

Thursday, August 13, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 32

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the August 13, 2020 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the August 6, 2020 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA19-0497<br>344628586-001 | Tentative plan of subdivision and consolidation to create one (1) additional multi-unit housing lot from Lots 2 and 3, Block 10A, Plan 2109 HW, located north of 109 Avenue NW and west of 110 Street NW; <b>QUEEN MARY PARK</b> |
| 2. | LDA20-0193<br>360735013-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 66, Plan 1366 HW, located north of 72 Avenue NW and east of 112 Street NW; <b>MCKERNAN</b>                               |
| 3. | LDA20-0204<br>367273995-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 3, Plan 5397MC, located north of 48 Avenue NW and west of 111A Street NW; <b>MALMO PLAINS</b>                      |

**5. OTHER BUSINESS**



August 13, 2020

File No. LDA19-0497

Casia Developments  
120 - 110 Carleton Drive  
St. Albert, AB T8N 3Y4

ATTENTION: Myron Borys

RE: Tentative plan of subdivision and consolidation to create one (1) additional multi-unit housing lot from Lots 2 and 3, Block 10A, Plan 2109 HW, located north of 109 Avenue NW and west of 110 Street NW; **QUEEN MARY PARK**

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**I The Subdivision by Plan is APPROVED on August 13, 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;
3. that the owner obtain a Development Permit, to provide the required parking and waste management service necessary to serve the existing residential buildings to the south; 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 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 constructs an offsite sewer extension, to the satisfaction of EPCOR Drainage, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 Lots 2 and 3, Block 10A, Plan 2109 HW is not required since their combined 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.

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Municipal Government Board, 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,

