

Thursday, August 22, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 33

**PRESENT** Kristen Rutherford, Acting Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

**MOVED** Kristen Rutherford  
That the Subdivision Authority Agenda for the August 22, 2019 meeting be adopted.

**FOR THE MOTION** Kristen Rutherford **CARRIED**

**2. ADOPTION OF MINUTES**

**MOVED** Kristen Rutherford  
That the Subdivision Authority Minutes for the August 15, 2019 meeting be adopted.

**FOR THE MOTION** Kristen Rutherford **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA19-0286  
315243936-001 Tentative plan to subdivide a 0.207 ha parcel from Lot 3, Block 1, Plan 112 0939 and consolidate that parcel with adjacent Lot 4, Block 1, Plan 112 5641, located east of 142 Street NW and north of 137 Avenue NW; **RAMPART INDUSTRIAL**

**MOVED** Kristen Rutherford  
That the application for subdivision be Approved.

**FOR THE MOTION** Kristen Rutherford **CARRIED**

2. LDA19-0289  
310322131-001 Tentative plan of subdivision to create one (1) additional single detached residential lot and facilitate a lot line adjustment from Lots 1, 2, 3 and 4, Block 48, Plan I25, located south of 76 Avenue NW and east of 106 Street NW; **QUEEN ALEXANDRA**

**MOVED** Kristen Rutherford  
That the application for subdivision be Approved.

**FOR THE MOTION** Kristen Rutherford **CARRIED**

3.	LDA19-0316 325823449-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot O, Plan 703 HW located north of 90 Avenue SW and west of 90 Street SW; <b>BONNIE DOON</b>	
MOVED		Kristen Rutherford  That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.		



Subdivision Authority

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

August 22, 2019

File No. LDA19-0286

Gilmore Surveys (Arctic) Ltd.  
7322 101 Avenue NW  
Edmonton, AB T6A 0J2

ATTENTION: Duncan Gilmore

RE: Tentative plan to subdivide a 0.207 ha parcel from Lot 3, Block 1, Plan 112 0939 and consolidate that parcel with adjacent Lot 4, Block 1, Plan 112 5641, located east of 142 Street NW and north of 137 Avenue NW; **RAMPART INDUSTRIAL**

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**The Subdivision by Plan is APPROVED on August 22, 2019, subject to the following conditions:**

1. that LDA19-0330 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
2. 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.

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 Jennifer Vos at [jennifer.vos@edmonton.ca](mailto:jennifer.vos@edmonton.ca) or 780-508-9519.

