

Thursday, October 17, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 41

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 17, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 10, 2019 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0240 293696358-001	Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 37, Block 34, Plan 4606 NY, located south of 148 Avenue NW and west of 59A Street; MCLEOD
2.	LDA19-0350 332664955-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 107, Block 1, Plan 4312 HW, located north of 110 Avenue NW and west of 133 Street NW; NORTH GLENORA
3.	LDA19-0382 340417768-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 33, Block 18, Plan 1841KS - located east of 103 Avenue and north of 66 Street; FULTON PLACE
4.	LDA19-0403 341549668-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot F, Block 7, Plan 244 HW, located south of 79 Avenue NW and west of 13 Street NW; MCKERNAN
5.	OTHER BUSINESS	



Subdivision Authority

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

October 17, 2019

File No. LDA19-0240

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 37, Block 34, Plan 4606 NY, located south of 148 Avenue NW and west of 59A Street; **MCLEOD**

The Subdivision by Plan is REFUSED on October 17, 2019 for the following reason(s):

1. The proposed subdivision does not comply with the Development Regulations identified in Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800:

“The Subdivision Authority may not approve the subdivision of a Lot zoned RF1, as it existed on March 16, 2015 into more than two lots, notwithstanding the Site Width in the RF1 Zone.”

The application proposes to subdivide the subject lot, which is zoned (RF1) Single Detached Residential Zone, into two (2) additional single detached residential lots for a total of three (3) lots. This is one (1) lot more than is allowed in Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800.

The intent of this regulation is to encourage the preservation of areas of character that have been established in mature neighbourhoods. In this case, for example, the surrounding lots have larger Site Depths and Site Areas, resulting in characteristically large backyards that provide green space opportunities. The application does not maintain this pattern, since the lots are deficient in Site Depth.

2. The proposed subdivision does not comply with the minimum development regulations identified in Section 110.4(1)(c) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF1) Single Detached Residential Zone. The minimum Site Depth identified in the RF1 Zone for Single Detached Housing is 30.0 metres. The Site Depths of the proposed lots are 16.8 metres (remainder of Lot 37) and 18.3 metres (Lots 37A and 37B) and are therefore deficient by 13.2 metres and 11.7 metres or 44% and 39%. The minimum Site Area identified in the RF1 Zone for Single Detached Housing is 250.8 square metres. The Site Areas of the proposed Lots 37A and 37B are 181.0 square metres and are therefore deficient by 69.8 square metres.

Comparison of Minimum Lot Dimensions in the RF1 Zone and the Applicant's Proposal				
		RF1 Zone Regulation	Applicant's Proposal	Comparison to RF1 Zone
Remainder of Lot 37	Site Depth	30.0 m	16.8 m	-13.2 m/ -44%
	Site Area	250.8 m ²	290.0 m ²	+39.2m ² / +16%
Proposed Lots 37B and 37A	Site Depth	30.0 m	18.3 m	-11.7 m/ -39%
	Site Area	250.8 m ²	181.0 m ²	-69.8 m ² / -28%

3. This proposal will result in a Site depth, and ultimately a lot size, that is uncharacteristically small when compared to properties on the adjacent block faces. For example, the site depths on the adjacent block faces are approximately 36.6 metres. The proposed lot depths for the remainder of Lot 37 is 16.8 metres, and Lots 37A and 37B are 18.3 metres which is 46% and 50% less than most of the lots on the block face.

Site areas for surrounding properties are approximately 613 square metres. The proposed site area for Lots 37A and 37B is 181 square metres which is 70 % less than most of the lots on the block face. The proposed site area for the remainder of Lot 37 is 289 square metres which is 53% less than most of the lots on the block face. Therefore, the proposal is out of character with the existing block face and surrounding properties.

