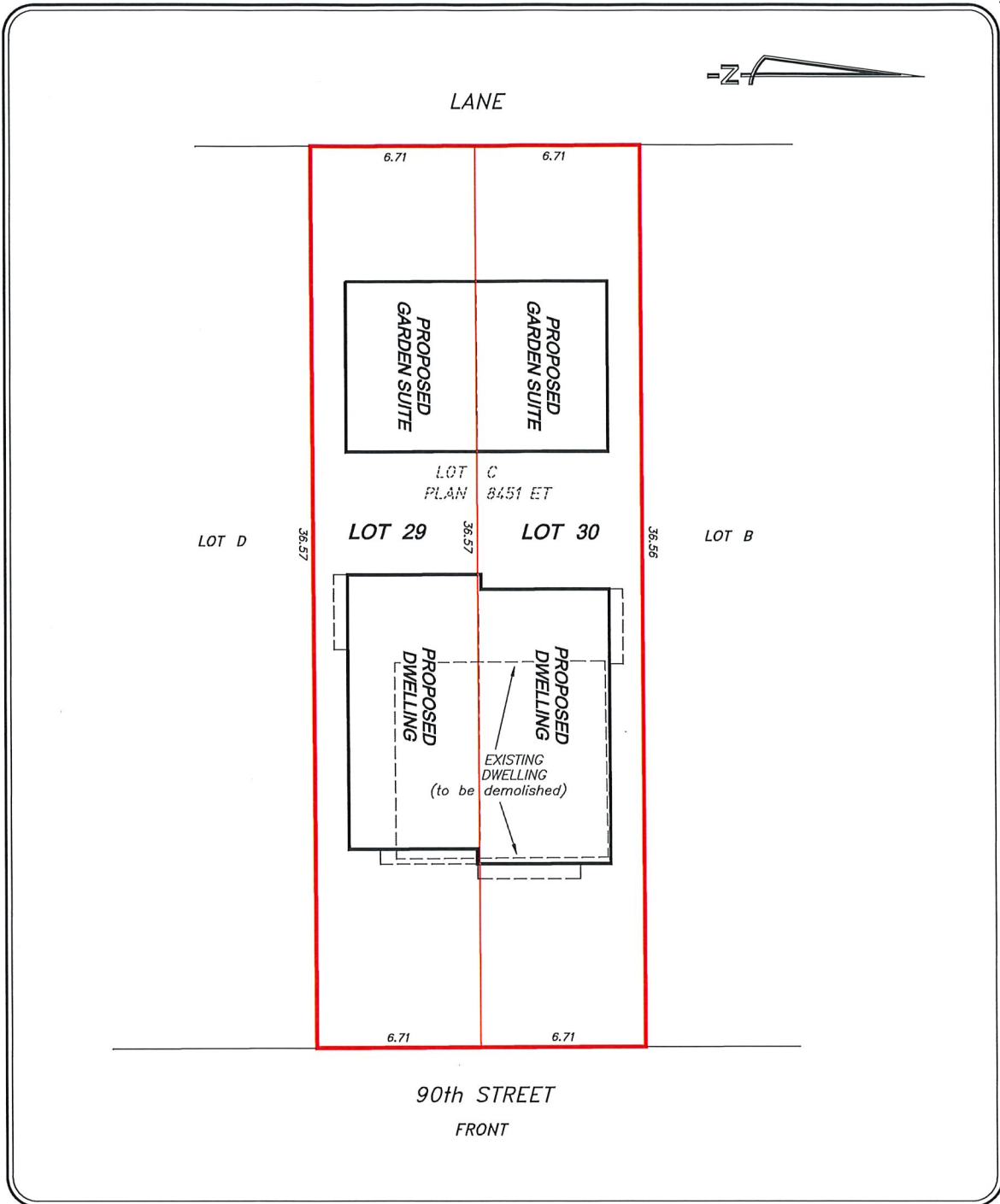
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
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- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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.

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- The existing services (water and sanitary) enter the proposed subdivision approximately 3.36 m north of the south property line of Lot C 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.
- 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

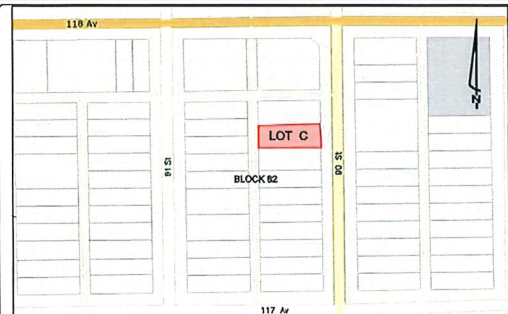
LOT: <b>C</b>		BLOCK: <b>62</b>	PLAN: <b>8451 ET</b>
BUILDER/OWNER: ROYAL CANADA HOMES INC.		SUB.: ALBERTA AVENUE	
ADDRESS: 11732-90 STREET NW		ZONING: RF3	
CONTACT: info@albertageo.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.049 ha		
AREA IN PARCEL(S) BEING CREATED	0.049 ha		
NUMBER OF PARCEL CREATED	2		

**NOTES:**

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY  
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS  
 OR OMISSIONS REPRESENTED BY THIS PLAN.

**LEGEND:**

LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ..... ●



Alberta  
Geomatics  
Inc.

6908 ROPER ROAD NW  
 EDMONTON ALBERTA T6B 3H9  
 email: abgeo@telus.net  
 or: info@albertageo.com  
 website: www.albertageo.com  
 PH: (780) 437-8033  
 FAX: (780) 437-8024

FILE: E24067

SCALE 1:200

DRAWN BY: D.S.

CHECKED BY: P.S.

DATE: 2023-10-13

Thursday, November 23, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 47

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the November 23, 2023 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the November 16, 2023 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA19-0488  
344409010-001 Tentative plan of subdivision to create 36 single detached residential lots and 2 Public Utility Lots from Lot D Plan 1711 MC, and the SE 13-51-25-W4M, located north of Donaghey Crescent SW and west of Desrochers Drive SW; **DESROCHERS and HERITAGE VALLEY TOWN CENTRE**

MOVED Blair McDowell  
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA20-0024  
352705580-001 Tentative plan of subdivision to create two (2) Other lots from Lot 101, Block 1, Plan 222 1597 and Lot D, Plan 1711MC located north of 41 Avenue SW and west of James Mowatt Trail SW; **HERITAGE VALLEY TOWN CENTRE**

MOVED Blair McDowell  
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA23-0261 478036266-001	Tentative plan of subdivision to create one (1) additional multi-unit housing lot (MHL) from Lot 38, Block 1, Plan 162 2268 located south of 87 Avenue NW and west of 159 Street NW; <b>ELMWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA23-0263 482142552-001	Tentative plan of subdivision to create 24 single detached residential lots, one (1) Non-Credit Municipal Reserve Lot and two (2) Public Utility lots, from Block A, Plan 012 5520, Lot 73, Block 12, Plan 032 5230, the NE 19-52-25-W4M, and the SE 19-52-25-W4M located south of Guardian Road NW and west of Grantham Drive NW; <b>GLASTONBURY</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA22-0570 440415615-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) Public Utility lot, from Lot 2, Block 6A, Plan 922 0135 located north of 111 Avenue NW and west of 97 Street NW; <b>BLATCHFORD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA23-0269 482831726-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 10, Block 3, Plan 0525416, located north of Ellwood Drive SW and east of Parsons Road SW; <b>ELLERSLIE INDUSTRIAL</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 10:25 a.m.	