

Thursday, October 26, 2023

10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 43

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 26, 2023 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 19, 2023 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA23-0220 478757532-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 4, Block 11, Plan 222 0053, located south of 18 Avenue SW and east of Rabbit Hill Road SW; <b>GLENRIDDING HEIGHTS</b>
2.	LDA23-0271 484492546-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 1, Plan 759 HW, located north of Ada Boulevard NW and east of 74 Street NW; <b>VIRGINIA PARK</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

October 26, 2023

File No. LDA23-0220

Hagen Surveys (1982) Ltd.  
8929 - 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 4, Block 11, Plan 222 0053, located south of 18 Avenue SW and east of Rabbit Hill Road SW; **GLENRIDGING HEIGHTS**

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**The Subdivision by Phased Condominium is APPROVED on October 26, 2023, subject to the following conditions:**

1. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; 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. 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/ms/Posse #478757532-001

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 (\$2,460 - 2023 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 enter the proposed subdivision in multiple locations. The existing water services enters the proposed subdivision approximately 14.2m west of the east property line of Lot 4 off 19 Avenue. Existing sanitary services enter the proposed subdivision 11.3m west of the east property line and 30.3m east of the west corner cut of Lot 4 off 19 Avenue. Existing storm services enter the proposed subdivision 8.3m west of the east property line and 32.9m east of the west corner cut of Lot 4 off 19 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).

# ROHIT

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE PLAN IS TO BE SUBDIVIDED AS SHOWN OUTLINED THIS AND CONTAINS: 0.933 ha.



**KEY PLAN**  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
3	JULY 25/23	REMOVED THE PARKING STALLS AND BUILDINGS	RH
2	JULY 24/23	ADDED COMMON PROPERTY	RH
1	JULY 19/23	ADDED BUILDING 7	RH
0	MAY 12/22	ORIGINAL PLAN COMPLETED	RH

**REVISIONS**

## GLENRIDDING TENTATIVE PLAN SHOWING PROPOSED CONDOMINIUM DEVELOPMENT

OF  
LOT 4, BLOCK 11, PLAN 222 0053  
WITHIN THE  
S.E. 1/4 SEC. 22-TWP. 51-RGE. 25-W. 4th MER.