Comparison of Average Neighbouring Lot Dimensions and the Applicant's Proposal				
		Average Neighbouring Lot Dimensions	Applicant's Proposal	Comparison to Average Neighbouring Lot
Remainder of Lot 37	Site Depth	36.6 m	16.8 m	-19.8 m/ -46%
	Site Area	613.0 m ²	289.0 m ²	-324 m ² / -53%
Proposed Lots 37B and 37A	Site Depth	36.6 m	18.3 m	-18.3 m/ -50%
	Site Area	613.0 m ²	181.0 m ²	-432 m ² / -70%

4. The proposed subdivision will create three non-conforming lots that do not meet development regulation in the City of Edmonton Zoning Bylaw 12800. This situation will create unnecessary hardship for existing and future landowners. Landowners wishing to further develop or redevelop their site will require a Development Permit variance. There is no guarantee that a variance will be provided.
5. Site access to the proposed north lot will result in an unsafe intersection. This is due to the proposed configuration of the driveway access and its proximity to the uncontrolled intersection of 148 Avenue and 59A Street NW, and the proposed interference with the existing corner cut. The City of Edmonton's Access Management Guidelines require that sufficient sight lines are provided at local intersections, with a minimum driveway access requirement of 20 metres from a local roadway intersection. In addition, corner cuts (also known as sight triangles) must be free of obstructions that might block an approaching person's view of potentially conflicting movements. People driving, walking and wheeling, or cycling should be able to see any potential conflicts with other street users with sufficient time to slow or stop.

The proposed driveway access width (3 metres) creates a situation that would require an individual to either back into or out of the driveway, across the municipal sidewalk, and into traffic. It proposes to provide driveway access within the front yard corner cut of remnant Lot 37, which is approximately 12 metres from the 59A Street and 148 Avenue intersection (approximately 8 metres or 40% deficient from the Guideline standards).

Intersection design must provide adequate sight distance for all users. Restricting obstructions in areas along the intersection approaches and across corners gives users more time to complete their visual search and ensures that they have sufficient time to react. The proposed proximity to the intersection and the interference with the existing corner cut decreases sight lines, creates blind spots, and is a significant safety issue for both local traffic and pedestrians.

6. Given the absence of a lane to provide access to the existing site, access to the proposed lots must be from 148 Avenue NW or 59A Street NW. This would not align with the general intent of the Residential Infill Guidelines, which "should respect the role of lanes not only as a primary vehicular access route but as a factor in maintaining the livability of neighbourhoods" (City of Edmonton Policy C551, General Principle #8). The creation of two (2) additional lots instead of one (1) additional lot exacerbates the situation by requiring two (2) additional front driveways instead of one (1) additional front driveway.

Front driveways have negative impacts on the neighbourhood, including:

- a. Compromising pedestrian walkability and safety in a mature neighbourhood by increasing the interaction between private vehicle space and public pedestrian space along the sidewalk;
- b. Breaking up the streetscape by expanding the amount of hard surface along the boulevard. Landscaped boulevards help to demarcate the pedestrian realm from vehicular traffic;
- c. Decreasing public landscaping by removing mature trees, their root systems, and/or turf on boulevards;
- d. Limiting front yard landscaping opportunities for the proposed lots; and

- e. Reducing the availability of on-street parking in a mature neighbourhood since vehicles cannot park in front of driveways.

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.

