

Thursday, October 17, 2024
10:00 am.



**SUBDIVISION AUTHORITY AGENDA
MEETING NO. 42**

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 17, 2024 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 10, 2024 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0245 515147380-001	Tentative plan of subdivision to create two blockshells from Lots 1, Blocks A, B, and C, Plan 212 1658, and the NE-8-54- 23-4 located south of Manning Drive and west of Meridian Street NW; MARQUIS
2.	LDA24-0301 520418325-001	Tentative plan of subdivision to subdivide a portion of Lots 2 & 3, Block 4, Plan 5850R, and consolidate it with Lot 1, Block 4, Plan 5850R, located north of 115 Avenue NW and east of 82 Street NW; PARKDALE
5.	OTHER BUSINESS	



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

October 17, 2024

File No. LDA24-0245

Stantec Consulting Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5J 0K4

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create two blockshells from Lots 1, Blocks A, B, and C, Plan 212 1658, and the NE-8-54- 23-4 located south of Manning Drive and west of Meridian Street NW;
MARQUIS

I The Subdivision by Plan is APPROVED on October 17, 2024, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 6.501 ha by a Deferred Reserve Caveat (DRC) registered against proposed Parcel 1 pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide MR in the amount of 1.933 ha by a DRC registered against proposed Parcel 2 pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide MR in the amount of 2.809 ha by a DRC registered against the remnant of Lot 1, Block B, Plan 212 1658 pursuant to Section 669 of the Municipal Government Act;
4. that the owner dedicate road right-of-way for arterial roadways and mass transit to conform to updated and approved Concept Plans or to the satisfaction of Subdivision and Development Coordination for Meridian Street NE and Arterial "C" (195 Avenue NE) within the parent parcels, as shown on the "Conditions of Approval" map, Enclosure I;
5. that, subject to Condition #4, the owner clear and level Meridian Street NE and Arterial "C", as required for road right-of-way dedication to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. That a bylaw to amend the Area Structure Plan, a bylaw to amend the Neighbourhood Structure Plan, and a bylaw to amend the Horse Hill Catchment within Bylaw 14380 shall be approved, to align with this plan of subdivision, prior to endorsement of the plan of survey; and
7. 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 Reserves for the NE 8-54-23-W4M, Lot 1, Block A, Plan 212 1658, Lot 1, Block B, Plan 212 1658, and Lot 1, Block C, Plan 212 1658 in the amount of 6.501 ha, 1.933 ha and 2.809 ha are being provided by Deferred Reserve Caveats with this subdivision, dependent upon final plan of survey.

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.