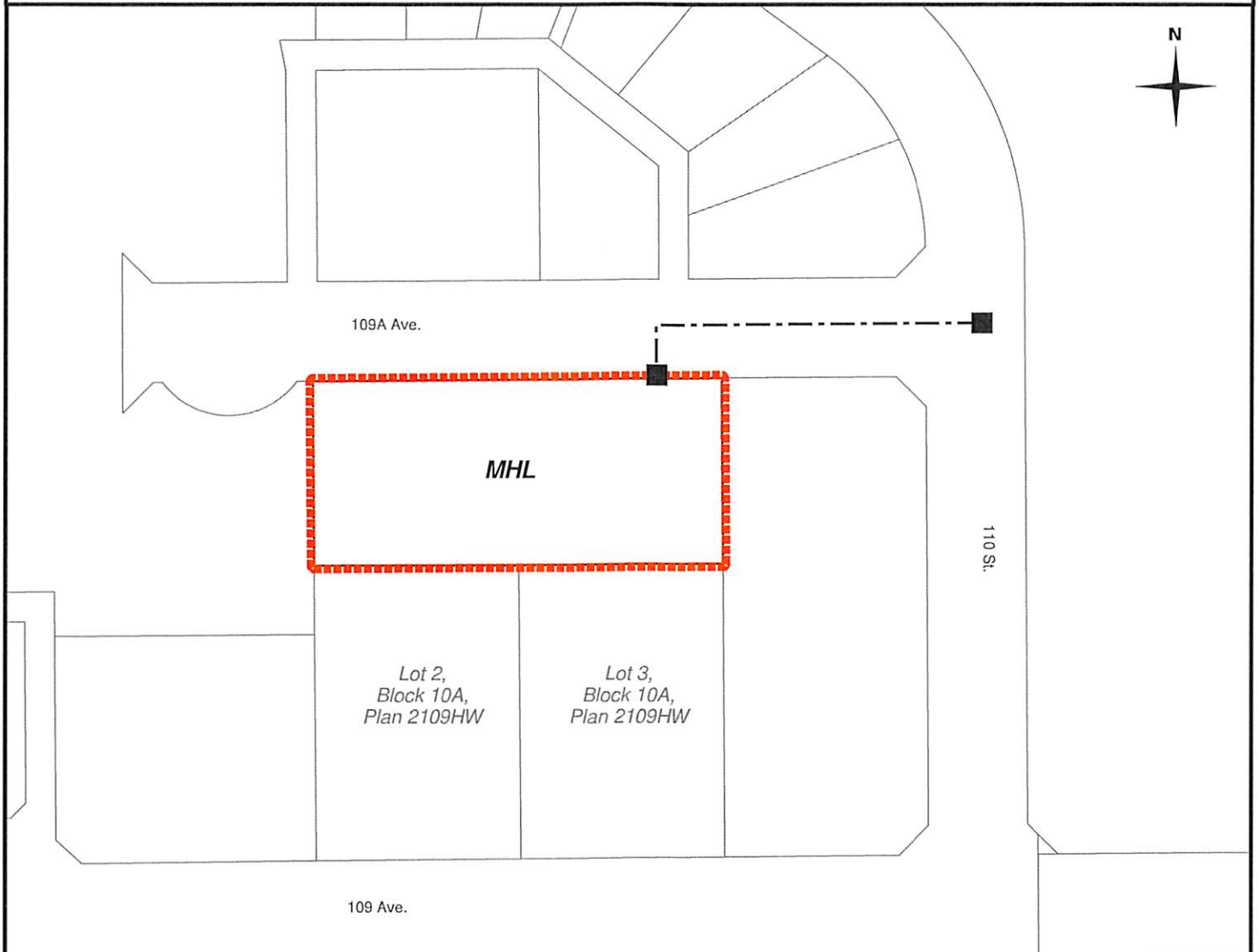
Blair McDowell  
Subdivision Authority

BM/sm/Posse #344628586-001

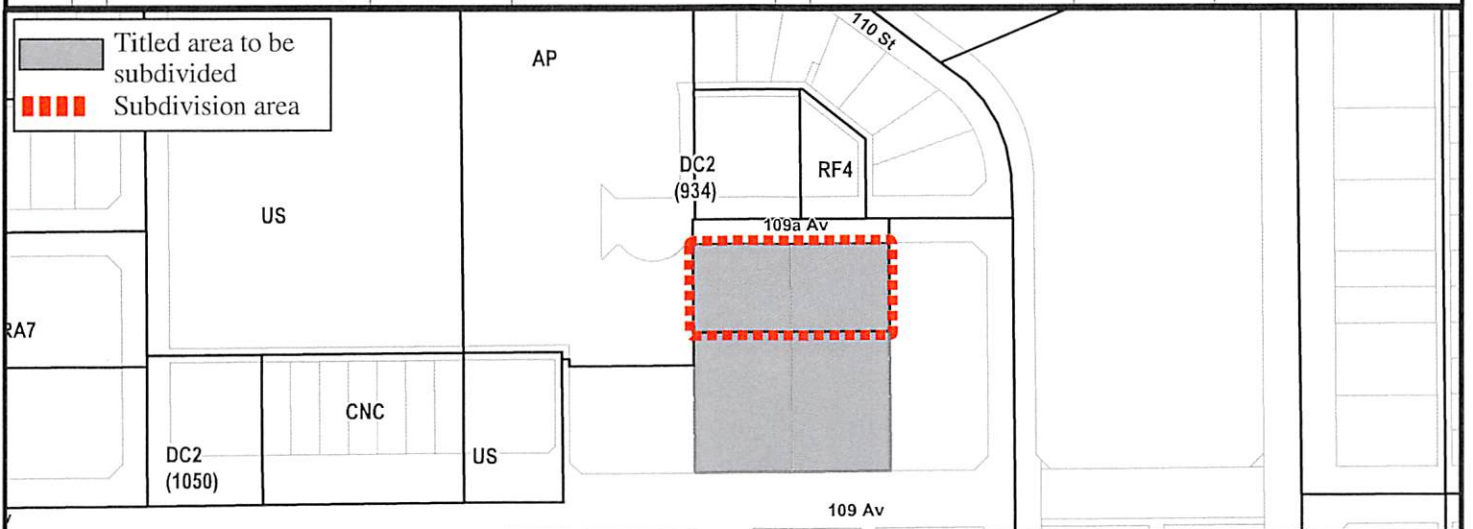
Enclosure(s)

Limit of proposed subdivision

Storm sewer extension



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





Subdivision Authority

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

August 13, 2020

File No. LDA20-0193

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

ATTENTION: Drew Stoyko

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 66, Plan 1366 HW, located north of 72 Avenue NW and east of 112 Street NW; **MCKERNAN**

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**The Subdivision by Plan is APPROVED on August 13, 2020 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.