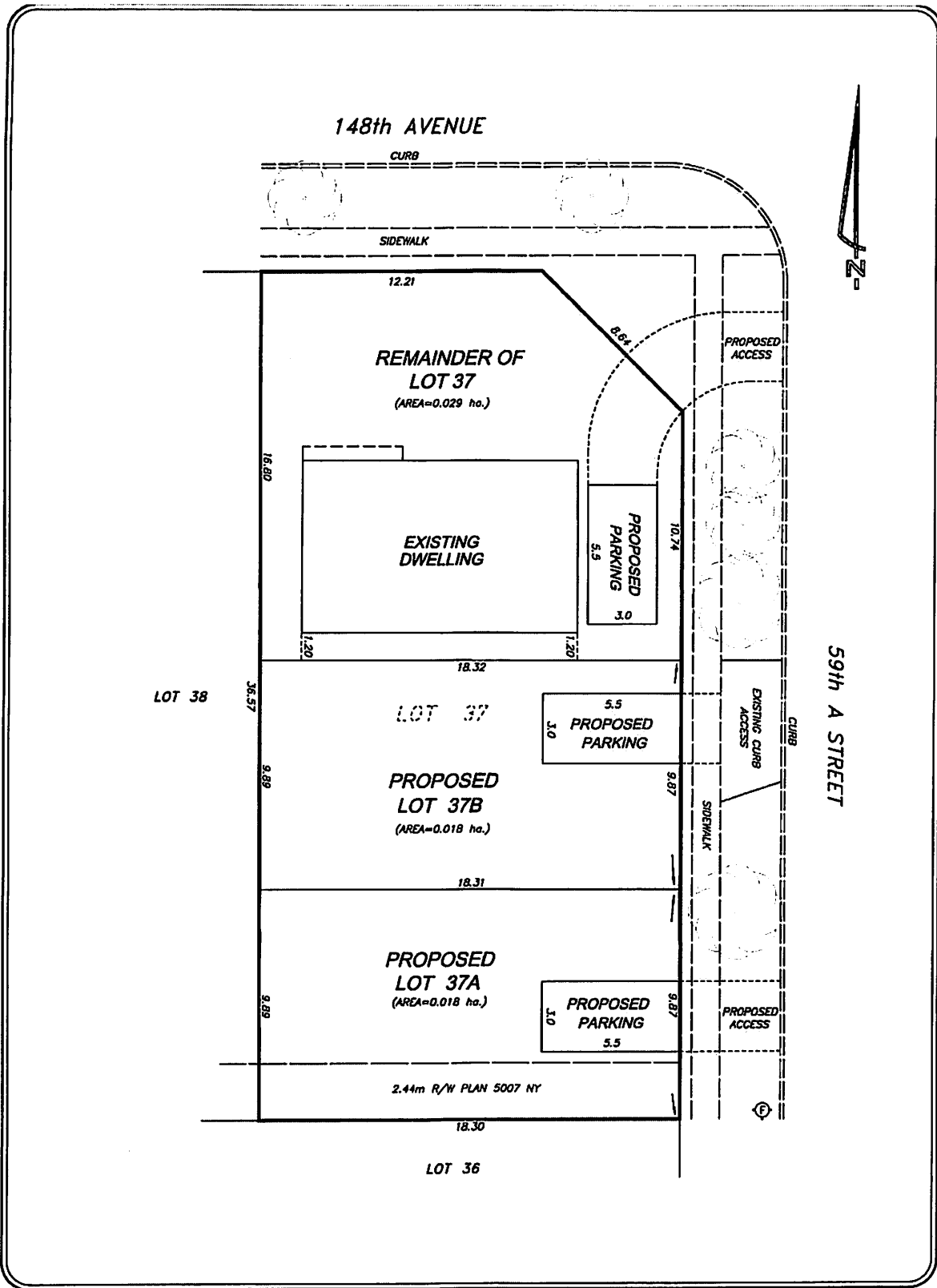
If you have further questions, please contact Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #293696358-001

Enclosure(s)



TENTATIVE PLAN

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		<p>NOTE:</p> <p>ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 3</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p> <p>THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.</p>
LOT: 37 BLOCK: 34 PLAN: 4606 NY		ZONING: RF1
SUBDIVISION: MCLEOD ADDRESS: 5923 - 148 AVENUE		DRAWN BY: J.K. CHECKED BY: I.H./P.S. 2019-08-13
BUILDER/OWNER: C. CARPENTER EDMONTON		
FILE: E16680 LOT AREA: 0.065ha. SCALE: 1: 200		



Subdivision Authority

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

October 17, 2019

File No. LDA19-0350

Pals Geomatics Corp.
10704 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 107, Block 1, Plan 4312 HW, located north of 110 Avenue NW and west of 133 Street NW;
NORTH GLENORA

The Subdivision by Plan is **APPROVED** on **October 17, 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #332664955-001

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 (\$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 110 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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.