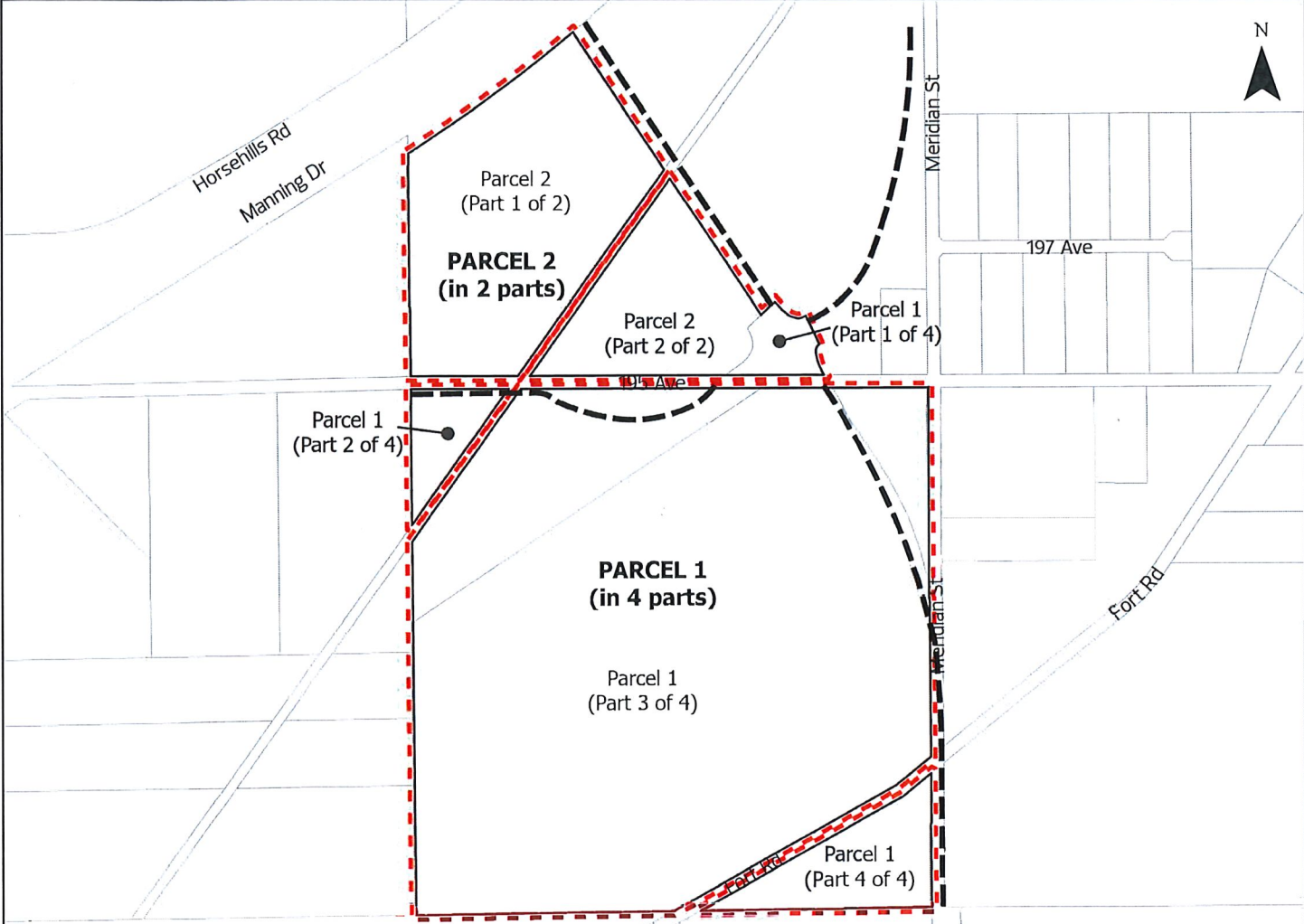
Regards,

Blair McDowell
Subdivision Authority

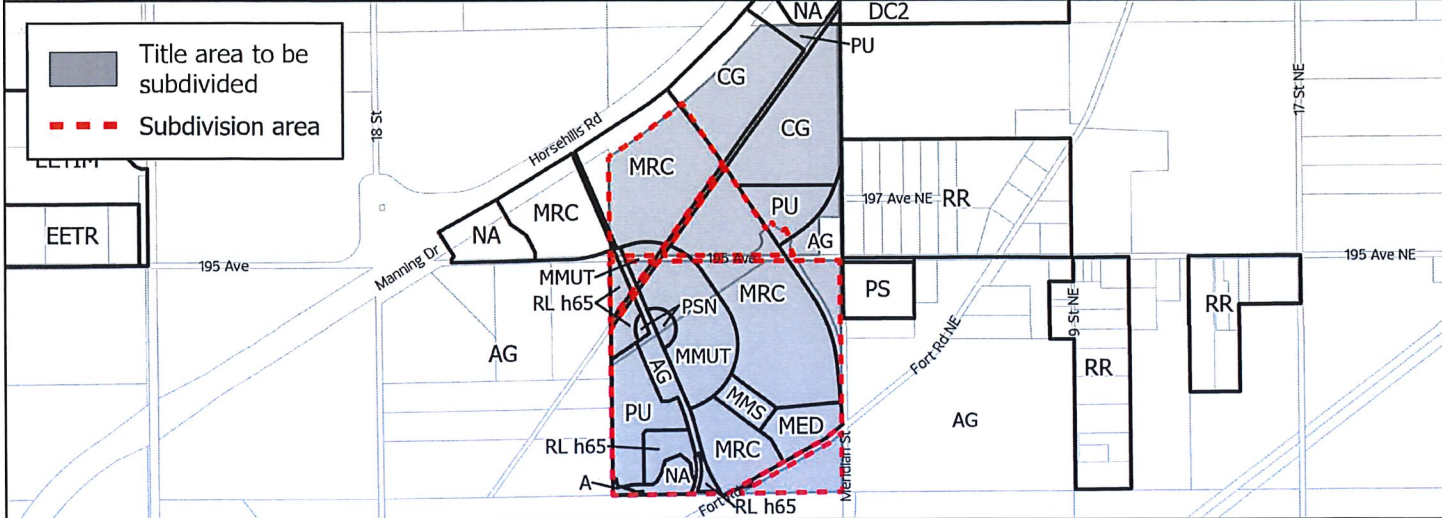
BM/mb/Posse #515147380-001

Enclosure

- - - Limit of Proposed Subdivision
- - - Dedicate and Clear and Level Road Right of Way



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





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

October 17, 2024

File No. LDA24-0301

Hagen Surveys (1982) Ltd.
2107 87 Avenue NW
Edmonton, AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to subdivide a portion of Lots 2 & 3, Block 4, Plan 5850R, and consolidate it with Lot 1, Block 4, Plan 5850R, located north of 115 Avenue NW and east of 82 Street NW; **PARKDALE**

I The Subdivision by Plan is APPROVED on October 17, 2024, 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 apply for a permit to demolish the existing ETS washroom building prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
3. that the owner dedicate road right of way for a 6 m x 6 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
4. 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 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;
3. that the existing two accesses to 115 Avenue NW must be removed and the curb, gutter and sidewalk constructed, to the satisfaction of Subdivision and Development Coordination; and

4. that the owner remove the road structure of the existing turnaround, regrade and restore the area, within the 115 Avenue NW road right-of-way and the subject land, to the satisfaction of Subdivision and Development Coordination.

