

Thursday, September 28, 2023

10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 39

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the September 28, 2023 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the September 21, 2023 meetings be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA23-0227<br>478925928-002 | Tentative plan of subdivision to create 50 bare land condominium units and a remnant unit from Lot 1, Block 15, Plan 192 2242, located south of Secord Promenade NW and west of Secord Drive NW; <b>SECORD</b> |
| 2. | LDA23-0229<br>479738687-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 6, Plan 600MC, located south of 63 Avenue NW and east of 129 Street NW; <b>GRANDVIEW HEIGHTS</b>  |
| 3. | LDA23-0234<br>480228428-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 7, Block 25, Plan 6450 KS, located south of 93 Avenue NW and east of 73 Street NW; <b>OTTEWELL</b>                 |

**5. OTHER BUSINESS**



Subdivision Authority

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

September 28, 2023

File No. LDA23-0227

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create 50 bare land condominium units and a remnant unit from Lot 1, Block 15, Plan 192 2242, located south of Secord Promenade NW and west of Secord Drive NW; **SECORD**

---

**I The Subdivision by Bare Land Condominium is APPROVED on September 28, 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;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. 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:**

1. 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;
2. that the owner construct appropriate traffic calming measures such as but not limited to curb ramps, a two-stage crossing, a raised crossing or curb extensions at the mid-block crossing on the Secord Promenade collector, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on Enclosure I; and
3. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on Enclosure I.

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 [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #478925928-001  
Enclosure