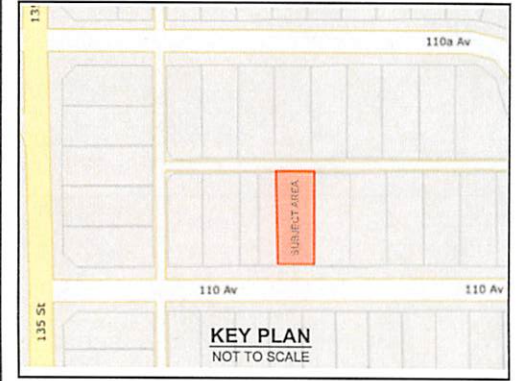
Servicing

- 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 7.9 m east of the west property line of Lot 107 off 110 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.
- 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).

TIMBER HAUS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- 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 OUTLINED THUS, AND CONTAINS: 0.066 ha.



REV. NO.	DATE	ITEM	BY
2	OCT. 3/19	DEFLECTION	CN
1	AUG. 16/19	T-PLAN	CN

REVISIONS

NORTH GLENORA

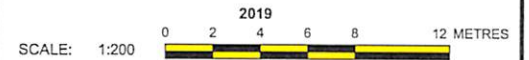
TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 107, BLOCK 1, PLAN 4312HW

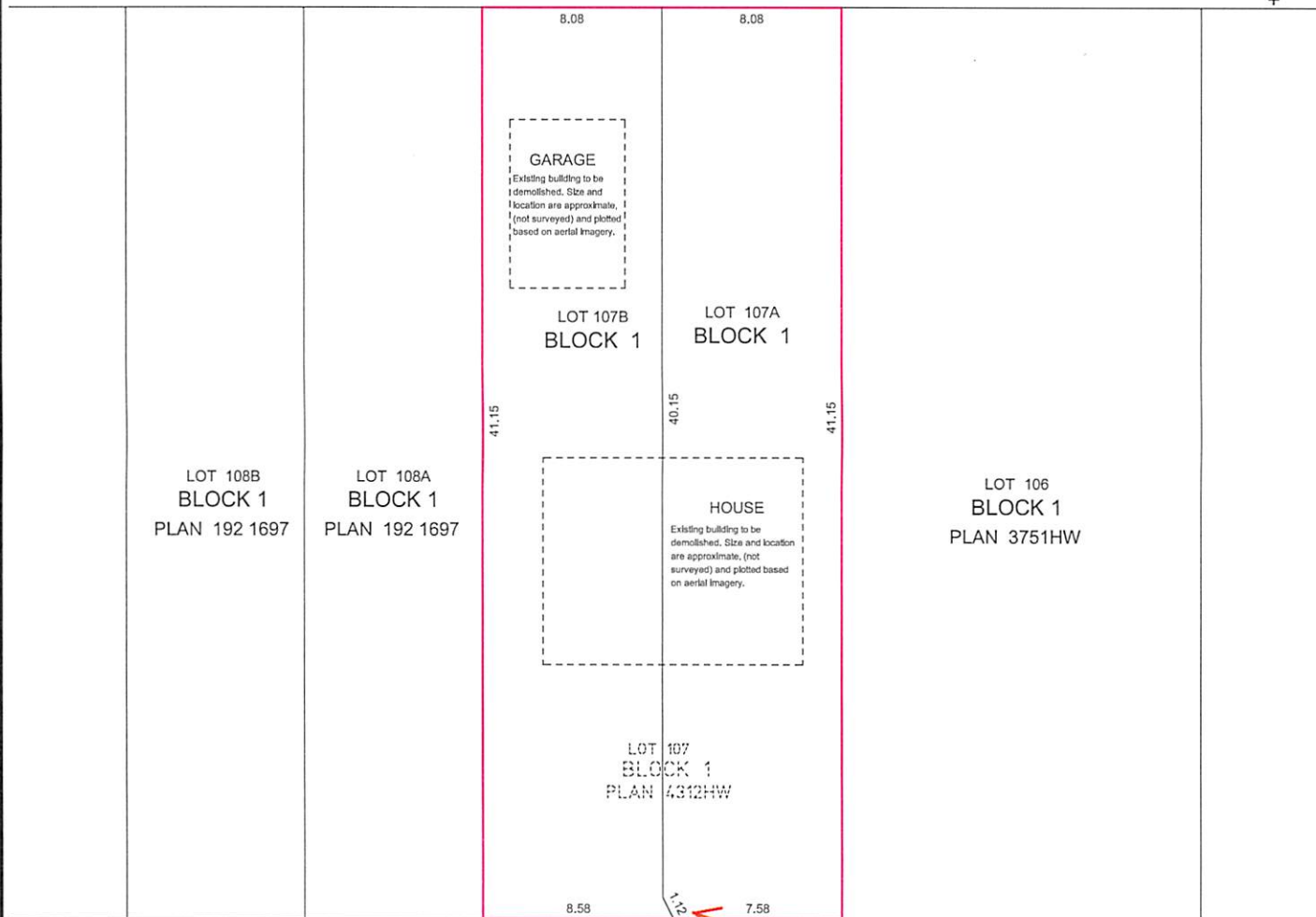
EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61900114T	DRAFTED BY:	CN	CHECKED BY:	DS
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LANE



