

Thursday, January 25, 2024  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 04

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the January 25, 2024 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 18, 2024 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA23-0330 488538021-001	Tentative plan of subdivision to create thirty-seven (37) bare land condominium units from Unit A, Plan 242 0061, located north of 31 Avenue NW and west of 199 Street NW; <b>THE UPLANDS</b>
2.	LDA23-0290 486741555-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 9, Block 10, Plan 3642 AJ, located south of 111 Avenue NW and west of 60 Street NW; <b>HIGHLANDS</b>
3.	LDA23-0358 492564326-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 18, Block 10, Plan 1760 KS, located south of 90 Avenue NW and west of 145 Street NW; <b>PARKVIEW</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

January 25, 2024

File No. LDA23-0330

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create thirty-seven (37) bare land condominium units from Unit A, Plan 242 0061, located north of 31 Avenue NW and west of 199 Street NW; **THE UPLANDS**

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**The Subdivision by Bare Land Condominium is APPROVED on January 25, 2024, subject to the following conditions:**

1. 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.

Municipal Reserve (MR) for the portion of NE1/4 6-52-25-4 within The Uplands neighbourhood was previously addressed by registering a Deferred Reserve Caveat (DRC) on title. The DRC was then used to assemble the abutting parkland with LDA16-0600. Therefore, the subject parcel has no MR owing.

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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance with 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 #488538021-001

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 (\$11 100 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

# Streetside Developments

SHEET 1 OF 1 SHEET

**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 D2Z.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 7.17/ha.



REV. NO.	DATE	ITEM	BY
0	OCT 11, 2023	ORIGINAL PLAN COMPLETED	SZ

**REVISIONS**

## THE UPLANDS OF RIVERVIEW

TENTATIVE PLAN SHOWING PROPOSED  
BARE LAND CONDOMINIUM DEVELOPMENT  
OF

AREA 'A', CONDOMINIUM PLAN 232  
WITHIN THE

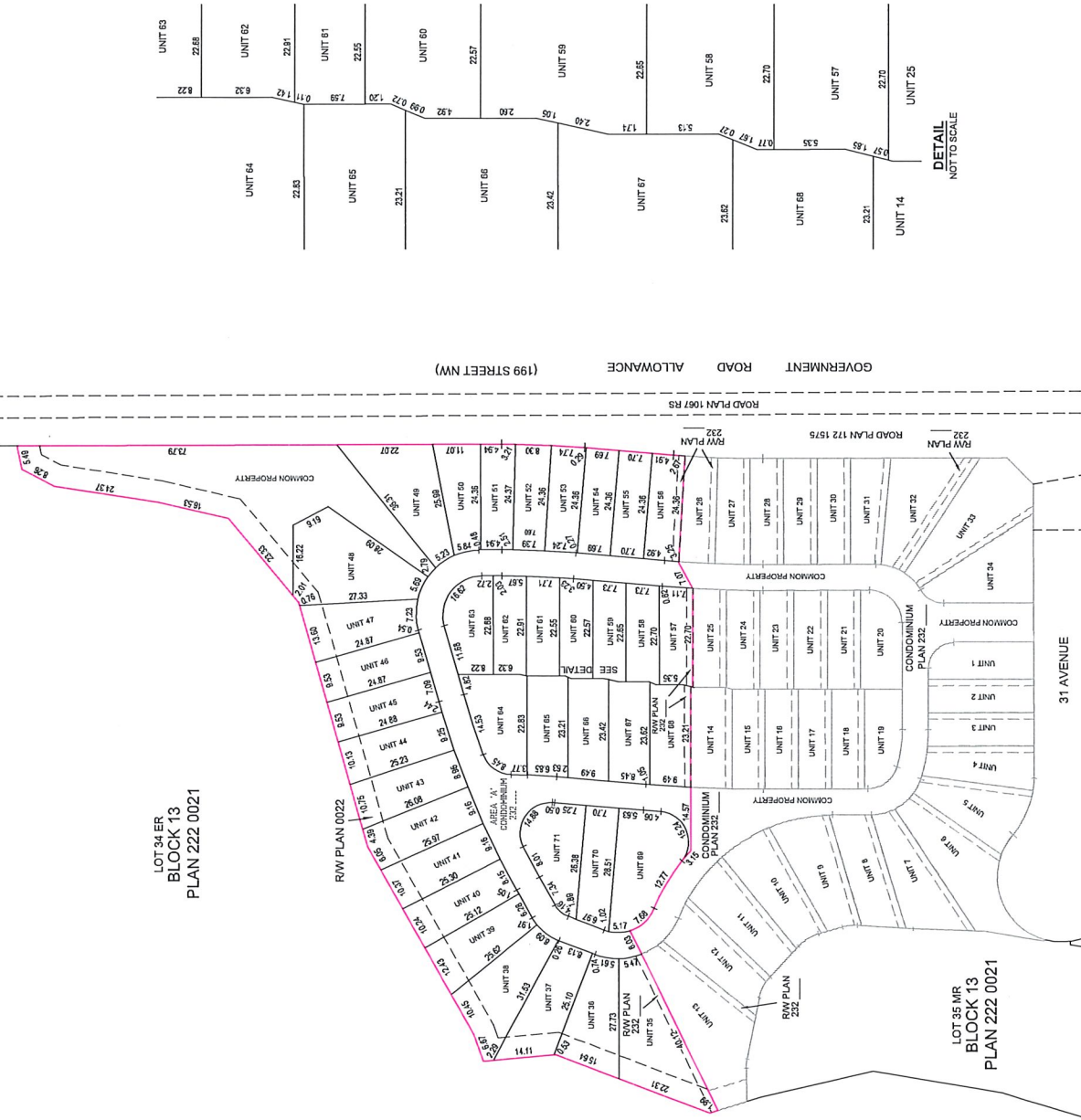
N.E. 1/4 SEC. 6 - TWP. 52 - RGE. 25 - W. 4TH MER.

