

Thursday, August 27, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 34

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the August 27, 2020 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the August 20, 2020 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA20-0126 357887246-001	Tentative plan of subdivision to create one (1) multi-unit housing lot from Lot 42F, Block 19, Plan 229 RS, located north of 130 Avenue NW and east of 69 Street NW; <b>BALWIN</b>
2.	LDA20-0194 366623621-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 1, Plan 1056 HW, located south of 122 Avenue NW and east of 107 Street NW; <b>WESTWOOD</b>
3.	LDA20-0200 366965377-001	Tentative plan of subdivision to adjust the property boundary between Lot 8, Block 9, Plan 1269 MC and Lot 10, Block 9, Plan 4306 NY, located north of 60 Avenue NW and west of 98 Street NW; <b>CORONET INDUSTRIAL</b>
4.	LDA20-0212 368409585-001	Tentative plan of subdivision to adjust the property boundary between Lots 16A and 16B, Block 110, Plan 202 1426, located south of 88 Avenue NW and east of 98 Street NW; <b>STRATHCONA</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

August 27, 2020

File No. LDA20-0126

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot from Lot 42F, Block 19, Plan 229 RS, located north of 130 Avenue NW and east of 69 Street NW; **BALWIN**

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**I The Subdivision by Plan is APPROVED on August 27, 2020, 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 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 pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. 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;
5. that the owner upgrades offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner installs a fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner is responsible for the landscape design and construction within the road right(s) of way, to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 42F, Block 19, Plan 229 RS is not required since the land area is less than 0.80 ha.

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/sm/Posse #357887246-001

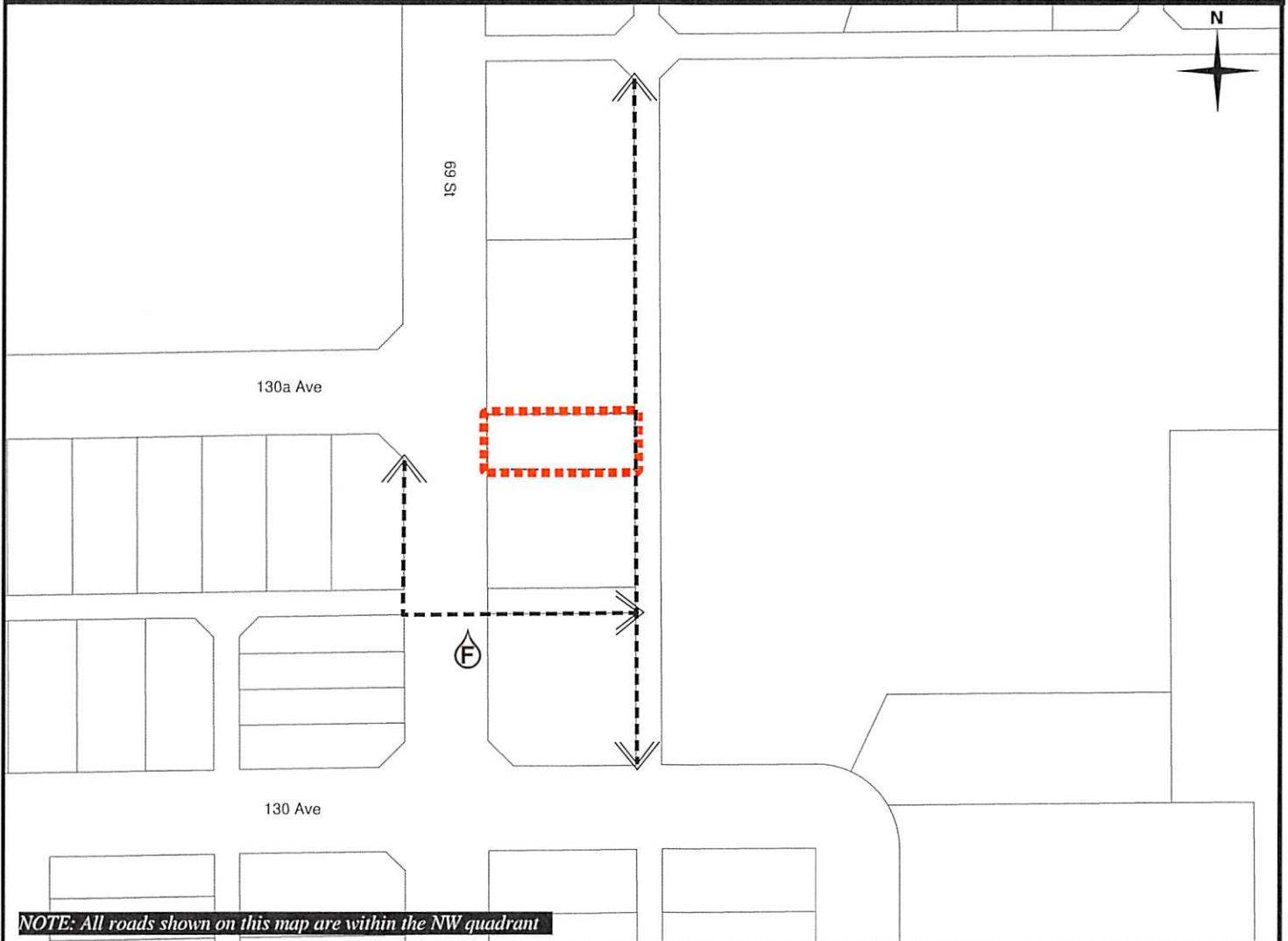
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 27, 2020