Regards,

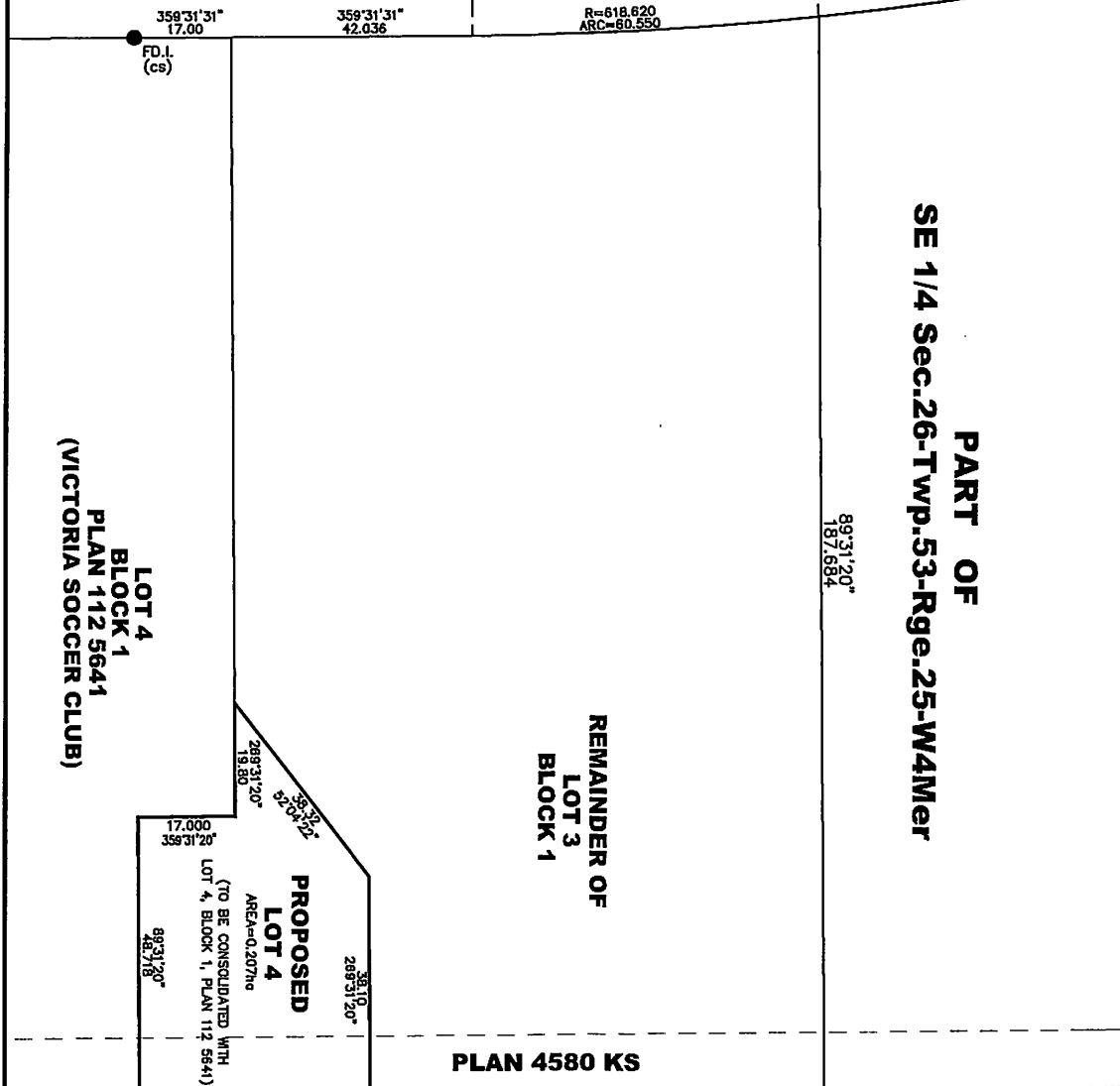
for

Blair McDowell  
Subdivision Authority

BM/jv/Posse #315243936-001

Enclosure

( ROAD PLAN 074 0120 )  
142 STREET



PLAN 4580 KS

142 STREET

GOVERNMENT ROAD ALLOWANCE



CERTIFIED CORRECT  
MAY 27th, 2019

ALL DISTANCES ARE IN METERS AND DECIMALS OF A METRE  
AREA DEALT WITH BY THIS PLAN BOUNDED THUS . . . . .

DUNCAN B. GILLMORE, ALS.

**TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION**

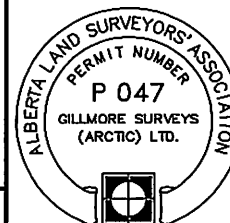
**LEGAL DESCRIPTION**

LOT 3  
BLOCK 1  
PLAN 112 0939  
EDMONTON, ALBERTA  
OWNER : GIACOBBO HOLDINGS LTD.

C. OF T. NO: 122 165 600  
DATE : MAY 27th, 2019

**BUILDER OR OWNER:**  
VICTORIA SOCCER CLUB  
14020-142 STREET NW  
EDMONTON, ALBERTA

**CIVIC ADDRESS OF PRPPERTY:**  
14135-142 STREET NW  
EDMONTON, ALBERTA



**GILLMORE SURVEYS (ARCTIC) LTD.**  
7322 - 101 AVENUE  
EDMONTON - ALBERTA  
T6A 0J2

PH. (780) 465-0096 Fax (780) 468-7072

DATE: AUGUST 20th, 2018  
SCALE: 1: 1000  
GSAL: 2105-  
WS: 19-0141

Drwg: **19-0141T**



Subdivision Authority

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

August 22, 2019

File No. LDA19-0289

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot and facilitate a lot line adjustment from Lots 1, 2, 3 and 4, Block 48, Plan I25, located south of 76 Avenue NW and east of 106 Street NW; **QUEEN ALEXANDRA**

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**The Subdivision by Plan is APPROVED on August 22, 2019, subject to the following conditions:**

1. that the owner obtain permits to demolish the existing dwellings and garages prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
2. that LDA19-0275 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
3. 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.

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

for  
Blair McDowell  
Subdivision Authority

BM/mb/Posse #310322131-001

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 (\$673.00 - 2019 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.