## EDMONTON - ALBERTA

SCALE: 1:1000  
0 10 20 30 40 60 METRES

**J P Pals Geomatics**  
Phone: (780) 465-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
1094-17th Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 122007472 DRAFTED BY: SZJ/F CHECKED BY: MK





Subdivision Authority

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

January 25, 2024

File No. LDA23-0290

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 9, Block 10, Plan 3642 AJ, located south of 111 Avenue NW and west of 60 Street NW; **HIGHLANDS**

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**The Subdivision by Plan is APPROVED on January 25, 2024, 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 #486741555-001

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 (\$715.00 - 2024 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 the Zoning Bylaw #20001.
- There is an existing access to 60 Street NW. Upon redevelopment of proposed Lot 9B, the existing residential access to 60 Street 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 18.5 m west of the west property line of 60 Street. 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).



EVANDER KANE

**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 R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS 0.0987 Ha



REV. NO.	DATE	ITEM	BY
1	SEPT. 2023	ORIGINAL PLAN COMPLETED	CN

**REVISIONS**

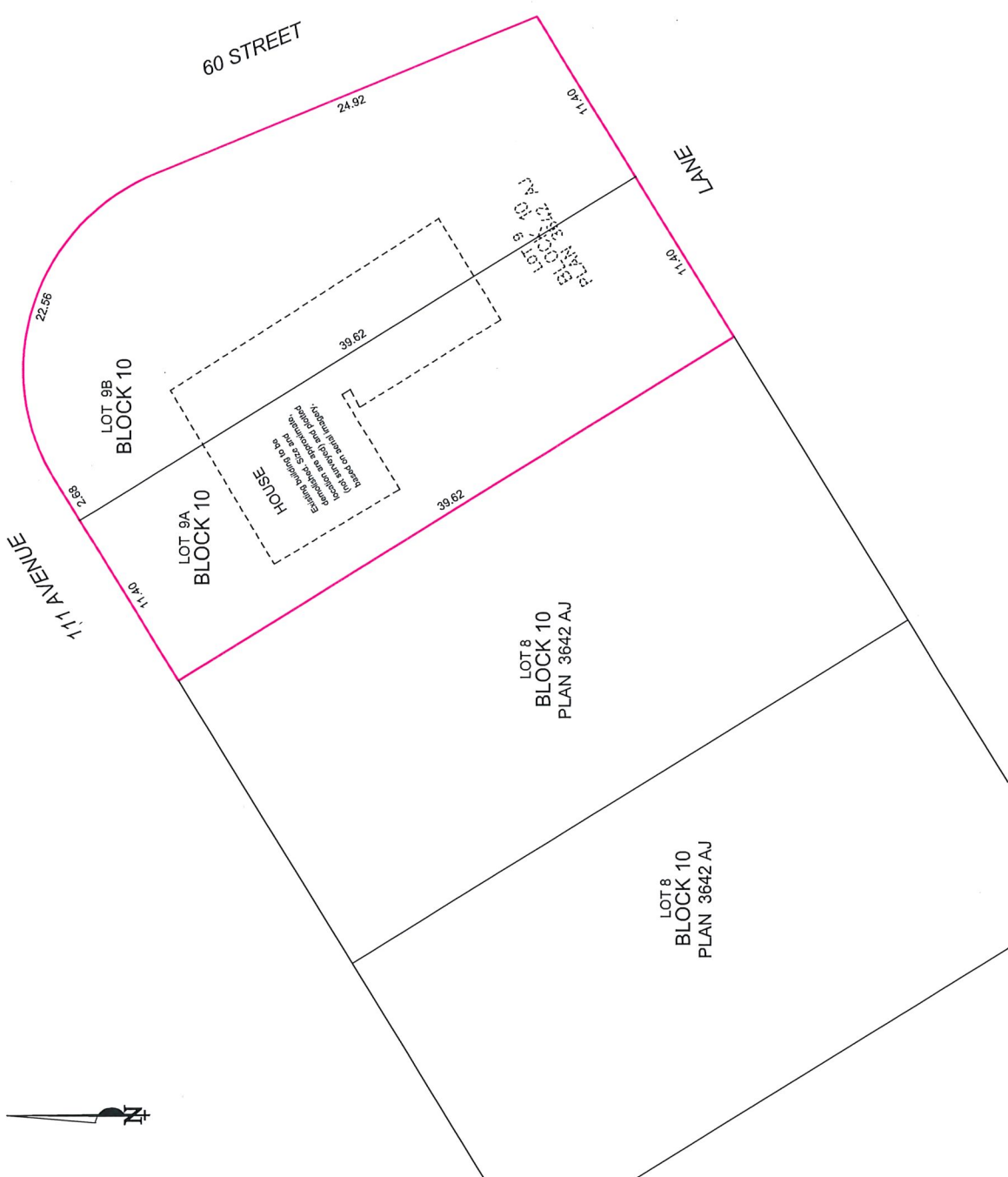
**HIGHLANDS**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 9, BLOCK 10, PLAN 3642 AJ  
WITHIN THE  
RIVER LOT 32, EDMONTON SETTLEMENT  
(THEO. N.E. 1/4 SEC. 11- TWP. 53 - RGE. 24 - W. 4TH MER.)  
**EDMONTON - ALBERTA**

SCALE: 1:200  
0 2 4 6 8 12 METRES  
2023



FILE NO. 6230215007 DRAFTED BY: CN CHECKED BY: DS



60 STREET  
24.92

111 AVENUE  
22.56

LOT 9B  
BLOCK 10  
2.58

LOT 9A  
BLOCK 10  
11.40

LOT 9  
BLOCK 10  
PLAN 3642 AJ  
11.40

LOT 8  
BLOCK 10  
PLAN 3642 AJ  
11.40

HOUSE  
39.62  
39.62



Subdivision Authority

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

January 18, 2024

File No. LDA23-0358

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 18, Block 10, Plan 1760 KS, located south of 90 Avenue NW and west of 145 Street NW; **PARKVIEW**

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**The Subdivision by Plan is APPROVED on January 18, 2024, 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 received comments from adjacent landowners and community members. 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 and the comments from adjacent landowners, 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 #492564326-001

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 (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

