

Thursday, July 26, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 30

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 26, 2018 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 19, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA18-0007  
261936684-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 61A, Plan 1690 HW, located north of 106 Avenue NW and west of 133 Street NW; **GLENORA**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA18-0243  
281206746-001

Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 109, Block 44, Plan 082 0346 located south of Savaryn Drive SW and east of 89 Street SW; **SUMMERSIDE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA18-0254 280907297-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 95, Block 8, Plan 152 4946 located west of Tamarack Boulevard NW and north of 23 Avenue NW; <b>TAMARACK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA18-0257 281263403-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 33, Plan 5019 HW located south of 102 Avenue NW and east of 80 Street NW; <b>FOREST HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA18-0316 284340492-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 32, Block 17, Plan 162 2716, located south of Keene Crescent SW and east of Keswick Drive SW; <b>KESWICK AREA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA18-0318 284383518-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 47, Plan RN 22B located south of 109 Avenue NW and east of 127 Street NW; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA18-0335 284969378-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 19, Plan 3067 HW, located south of 104 Avenue NW and west of 160 Street NW; <b>BRITANNIA YOUNGSTOWN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA18-0340 285453340-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 3, Plan 744 HW located north of 104 Avenue NW and east of 143 Street NW; <b>GROVENOR</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

5.

**ADJOURNMENT**

The meeting adjourned at 10:10 a.m.



Subdivision Authority

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

July 26, 2018

File No. LDA18-0007

Greg Suchora  
33 26106 Township Road 532A  
Spruce Grove, AB T7Y 1A3

ATTENTION: Greg Suchora

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 61A, Plan 1690 HW, located north of 106 Avenue NW and west of 133 Street NW;  
**GLENORA**

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**The Subdivision by Plan is APPROVED on July 26, 2018, subject to the following conditions:**

1. that the owner obtain 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; 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.

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #261936684-001

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 (\$662.00 - 2018 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 133 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 133 Street NW. Upon redevelopment of the proposed southern Lot, the existing residential access to 133 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