LDA20-0126

- ■ ■ ■ Limit of proposed subdivision
- ←-----→ Watermain extension
- ⓕ Fire hydrant



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

- Titled area to be subdivided
- ■ ■ ■ Subdivision area





Subdivision Authority

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

August 27, 2019

File No. LDA20-0194

HIBCO Construction  
15851 116 Avenue NW  
Edmonton, AB T5M 3W1

ATTENTION: Moe Barzagar

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 1, Plan 1056 HW, located south of 122 Avenue NW and east of 107 Street NW;  
**WESTWOOD**

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The Subdivision by Plan is **APPROVED** on August 27, 2019, 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 sanitary) to the proposed southern lot;
2. that the owner apply for a permit to demolish the existing dwelling 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; 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.

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/kr/Posse #366623621-001

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 (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

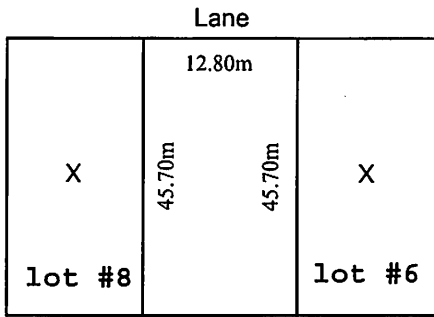
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

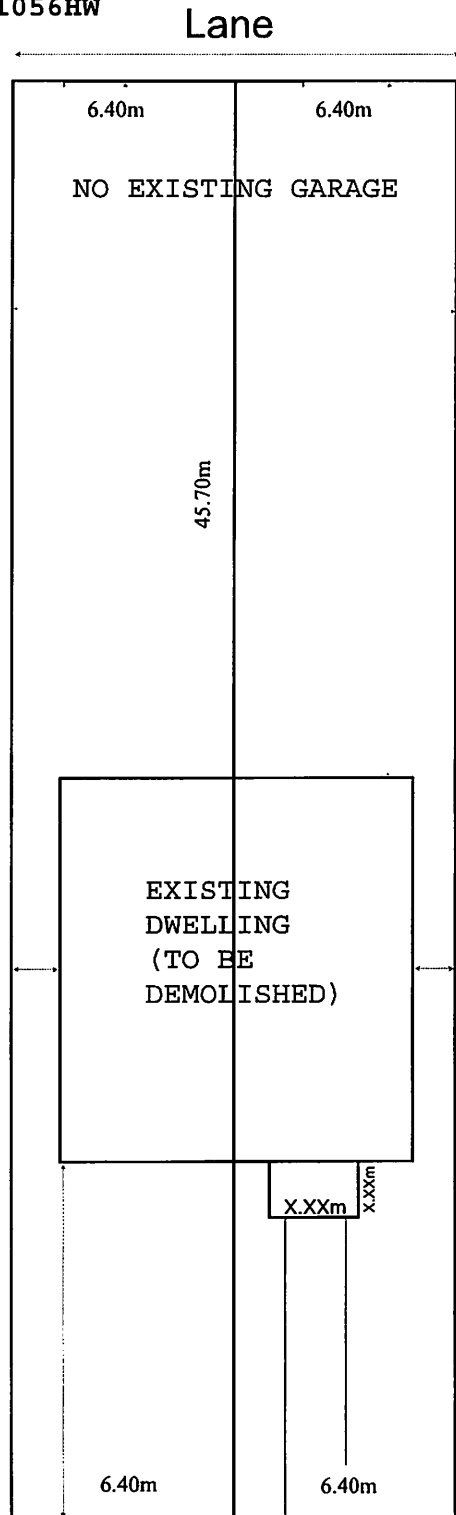
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 5.6 m south of the north property line of Lot 7 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.
- 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 OF SUBDIVISION - 12127 107 Street NW Edmonton