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 8.8 m, 22 m and 38.7 m east of the west property line of Lot 1 off 76 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. A sewer service may exist to the proposed parcel off 76 Avenue NW. The owner/developer is required to contact EPCOR's office (780-496-5444) to schedule a sewer service assessment and locate.
- There is an existing power pole and guy wire that may interfere with access to the proposed Lot 1A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible, as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.
- 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

LOTS 1-4, BLOCK 48, PLAN I. 25

IN THE  
N.E.1/4 SEC.20-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.  
5m 0 5 10 15m



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

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

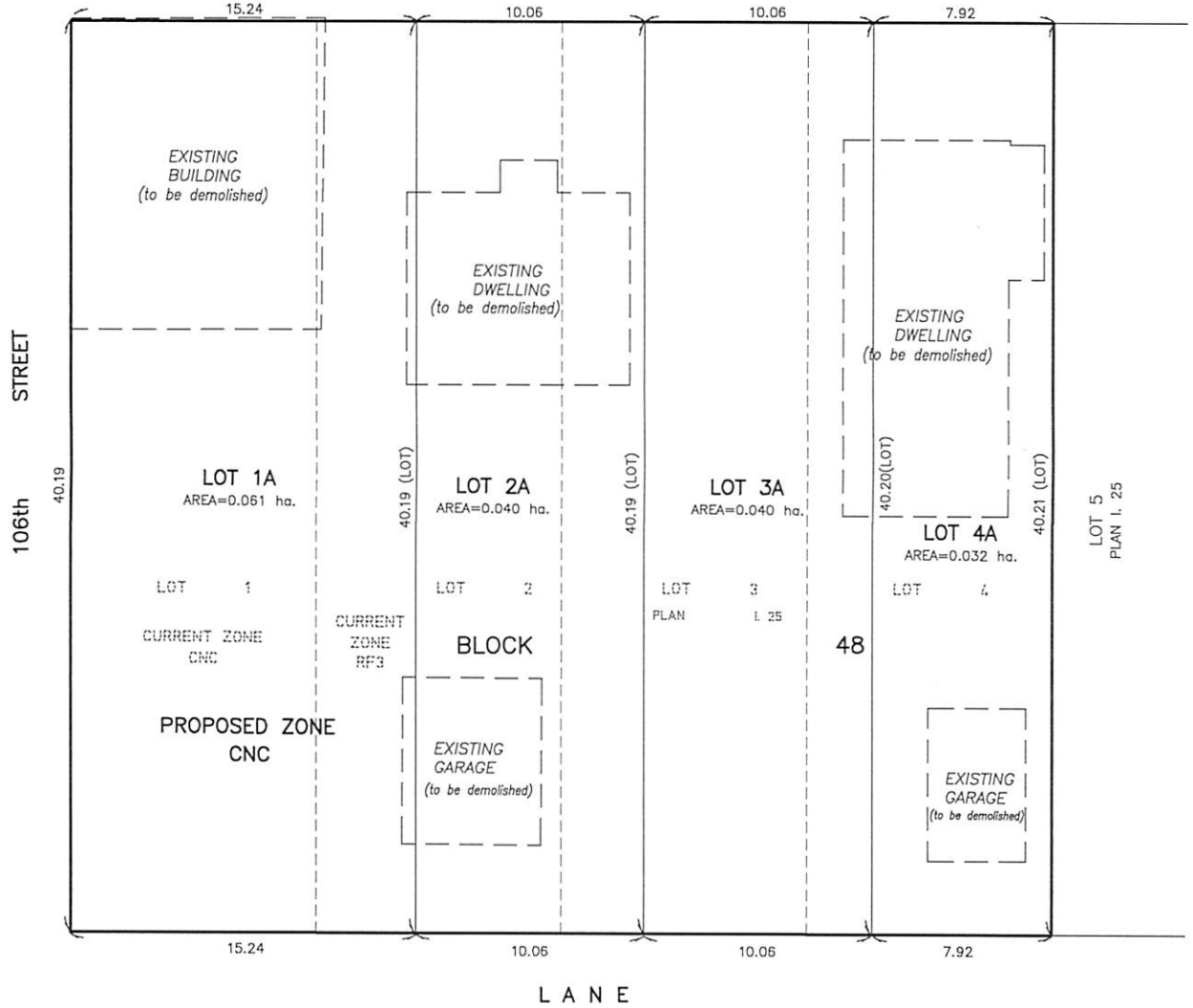
CALC'D. BY: -

DATE: APRIL 01, 2019  
REVISED: JULY 17, 2019

FILE NO. 19S0126

DWG.NO. 19S0126T

76th AVENUE



LOT 5  
PLAN I. 25



Subdivision Authority

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

August 22, 2019

File No. LDA19-0316

Bernhard Jess  
401 - 8503 108 Street NW  
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot O, Plan 703 HW located north of 90 Avenue SW and west of 90 Street SW; **BONNIE DOON**

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**The Subdivision by Plan is APPROVED on August 22, 2019, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan; 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.