Enclosure I 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.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #520418325-001

Enclosure

October 17, 2024

SUBDIVISION CONDITIONS OF APPROVAL MAP

LOTS 1, 2, & 3, BLOCK 4, PLAN 5850R
 IN THE
RIVER LOT 24, TWP.53, RGE.24, W .4 M.
EDMONTON, ALBERTA

SCALE 1:200 2024 R.W. SIMPSON, A.L.S.

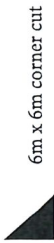


NOTES:
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS
 Your comprehensive surveying partner.
 2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T: 780.464.5506 | F: 780.464.4450 | hagensurveys.com

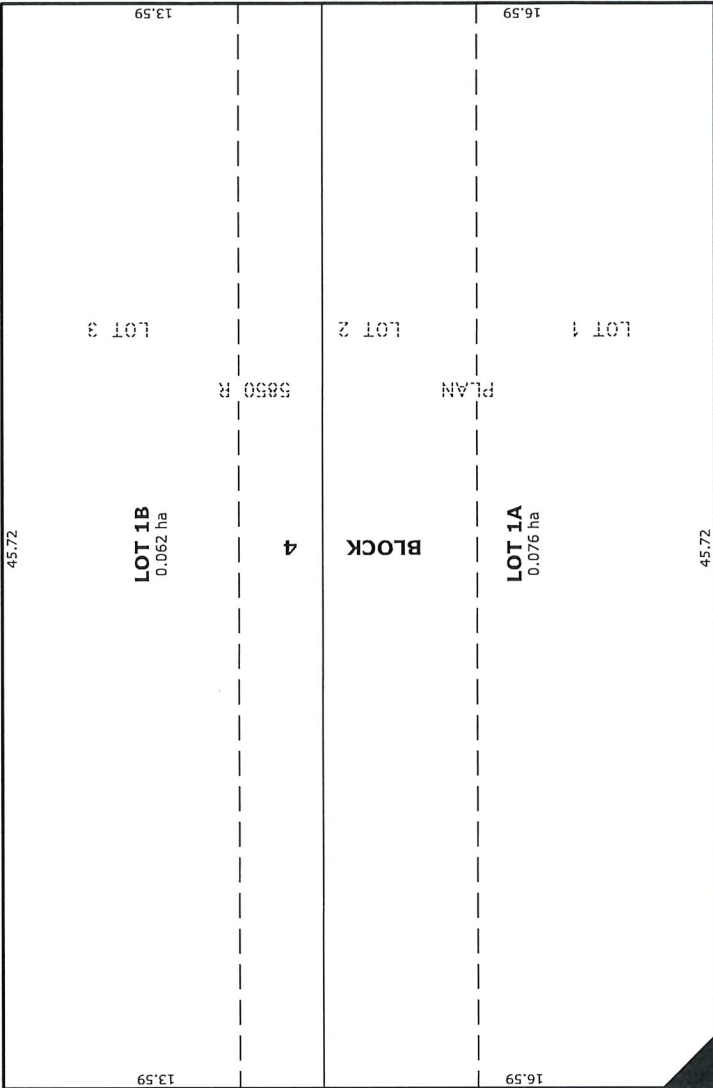
SURVEYOR'S STAMP		ALBERTA LAND SURVEYORS' ASSOCIATION	
PERMIT NUMBER P052		HAGEN SURVEYS (1982) LTD.	
CALCULATED BY:	E.D.G.	DRAWN BY:	E.D.G.
DATE:	JULY 19, 2024	REVISED:	--
DRAWING	240791T	FILE NO.	240791

LEGEND



6m x 6m corner cut

LOT 5A
 BLK.4
 DESCRIPTIVE PLAN 112 1207



82nd STREET

115th AVENUE

Thursday, October 10, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 41

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the October 10, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the October 03, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0312 518997431-001	Tentative plan of subdivision to create 18 residential lots, from a portion of Lot A, Block 1, Plan 212 2223 and Lot E, Block 1, Plan 242 1463, located north of Maskêkosihk Trail NW and east of 192 Street NW; THE UPLANDS
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA24-0313 519395971-001	Tentative plan of subdivision to create 57 residential lots, from a portion of Lot A, Block 1, Plan 212 2223 and a portion of Lot C, Block 1, Plan 222 2597, located north of Maskêkosihk Trail NW and east of 192 Street NW; THE UPLANDS
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA22-0532 445887788-001	REVISION of conditionally approved tentative plan of subdivision to create 140 residential lots and two (2) Public Utility Lots from Lot 3, Block C, Plan

		242 1686, Lot 6, Block C, Plan 242 0636, and SE 13-51-25-W4M, located north of Dixon Landing SW and east of Heritage Valley Trail SW; DESROCHERS AND HERITAGE VALLEY TOWN CENTRE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0333 526826948-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 9, Plan 5710 HW, located south of 98 Avenue NW and east of 141 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA24-0336 527117994-003	Tentative plan of subdivision to create separate titles from Lots 14 & 15, Block 33, Plan 6171HW, located south of 95 Avenue NW and east of 153 Street NW; SHERWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.	