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 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 7 of the 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/tv/Posse #360735013-001

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 73 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

- 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 4.9 m west of the east property line of Lot 15 off 73 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.
- 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).





73 AVENUE NW

LOT 13  
BLOCK 9  
PLAN 1366HW

LOT 14  
BLOCK 9  
PLAN 1366HW

LOT 15  
BLOCK 9  
PLAN 1366 HW

HOUSE  
Existing building to be  
demolished. Size and  
location are approximate,  
(not surveyed) and plotted  
based on aerial imagery.

LOT 16  
BLOCK 9  
PLAN 1366HW

LOT 17  
BLOCK 9  
PLAN 1366HW

LOT 15A  
BLOCK 9

LOT 15B  
BLOCK 9

GARAGE  
Existing building to be  
demolished. Size and  
location are approximate,  
(not surveyed) and plotted  
based on aerial imagery.

LANE

ROSHAN KALRA

**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 RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.057 ha.



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

**REVISIONS**

**MCKERNAN**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

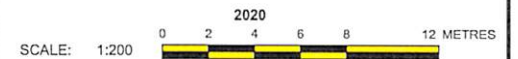
OF

LOT 15, BLOCK 9, PLAN 1366HW

WITHIN THE

N.E. 1/4 SEC. 19 - 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. 62000054T DRAFTED BY: CN CHECKED BY: \*\*



Subdivision Authority

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

August 13, 2020

File No. LDA20-0204

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 3, Plan 5397MC, located north of 48 Avenue NW and west of 111A Street NW; **MALMO PLAINS**

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**The Subdivision by Plan is APPROVED on August 13, 2020, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
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 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 7 of the 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/td/Posse #367273995-001

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

- 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.
- The Malmo Plains neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2021. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.

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 8.2 m east of the west property line of Lot 30 off 48 Avenue. The existing sanitary service enters the proposed subdivision approximately 4.9 m west of the east property line of Lot 30 off the lane. The existing storm service enters the proposed subdivision approximately 7.3 m east of the west property line of Lot 30 off 48 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).

# JUSTIN GRAY HOMES

**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 R.F.1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... ..
- AND CONTAINS: 0.056 ha