If you have further questions, please contact Craig Walker at [craig.walker@edmonton.ca](mailto:craig.walker@edmonton.ca) or 780-442-4852.

Regards,

  
for  
Blair McDowell  
Subdivision Authority

BM/cw/Posse #325823449-001

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 (\$673.00 - 2019 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 on 90 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Building / Site

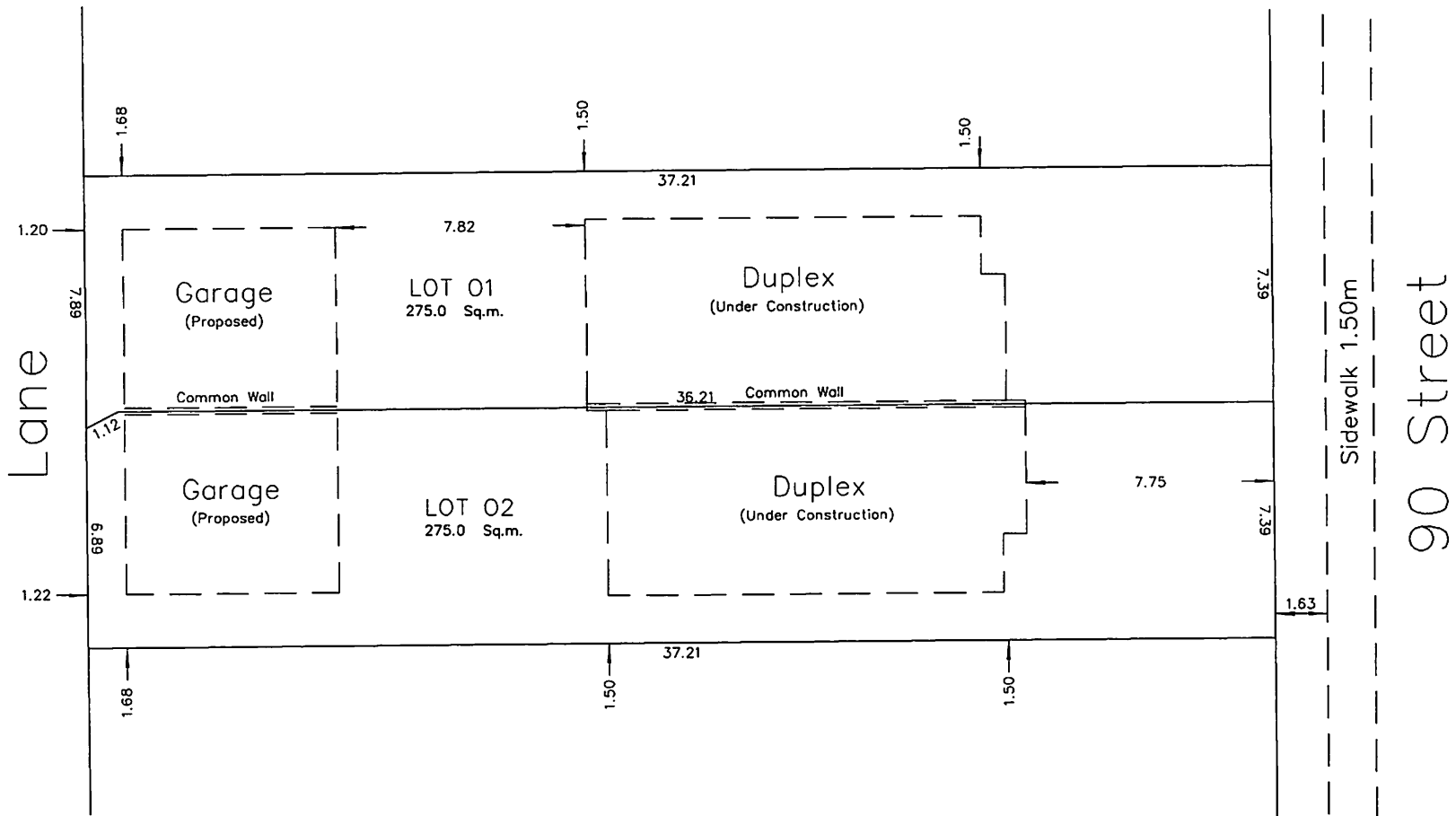
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 7.52 m north of the south property line of Lot 0, off of 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.
- 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).

# Plan Showing Proposed Subdivision

Lot O, Plan 703HW  
9026-90 Street



**Client: BlackBird Developments**

**Neighbourhood: Bonnie Doon**

**Zoning: RF3**

**Bernhard Jess ALS, CLS, P.Eng. © 2019**

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

780-413-6448

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

Scale 1:200

File: 1823 Planning App.dwg