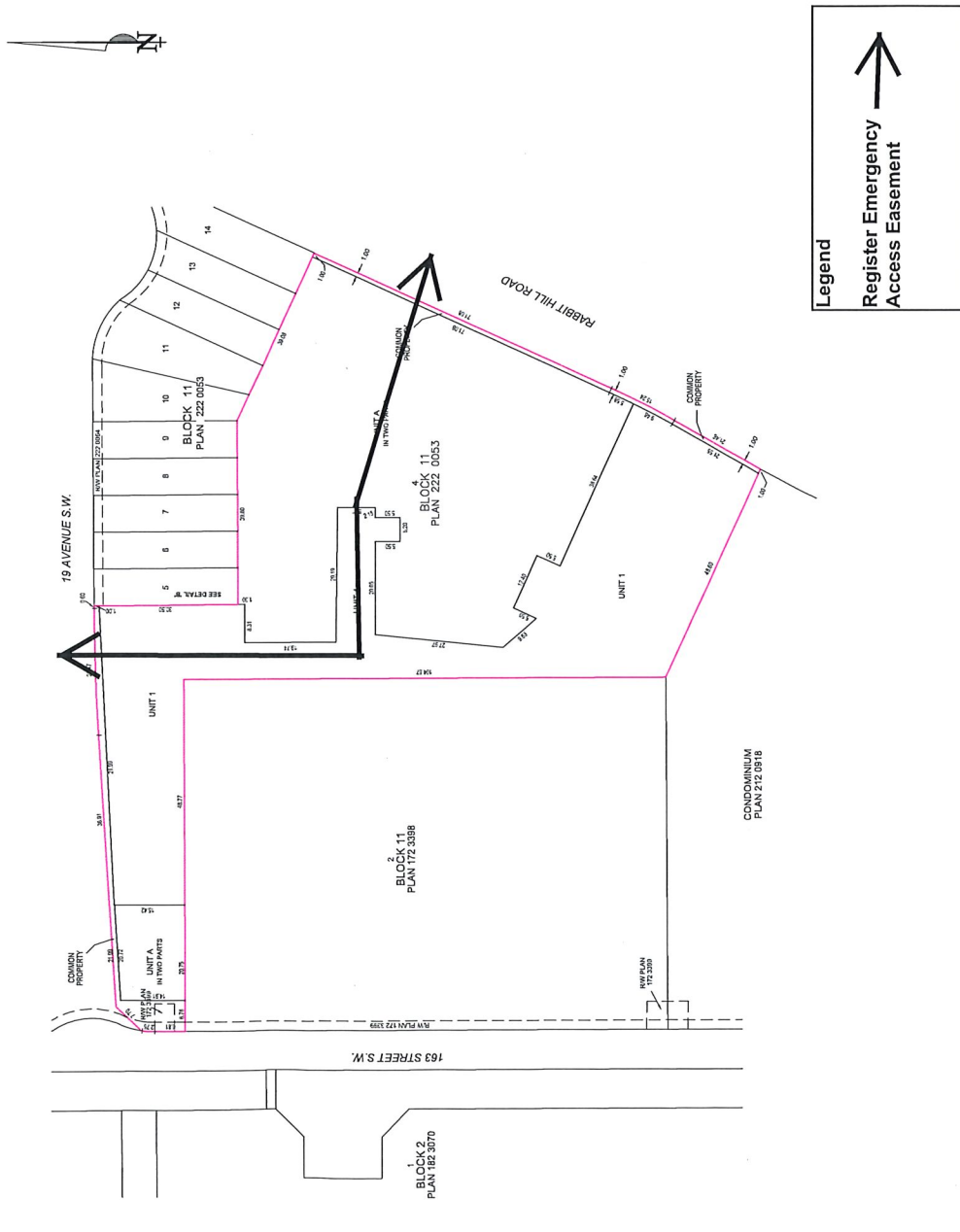
**EDMONTON - ALBERTA**  
2022

SCALE: 1:1000 (11x17) 0 10 20 30 40 50 METRES



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

FILE NO. 1220023T DRAFTED BY: RH CHECKED BY: MK



**Legend**  
Registered Emergency Access Easement →



Subdivision Authority

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

October 26, 2023

File No. LDA23-0271

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 1, Plan 759 HW, located north of Ada Boulevard NW and east of 74 Street NW;  
**VIRGINIA PARK**

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**The Subdivision by Plan is APPROVED on October 26, 2023, 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.

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. 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 #484492546-001

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 (\$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. 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.