REV. NO.	DATE	ITEM	BY
1	JULY 8/20	T-PLAN	CN
REVISIONS			

## MALMO PLAINS

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

OF

LOT 30, BLOCK 3, PLAN 5397 MC

WITHIN THE

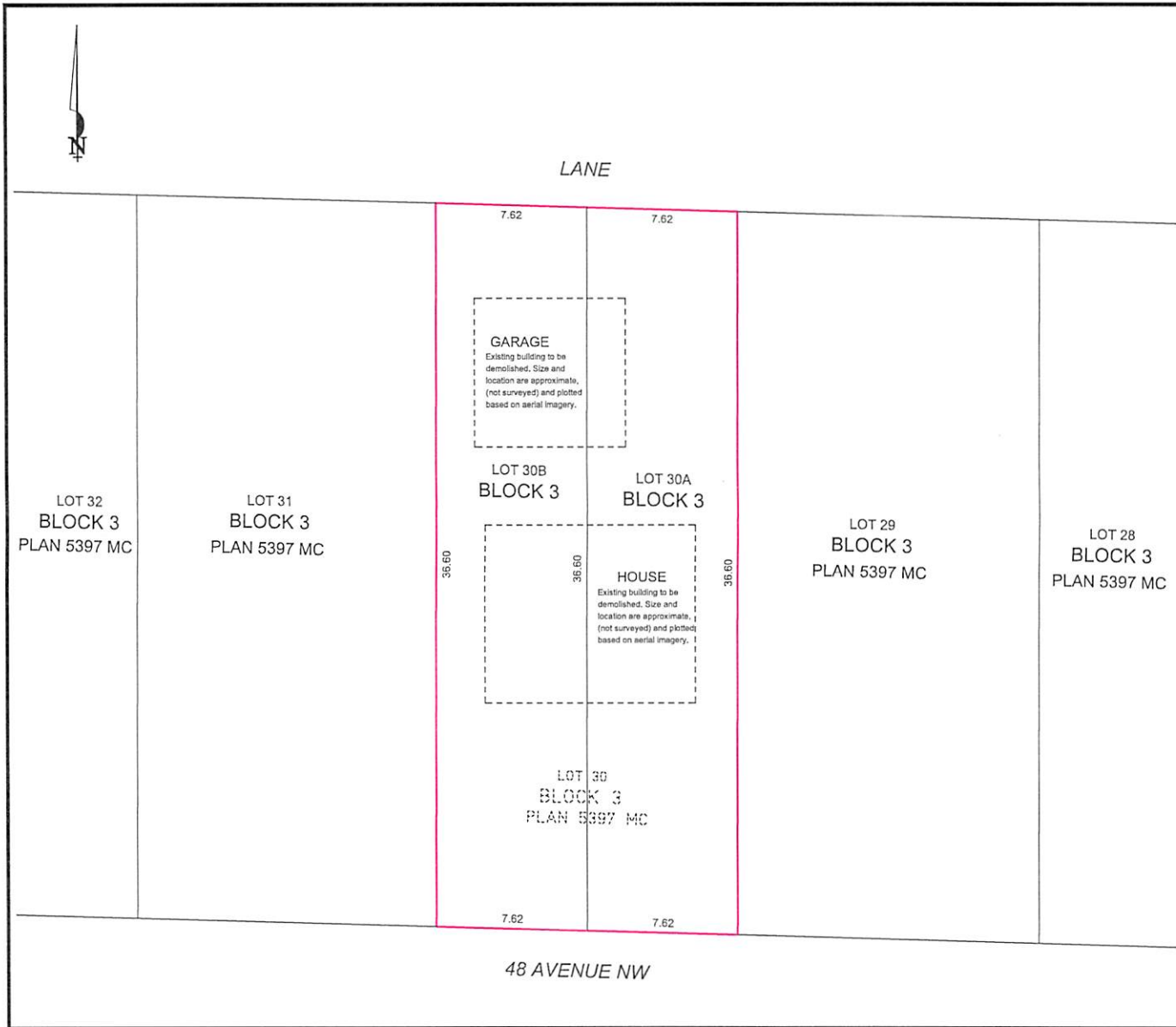
S.E. 1/4 SEC. 18 - TWP. 52 - RGE. 24 - W. 4TH MER.

## 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.	62000086T	DRAFTED BY:	CN	CHECKED BY:	SM
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Thursday, August 6, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 31

**PRESENT** Marco Beraldo, Acting Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Marco Beraldo

That the Subdivision Authority Agenda for the August 6, 2020 meeting be adopted.

FOR THE MOTION

Marco Beraldo

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Marco Beraldo

That the Subdivision Authority Minutes for the July 30, 2020 meeting be adopted.

FOR THE MOTION

Marco Beraldo

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA20-0107  
357406989-001

Tentative plan of subdivision to create one (1) additional commercial lot from Lot 3, Block 11, Plan 172 3398, located north of 21 Avenue SW and east of 162 Street SW; **GLENRIDGING HEIGHTS**

MOVED

Marco Beraldo

That the application for subdivision be Approved.

FOR THE MOTION

Marco Beraldo

**CARRIED**

2. LDA20-0198  
366825353-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14A, Block 75, Plan 142 2932, located south of 123 Avenue NW and east of 56 Street NW; **NEWTON**

MOVED

Marco Beraldo

That the application for subdivision be Approved.

FOR THE MOTION

Marco Beraldo

**CARRIED**

**5. ADJOURNMENT**

The meeting adjourned at 10:30 a.m.