lot 7, Block 1, Plan 1056HW



Service Lane



Municipal Address

12127 107 Street NW

Legal Address

Lot: 7 Block: 1 Plan: 1056HW

Date: June 23, 2020

Scale: NTS







Subdivision Authority

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

August 27, 2020

File No. LDA20-0200

Moe Mouallem  
1135 Goodwin Circle NW  
Edmonton, AB T5T 6W6

ATTENTION: Moe Mouallem

RE: Tentative plan of subdivision to adjust the property boundary between Lot 8, Block 9, Plan 1269 MC and Lot 10, Block 9, Plan 4306 NY, located north of 60 Avenue NW and west of 98 Street NW;  
**CORONET INDUSTRIAL**

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**The Subdivision by Plan is APPROVED on August 27, 2020, subject to the following condition:**

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #366965377-001

Enclosures

Please be advised of the following:

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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

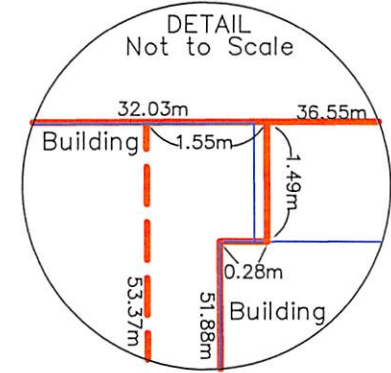
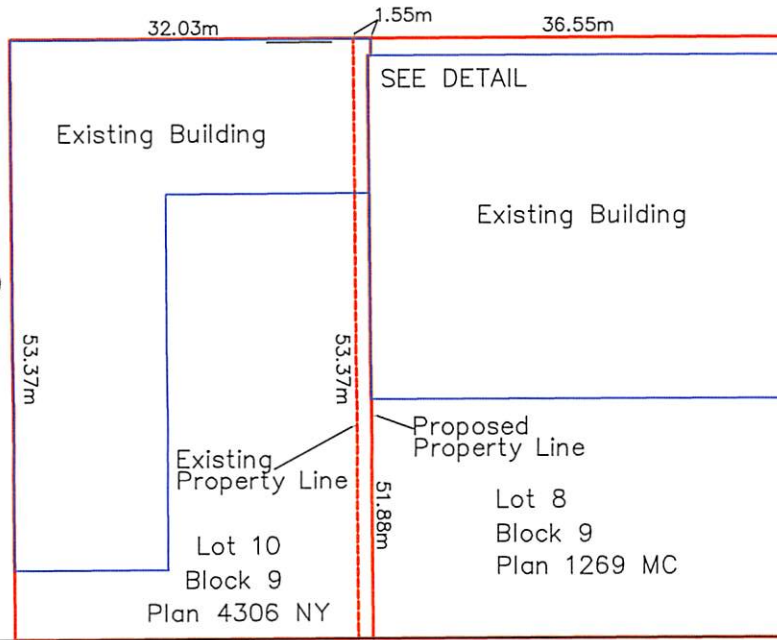
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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).
- 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).

\*Dimensions are to be verified during final survey

Lot 15, Block 9  
Plan 1247 RS

Lot 11, Block 9  
Plan 4306 NY

Lot 15, Block 9  
Plan 1247 RS



60 Ave NW  
To 98 Street NW  
→

Moe Mouallem, ALS

Tentative Plan of Subdivision for Purpose of Lot Line Adjustment  
Lot 8 Block 9 Plan 1269 MC and Lot 10 Block 9 Plan 4306 NY  
9834 - 9842 60th Ave





Subdivision Authority

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

August 27, 2020

File No. LDA20-0212

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

ATTENTION: Drew Stoyko

RE: Tentative plan of subdivision to adjust the property boundary between Lots 16A and 16B, Block 110, Plan 202 1426, located south of 88 Avenue NW and east of 98 Street NW; **STRATHCONA**

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1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #368409585-001

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 (\$686.00 - 2020 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 88 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.