DEFLECTION PROVIDED

110 AVENUE NW



Subdivision Authority

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

October 17, 2019

File No. LDA19-0382

Andrew Gillese
6612 103 Avenue NW
Edmonton, AB T6A 0T8

ATTENTION: Andrew Gillese

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 33, Block 18, Plan 1841KS - located east of 103 Avenue and north of 66 Street; **FULTON PLACE**

The Subdivision by Plan is APPROVED on October 17, 2019, subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water, sanitary and storm) to each half of the semi-detached dwelling. Due to the central location of the storm service, the owner's surveyor will be required to locate the existing service at the property line, and subsequent to that measurement, the property line shall either be deflected, or the storm service shall be relocated; and
3. that the owner obtain a permit to demolish the existing dwelling and garage 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.

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, Planner at craig.walker@edmonton.ca or 780-442-4852.

Regards,

Blair McDowell
Subdivision Authority

BM/cw/Posse #340417768-001
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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

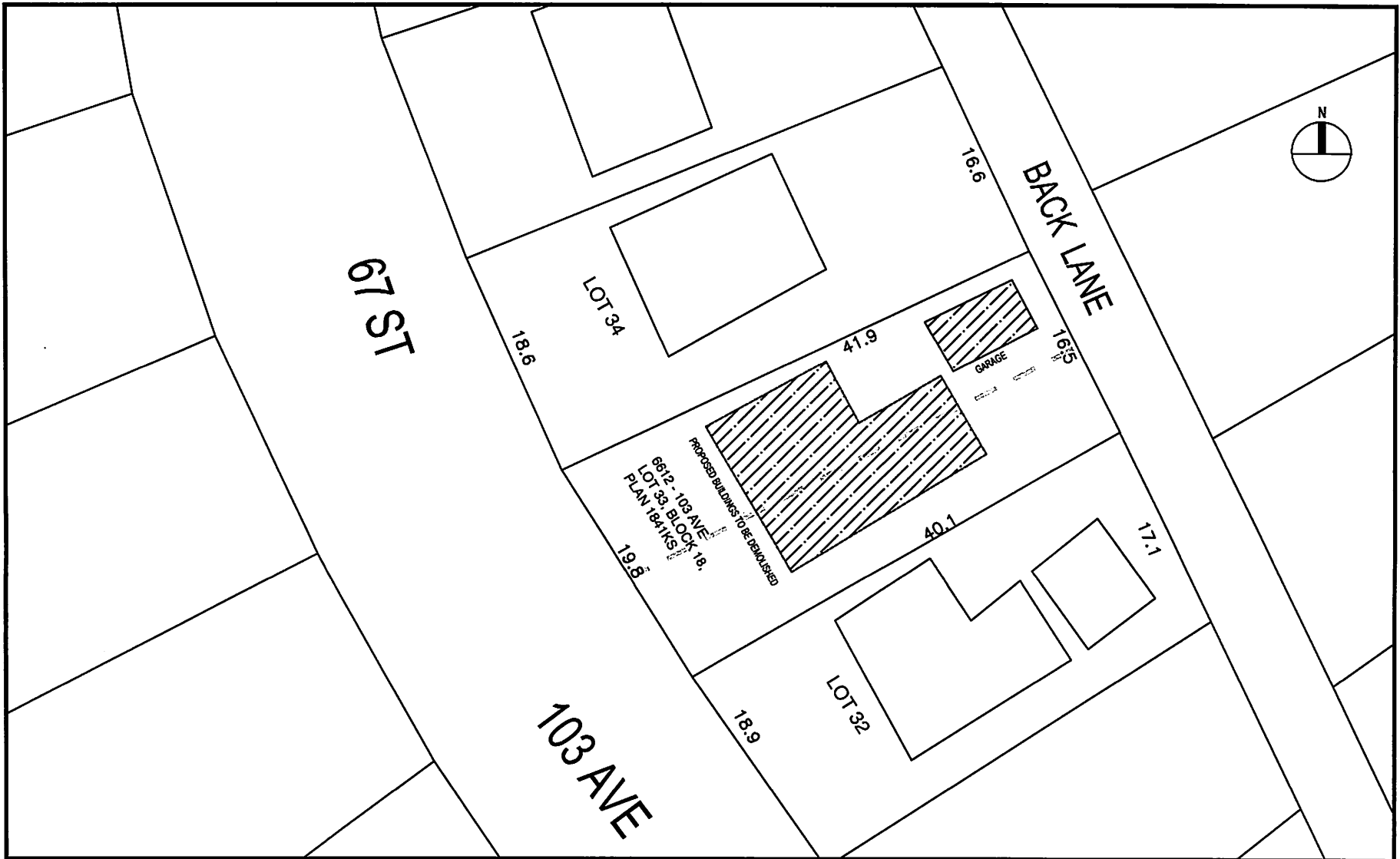
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

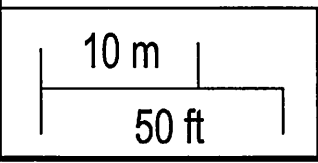
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 storm service enters Lot 33 approximately 9.1 m north of the existing south property line off of 103 Avenue. As per the EPCOR Drainage Services Bylaw, this service cannot cross the proposed property line.
- There is an existing power pole that may interfere with access to the proposed southern lot. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway. If relocation of the pole is necessary, Subdivision & Development Coordination 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 Ron Hewitt (780-412-3128) 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).



PROPOSAL FOR SUBDIVISION ESTABLISHED NEIGHBOURHOOD



**ADDRESS: 6612 - 103 AVE
 LOT 33, BLOCK 18, PLAN 1841KS**

**PROPOSED NEW
 PROPERTY LINE**



Subdivision Authority

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

October 17, 2019

File No. LDA19-0403

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 F, Block 7, Plan 244 HW, located south of 79 Avenue NW and west of 113 Street NW; **McKERNAN**

The Subdivision by Plan is APPROVED on October 17, 2019, subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey; and
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to each half of the semi-detached dwelling.

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, Planner at craig.walker@edmonton.ca or 780-442-4852.