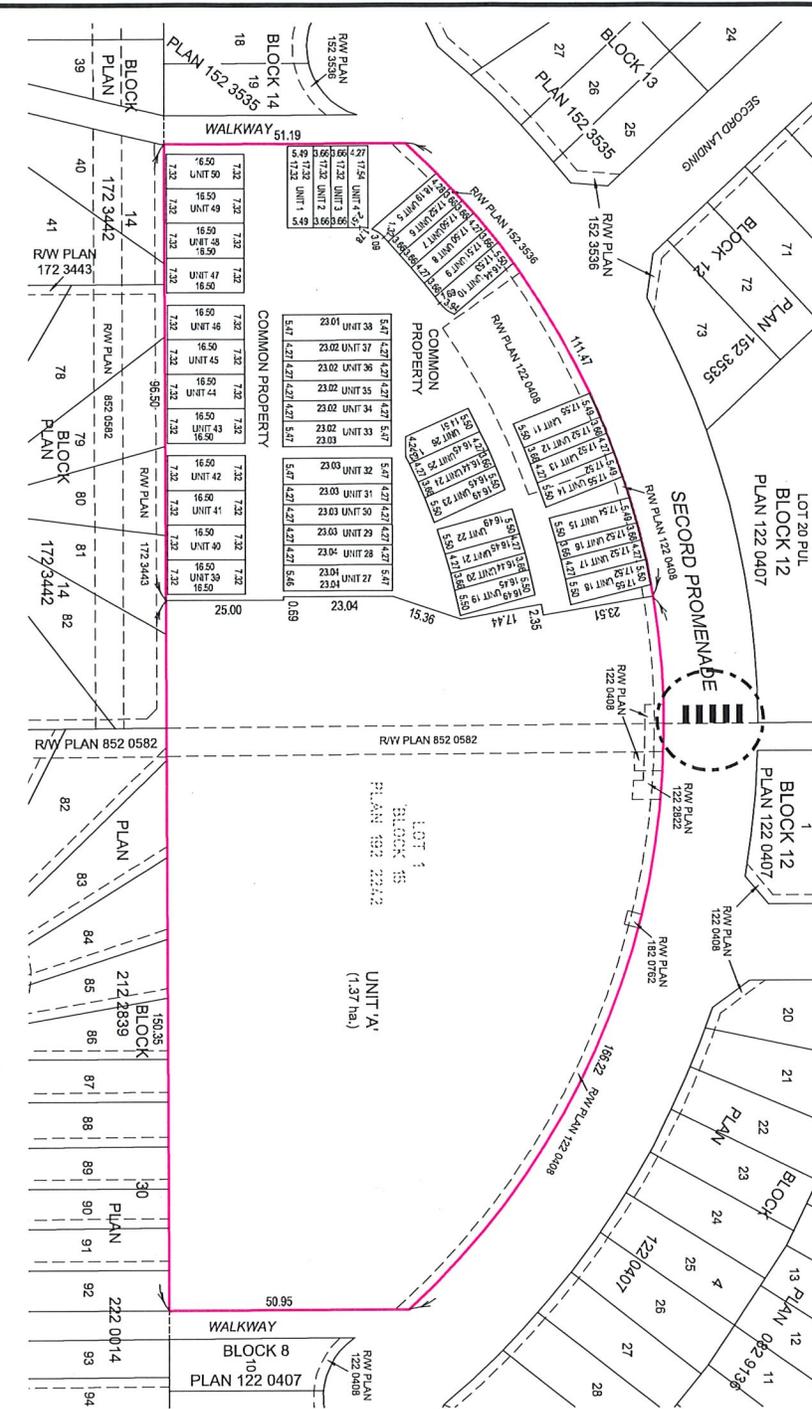


UNIT NUMBER	UNIT FACTOR	UNIT AREA	UNIT NUMBER	UNIT FACTOR	UNIT AREA	UNIT NUMBER	UNIT FACTOR	UNIT AREA
1	72	63.4	18	72	50.4	35	72	98.3
2	72	63.4	19	72	50.4	36	72	98.3
3	72	63.4	20	72	50.4	37	72	98.3
4	72	74.1	21	72	70.2	38	72	123.9
5	72	75.5	22	72	50.4	39	72	120.8
6	72	64.1	23	72	50.4	40	72	120.8
7	72	64.1	24	72	60.2	41	72	120.8
8	72	74.7	25	72	70.2	42	72	120.8
9	72	64.1	26	72	50.4	43	72	120.8
10	72	64.1	27	72	50.4	44	72	120.8
11	72	56.3	28	72	58.4	45	72	120.8
12	72	74.8	29	72	58.4	46	72	120.8
13	72	56.2	30	72	58.4	47	72	120.8
14	72	56.2	31	72	58.4	48	72	120.8
15	72	64.1	32	72	126.0	49	72	120.8
16	72	64.1	33	72	126.0	50	72	120.8
17	72	74.8	34	72	98.3	TOTAL	6,400	10,000

3,600 UNIT FACTORS HAVE BEEN ASSIGNED TO 50 UNITS AS DETERMINED BY THE DEVELOPER. THE REMAINING 6,400 UNIT FACTORS HAVE BEEN ASSIGNED TO UNIT 'A' FOR FUTURE USE.

**LEGEND**

- Zebra Marked Crosswalk
- Traffic Calming Measures

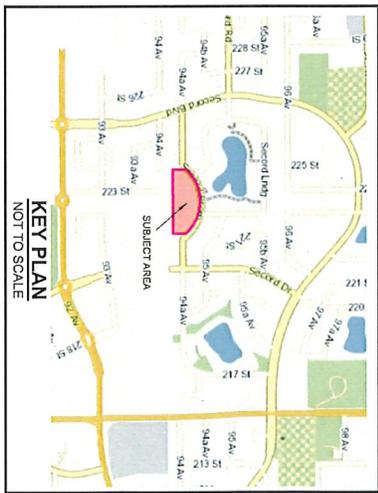


**Streetside Developments**

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- 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 BOUNDARY OF THIS SUBJECT AREA IS NOT TO BE SUBDIVIDED SHOWN OUTLINED THUS.
- AND CONTAINS: 2.19 HA.