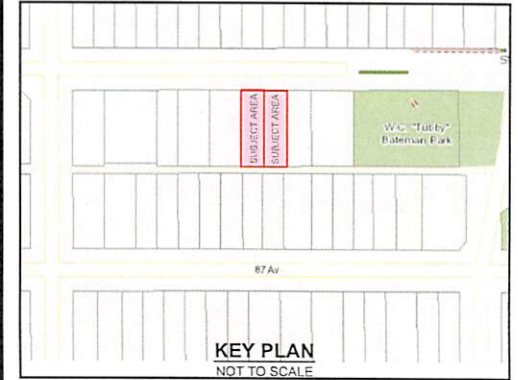
Servicing

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- 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).

ANDREA KRELTZ

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- 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 R2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_
- AND CONTAINS: 0.078 ha.



REV. NO.	DATE	ITEM	BY
1	JULY 2020	T-PLAN	CN

**REVISIONS**

**STRATHCONA**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

OF

LOT 16A & 16B, BLOCK 110, PLAN 202 1426

WITHIN THE

N.W. 1/4 SEC. 28 - TWP. 52 - RGE. 24 - W. 4TH MER.

**EDMONTON - ALBERTA**

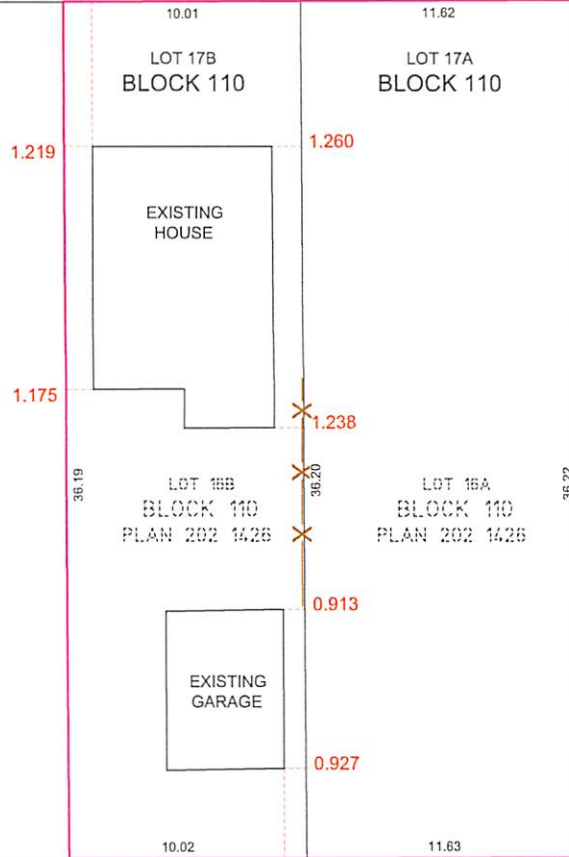


**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
 Email: edmonton@palsgeomatics.com  
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	81900028T	DRAFTED BY:	CN	CHECKED BY:	DS
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88 AVENUE

9.80'9



LOT 13A  
BLOCK 110  
PLAN 872 2370

EAST HALF OF  
LOT 12  
BLOCK 110  
PLAN 114

LOT 16B  
BLOCK 110  
PLAN 202 1426

LOT 16A  
BLOCK 110  
PLAN 202 1426

EXISTING  
GARAGE

EXISTING  
HOUSE

3.790  
LANE



Thursday, August 20, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 33

**PRESENT** | Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED	Blair McDowell  That the Subdivision Authority Agenda for the August 20, 2020 meeting be adopted.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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**2. ADOPTION OF MINUTES**

MOVED	Blair McDowell  That the Subdivision Authority Minutes for the August 13, 2020 meeting be adopted.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.	LDA18-0061 273302578-001	REVISION of conditionally approved tentative plan of subdivision to create six (6) semi-detached residential lots and one (1) multi-unit housing lot (MHL) from Lot 24, Block 10, Plan 162 4358 located east of May Crescent NW and north of Anthony Henday Drive NW; <b>MAGRATH HEIGHTS</b>
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MOVED	Blair McDowell  That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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2.	LDA18-0588 294343213-001	REVISION of conditionally approved tentative plan of subdivision to create 10 row housing lots and one (1) multi-unit housing lot (MHL) from Lot 24, Block 10, Plan 162 4358 located east of May Crescent NW and north of Anthony Henday Drive NW; <b>MAGRATH HEIGHTS</b>
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MOVED	Blair McDowell  That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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3.	LDA20-0182 365795940-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 16, Plan 3686HW, located south of Avenue NW and west of 111 Street NW; <b>PARKALLEN</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 10:05 a.m.		