Regards,

Blair McDowell
Subdivision Authority

BM/cw/Posse #341549668-001

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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

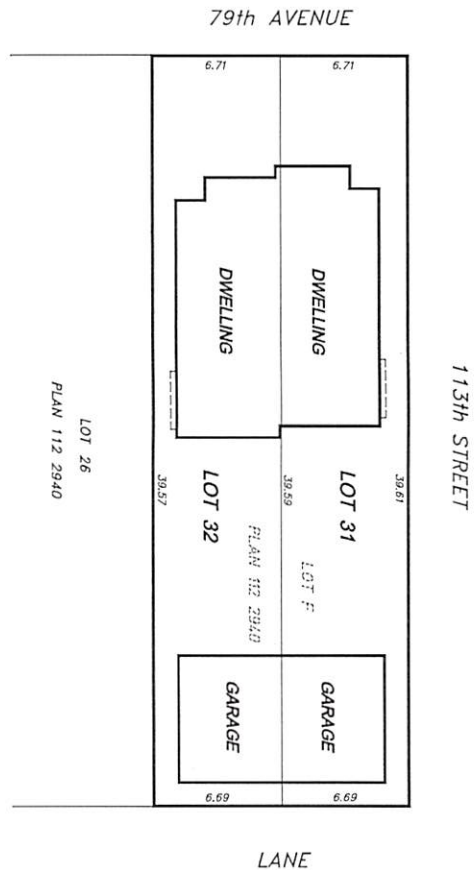
- There is an existing boulevard tree adjacent to the site on 79 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Site access has already been approved to the adjacent alley (only) in 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).
- 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).
- The owner/developer is required to contact EPCOR Drainage (780-496-5444) to schedule a sewer service assessment and locate, for the existing sewer service. This must be scheduled prior to disconnection of the existing power and water services, and before house demolition.
- 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).



LOT: **F** BLOCK: **7** PLAN: **244 HW**

BUILDER/OWNER: **KBM VILLAS**

ADDRESS: **11303-79 AVENUE** **EDMONTON**

SUBDIVISION: **MCKERNAN** ZONING: **RF3** SCALE: **1:250**

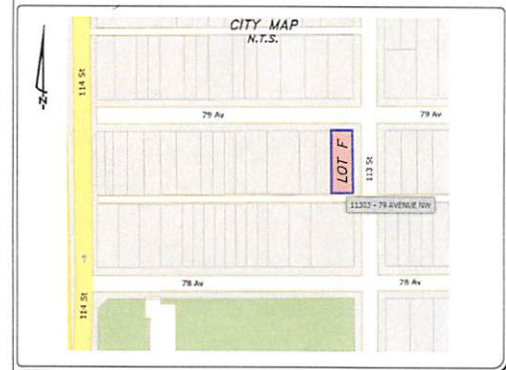
DRAWN BY: **D.S.** CHECKED BY: **P.S./S.B.** FILE: **E14737**

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 ●

CERTIFICATE OF TITLE AREA	0.05
AREA IN PARCEL(S) BEING CREATED	0.05
NUMBER OF PARCEL CREATED	2

REV. No.	DATE:	DESCRIPTION:



TENTATIVE PLAN

**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

Thursday, October 10, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 40

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 10, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 3, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA17-0669
267799946-001

REVISION of conditionally approved tentative plan of subdivision to create 14 single detached residential lots, from the S ½ of the NE 20-51-25-W4M, Block A, Plan 162 2368 and portion of roadway to be closed located east of Keswick Boulevard SW and east of Keeping Crescent SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA19-0234
313892269-001

REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing condominium unit in two parts and one (1) remnant unit by Phased Condominium from Lot 1, Block 1, Plan 122 4595, located north of Crystallina Nera Way NW and east of 82 Street NW;
CRYSTALLINA NERA WEST

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA18-0455 289513474-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 4 , Plan 4439 HW, located north of 108 Avenue NW and east of 122 Street NW; WESTMOUNT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA19-0383 339702391-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 323, Block 18, Plan 2674 HW, located north of 109 Avenue NW and west of 118 Street NW; QUEEN MARY PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA19-0386 340550480-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 5, Plan RN41, located north of 129 Avenue NW and east of 116 Street NW; CALDER	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA19-0393 340367580-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 54, Block 29, Plan 1210 NY, located north of 43 Avenue NW and west of 114B Street NW; ROYAL GARDENS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.		