SHEET 1 OF 1 SHEET



REVISIONS

REV. NO.	DATE	BY	DESCRIPTION
2	JULY 26/23	JF	UNITS 21-28 AS TYPED EXIST
1	MAY 2/23	JF	ADD UNIT FACTOR TABLE
0	APR 17/23	JF	ORIGINAL PLAN COMPLETED

**STREETSIDE DEVELOPMENTS**  
 TENTATIVE PLAN SHOWING PROPOSED  
 PHASED BARE LAND CONDOMINIUM  
 OF  
 LOT 1, BLOCK 15, PLAN 192 2242  
 WITHIN THE  
 S.1/12 SEC.36-TWP.52-RGE.26-W.4th MER.  
**EDMONTON - ALBERTA**

SCALE: 1:1000

2023

**P** Pals Geomatics  
 Phone: (780) 455-3177 Fax: (780) 451-2047  
 Email: edmonton@palsgeomatics.com  
 10704-176 Street NW, Edmonton, Alberta T5S 1S7 (GT)

FILE NO. 122003887 DRAFTED BY: JF CHECKED BY: MKS



Subdivision Authority

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

September 28, 2023

File No. LDA23-0229

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 from Lot 4, Block 6, Plan 600MC, located south of 63 Avenue NW and east of 129 Street NW; **GRANDVIEW HEIGHTS**

---

The Subdivision by Plan is **APPROVED** on September 28, 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.

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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 #479738687-001

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

- 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](mailto: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.
- There is an existing access to 63 Avenue NW. Upon redevelopment of proposed Lot 4B, the existing residential access to 63 Avenue 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 12.8 m south of the south property line of 63 Avenue off the lane. The existing storm service enters the proposed subdivision approximately 2.13 m southwest of the northeast corner cut off pin of Lot 4 off 63 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).

# TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF

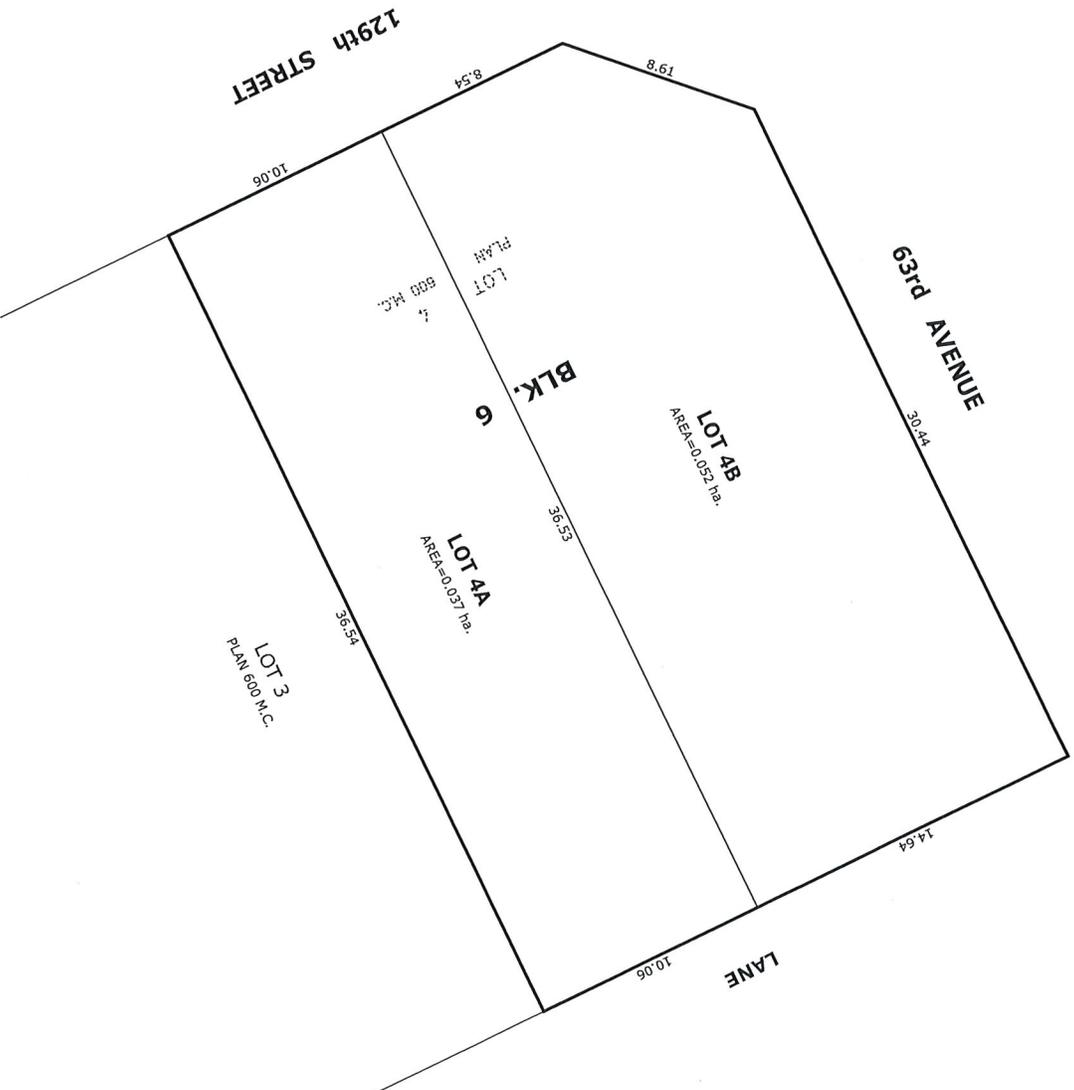
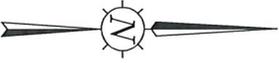
## LOT 4, BLK.6, PLAN 600 M.C.

