

Thursday, April 13, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 15

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 13, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 6, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA22-0389  
439448805-001

Tentative plan of subdivision to create 84 single detached residential lots and one (1) Municipal Reserve lot, from Block D, Plan 8922649, Lot 4, Block 1, Plan 2020206, and Lot 1, Block D, Plan 1620360, located south of Glenridding Ravine Road SW and east of 158A Street SW; **GLENRIDGING RAVINE**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA22-0369  
439509916-001

Tentative plan to subdivide a portion from fractional NW 17-51-24-W4M to consolidate with Area A, Plan 222 1363 to create 1 single detached residential lot, located south of Checknita Cove SW and east of Checknita Way SW; **CAVANAGH**

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.



Subdivision Authority

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

April 13, 2023

File No. LDA22-0369

IBI Group  
300 - 10120 103 Ave NW  
Edmonton, AB T5J 3R6

ATTENTION: Michelle Sparks

RE: Tentative plan to subdivide a portion from fractional NW 17-51-24-W4M to consolidate with Area A, Plan 222 1363 to create 1 single detached residential lot, located south of Checknita Cove SW and east of Checknita Way SW; **CAVANAGH**

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**I The Subdivision by Plan is APPROVED on April 13, 2023, subject to the following conditions:**

1. 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;
2. that LDA22-0494 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
3. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the proposed lot, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner shall submit redline revisions to Cavanagh Stage 18 or resubmit engineering drawings, subject to the extent of the proposed revisions, for the construction of a minimum 1 m berm centred on property line and 1.83 m noise attenuation fence or combination thereof to be contained wholly within private property, and in conformance with the submitted noise study and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that Schedule B for Cavanagh Sage 18 shall be amended to the satisfaction of Subdivision and Development Coordination; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve for fractional NW 17-51-24-W4M was addressed by money in place with LDA20-0223. The area of Area A, Plan 222 1363 will be less than 0.8 ha therefore no Deferred Reserve Caveat will be created.

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 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.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/mb/Posse #439509916-001

Enclosure

- Limit of proposed subdivision
- • — Noise attenuation fence
- ▲ Restrictive covenant re:berm and fence



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