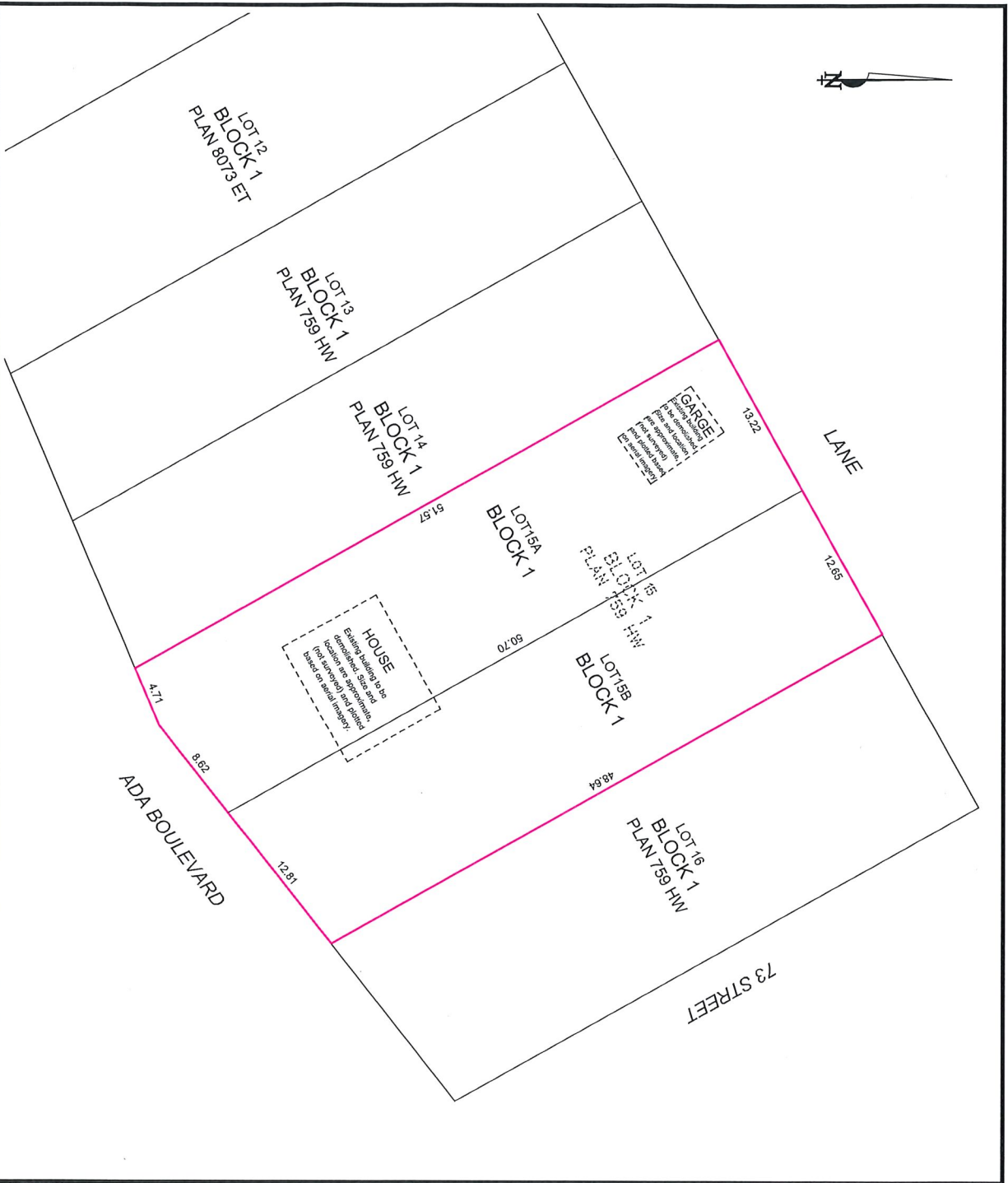
#### Building / Site

- 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

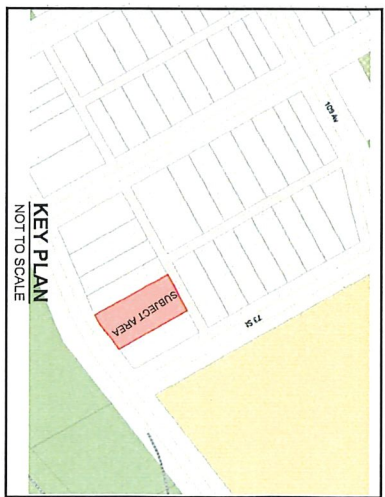
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 water service enters the proposed subdivision approximately 6.4 m east of the west property line of Lot 15 off the lane. The existing sanitary service enters the proposed subdivision approximately 29.5 m east of EPCOR manhole #270074 on Ada Boulevard. 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).





**CHRIS KARAMELAS**

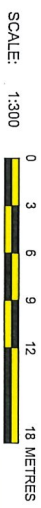
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
  - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
  - THE PLAN OF SURVEY IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
  - THE ZONING OF THIS SUBDIVISION IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: .....
  - AND CONTAINS 0.137 ha



REV. NO.	DATE	ITEM	BY	CN
1	SEPT. 1/23	ORIGINAL PLAN COMPLETED		
<b>REVISIONS</b>				

**VIRGINIA PARK**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF

LOT 15, BLOCK 1, PLAN 759 HW  
WITHIN THE  
RIVER LOT 26, EDMONTON SETTLEMENT  
(THEO. S.E. 1/4 SEC. 10 - TWP. 53 - RGE. 24 - W. 4TH MER.)  
**EDMONTON - ALBERTA**  
2023



**Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-2847  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 6230762807 DRAFTED BY: CN CHECKED BY: DS

Thursday, October 19, 2023

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 42

<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 October 19, 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 October 12, 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.	LDA22-0444 445955221-001	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; <b>CHAPPELLE</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
2.	LDA23-0260 480579238-001	Tentative plan of subdivision to create three (3) bare land condominium units from Lot 3, Block 18, Plan 192 3314, located south of Roper Road and east of 50 Street; <b>PYLYPOW INDUSTRIAL</b>	
MOVED	Blair McDowell  That the application for subdivision be Tabled.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
3.	LDA23-0105 469145119-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 13, Plan 3028 KS, located south of 101 Avenue NW and east of 79 Street NW; <b>FOREST HEIGHTS</b>	



MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA23-0178 475608696-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 8, Plan 2597KS, located south of 83 Avenue NW and west of 144 Street NW; <b>LAURIER HEIGHTS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA23-0219 479040792-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 23, Plan 5069 KS, located north of 85 Avenue NW and west of Buena Vista Road NW; <b>LAURIER HEIGHTS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	LDA23-0262 482048899-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 16, Plan 2600 KS, located south of 79 Avenue NW and east of 145 Street NW; <b>LAURIER HEIGHTS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
7.	LDA23-0264 483197041-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 18, Plan 2909 HW, located south of 111 Avenue NW and west of 149 Street NW; <b>HIGH PARK</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
8.	LDA23-0265 483657688-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 7, Plan 5508 MC, located south of 39 Avenue NW and west of 121 Street NW; <b>WESTBROOK ESTATES</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
9.	LDA23-0270 477841717-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 14, Plan 2601 KS, located north of 78 Avenue NW and west of 145 Street NW; <b>LAURIER HEIGHTS</b>	

MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>5.</b>	<b>ADJOURNMENT</b>	
	The meeting adjourned at 10:15 a.m.	