IN THE

### S.1/2 SEC.24, TWP.52, RGE.25 W. 4M.

EDMONTON ALBERTA

SCALE 1:200 2023 R.W. SIMPSON, A.L.S.  
5m 0 5 10m



**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:	DA	DRAWN BY:	DA
DATE:	JULY 25, 2023	REVISED:	--
DRAWING:	2350257T	FILE NO.:	2350257



Subdivision Authority

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

September 28, 2023

File No. LDA23-0234

CG Land Surveying  
11644 136 Street NW  
Edmonton, AB T5M 1M8

ATTENTION: Cori Gagne

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 7, Block 25, Plan 6450 KS, located south of 93 Avenue NW and east of 73 Street NW; **OTTEWELL**

---

**The Subdivision by Plan is APPROVED on September 28, 2023, 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.

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/jv/Posse #480228428-001

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

- 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](mailto: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

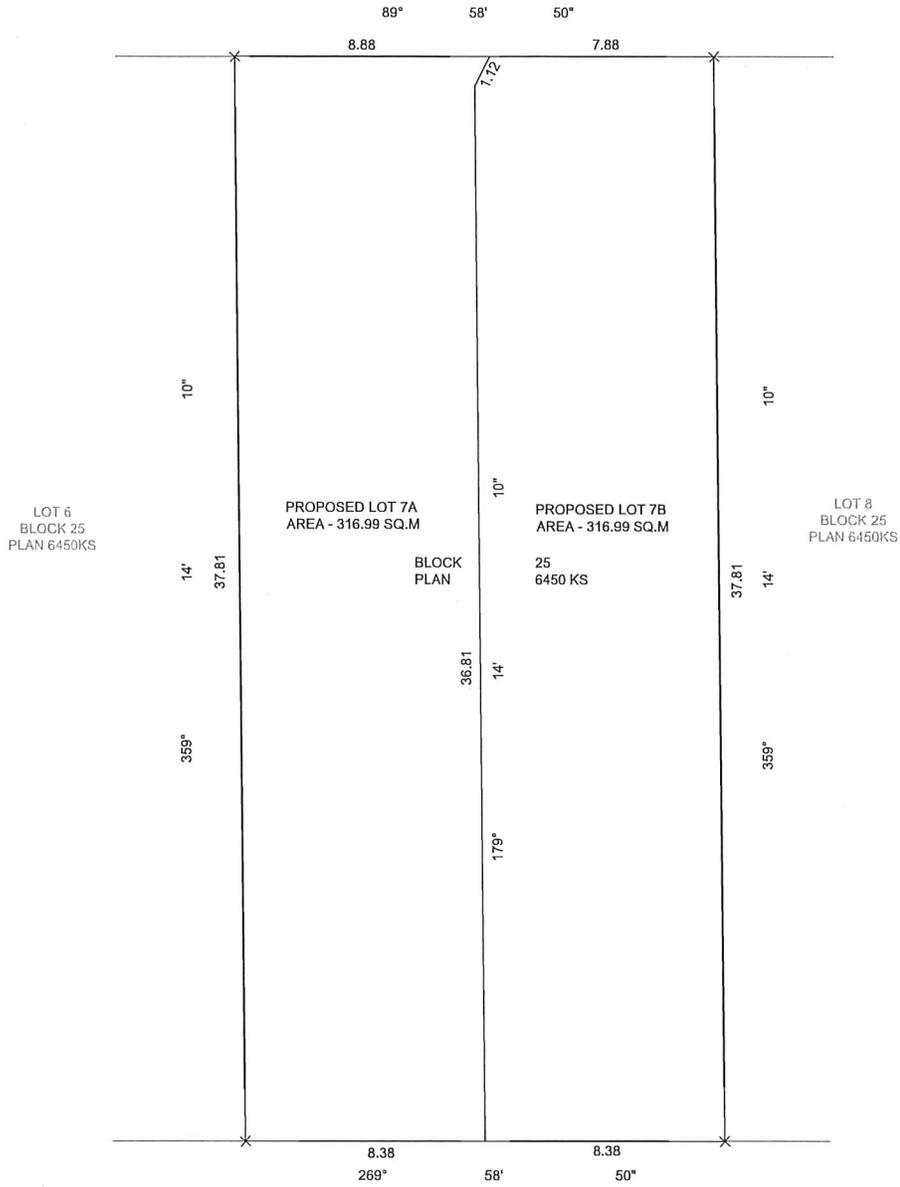
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 4.98 m west of the east property line of Lot 7 off 93 Avenue, and approximately 8.25 m east of the west property line of Lot 7 off 93 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).