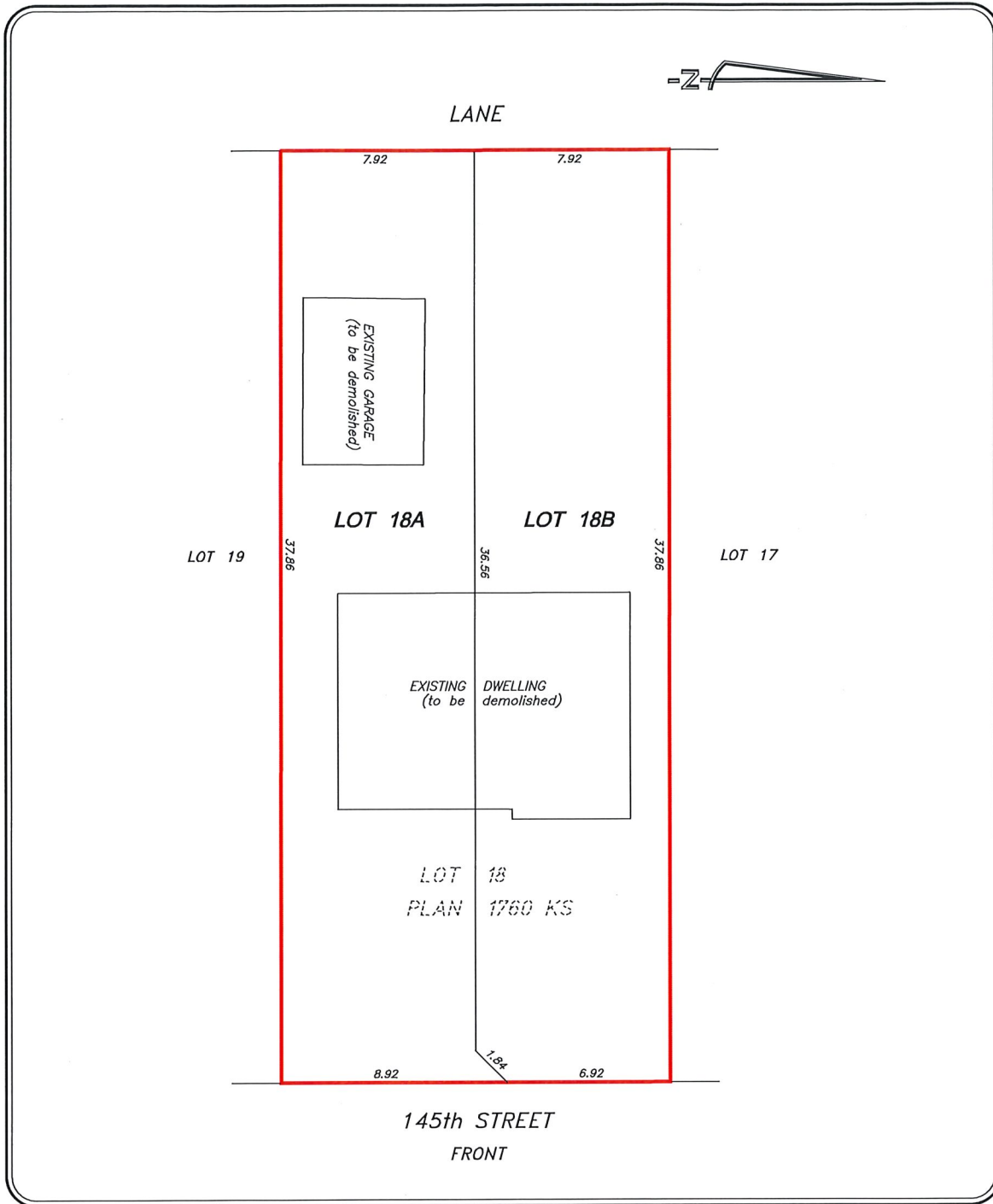
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) 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 the Zoning Bylaw #20001.

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 7.01 m north of the south property line of Lot 18 off the lane. The existing storm service enters the proposed subdivision approximately 7.92 m north of the south property line of Lot 18 off 145 Street. 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).



## TENTATIVE PLAN

LOT: 18      BLOCK: 10      PLAN: 1760 KS		
BUILDER/OWNER: LAURIER DEVELOPMENTS      SUB.: PARKVIEW		
ADDRESS: 8944-145 STREET NW      ZONING: RF1		
CONTACT: info@albertageo.com      EDMONTON		
CERTIFICATE OF TITLE AREA      0.060 ha		
AREA IN PARCEL(S) BEING CREATED      0.060 ha		
NUMBER OF PARCEL CREATED      2		
<p><b>NOTES:</b></p> <p>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.</p>		
FILE: E24966		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
SCALE 1:200	DRAWN BY: D.S.	CHECKED BY: P.S.
DATE: 2024-01-22		

Thursday, January 18, 2024

10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 03

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the January 18, 2024 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the January 11, 2024 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA22-0444  
445955221-001 REVISION of conditionally approved tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from Lot 1, Block B, Plan 222 1011 located south of 28 Avenue SW and west of Heritage Valley Trail SW; **CHAPPELLE**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA23-0303  
487738302-001 Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 12, Plan 3963 HW, located south of 94A Avenue NW and west of 154 Street NW; **SHERWOOD**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA23-0351 490754041-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 9, Plan 2528 HW, located south of Strathearn Crescent NW and east of 89 Street NW; <b>STRATHEARN</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA23-0359 492567514-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 4-6, Block 6, Plan 8701 S, located north of 93 Avenue NW and east of 94 Street NW; <b>BONNIE DOON</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.		