TENTATIVE PLAN OF SUBDIVISION



93 AVENUE

SIDEWALK



LANE

PLOT PLAN  
SCALE 1 : 200

- All distance shown are in meters and decimals thereof.
- Total lot area = 633.98 sq. mtr
- Zoning = RF1

Legal Description: Lot: 7 Block: 25 Plan: 6450 KS	Scale 1:200	Drawing No. MULT-RES-2021-016	Rev No. R2	Drawn by SG	Date SEPTEMBER 21, 2023
Municipal Address: 7119 - 93 Avenue NW, Edmonton, AB	CG Land Surveying Inc.				
Builder / Client: Vipam Bansal	11644 136 Street NW, Edmonton, Alberta, T5M 1M8 Ph: (780)-233-1948 E-mail : cgagne@cglandsurveying.ca Web : www.cglandsurveying.ca				
Title: Tentative Plan of Subdivision					

Thursday, September 21, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 38

<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 September 21, 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 14, 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.	LDA23-0157 451627685-001	Tentative plan of subdivision to create 49 single detached lots and 15 other lots from Lot 41, Block 15, Plan 142 5542 located south of Secord Boulevard NW and east of 223 Street NW; <b>SECORD</b>
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA23-0118 468892842-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot, from Lot 8B, Block 1, Plan 222 1553 located south of Bowen Wynd SW and east of James Mowatt Trail SW; <b>CALLAGHAN</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA23-0191 473457956-001	Tentative plan to create one (1) multi-unit housing lot (MHL) and one (1) Municipal Reserve lot, from Lots 18-30, Block 49, Plan 2090 AH (containing 1 lot and 2 parcels with multiple titles), Block 1, Plan 3776 RS, and a portion of road to be closed, located north of 127 Avenue NW and east of 133 Street NW; <b>ATHLONE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA23-0200 477458305-001	Tentative plan to subdivide Lot 19U, Block 1, Plan 4626 NY and consolidate the northeastern portion with the separately titled portion of Lot 10R, Block 1, Plan 4626 NY and the remnant of Lot 18U, Block 1, Plan 3074 NY, located east of Girard Road and north of 71 Street NW; <b>GIRARD INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA23-0243 480917506-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 421, Block 2, Plan 7540 AH, located west of 102 Street NW and south of 114 Avenue NW; <b>SPRUCE AVENUE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA23-0249 481270495-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 1, Plan 212 0271, located east of 50 Street NW and south of 175 Avenue NW; <b>CY BECKER</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 10:15 a.m.	