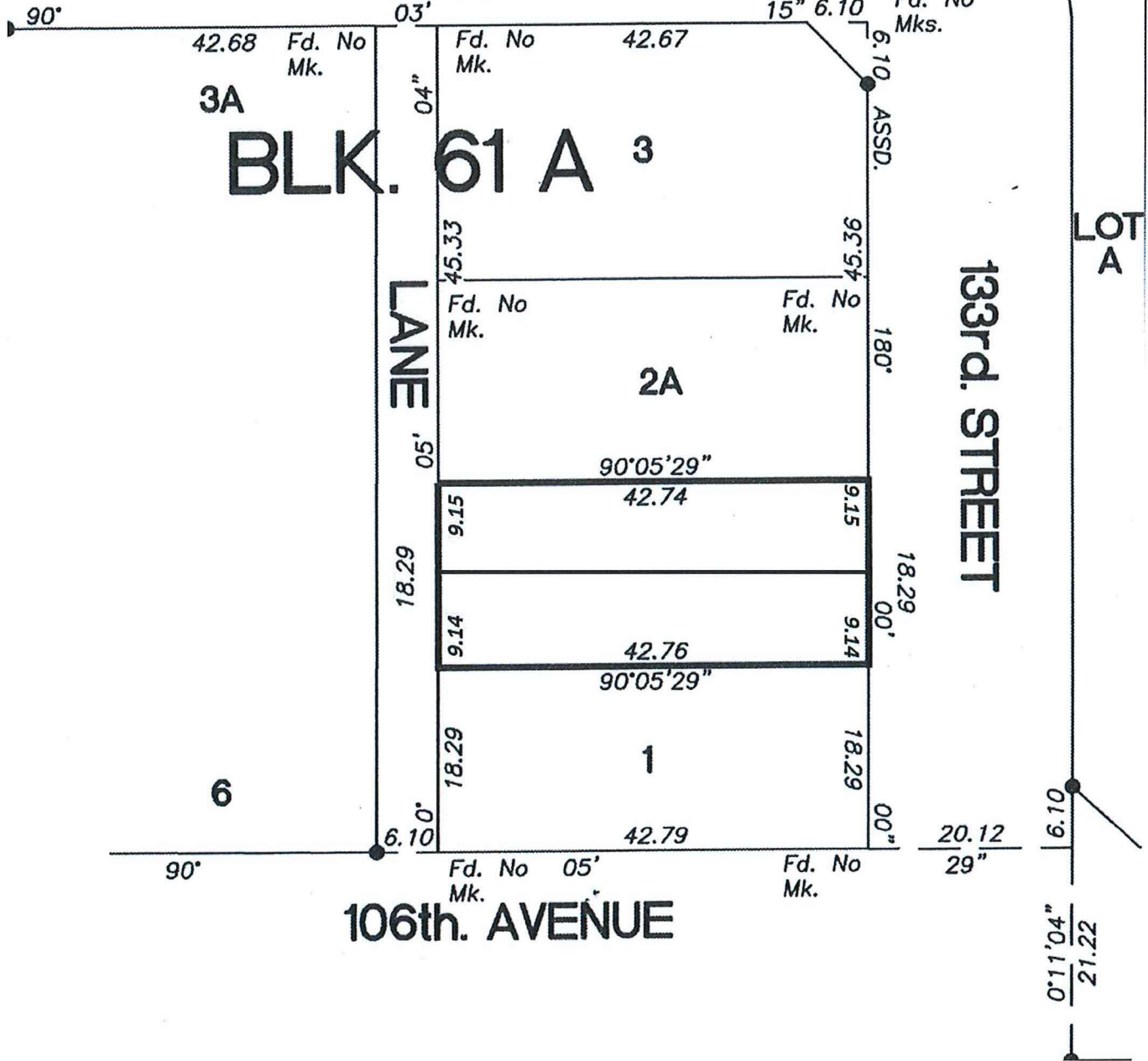
Building / Site

- 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 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 11.88 m south of the north property line of Lot 2 off of the lane. 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).

106th. A AVENUE



42.68 Fd. No Mk.

3A

BLK. 61 A 3

LANE

Fd. No Mk.

42.67

15" 6.10 Fd. No Mk.

6.10 ASSD.

LOT A

133rd. STREET

45.33

Fd. No Mk.

2A

Fd. No Mk.

45.36

180°

05'

90°05'29"

42.74

9.15

9.15

18.29

18.29

9.14

42.76

9.14

90°05'29"

6

1

18.29

18.29

6.10

42.79

20.12 29"

6.10

90°

Fd. No Mk. 05'

Fd. No Mk.

106th. AVENUE

0'11'04" over 21.22



Subdivision Authority

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

July 26, 2018

File No. LDA18-0243

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 109, Block 44, Plan 082 0346 located south of Savaryn Drive SW and east of 89 Street SW; **SUMMERSIDE**

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**The Subdivision by Phased Condominium is APPROVED on July 26, 2018, 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.

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If you have further questions, please contact Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #281206746-001

Enclosure(s)

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 (\$2927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the phased 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.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision be submitted to the Subdivision Authority for approval.

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.
- All municipal services must enter the site through Common Property.







Subdivision Authority

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

July 26, 2018

File No. LDA18-0254

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 95, Block 8, Plan 152 4946 located west of Tamarack Boulevard NW and north of 23 Avenue NW; **TAMARACK**

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If you have further questions, please contact Kristen Rutherford at 780-442-5047 or [kristen.rutherford@edmonton.ca](mailto:kristen.rutherford@edmonton.ca)

Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #280907297-001

Enclosure(s)

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 (\$2,927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

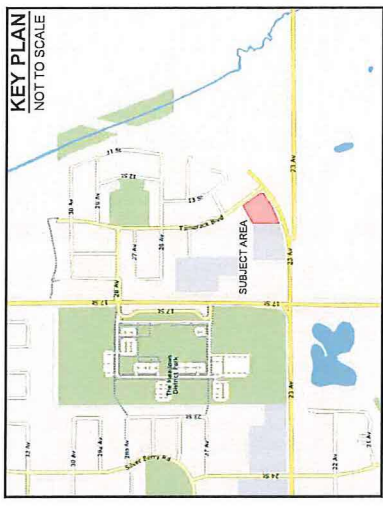
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Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations to ensure adequate fire protection.
- All municipal services must enter the site through Common Property.

**QUALICO**

**NOTES:**  
 - ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.  
 - ALL DISTANCES ON CURVED BOUNDARIES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.  
 - 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 RAY.  
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS . . . . . AND CONTAINS: 0.796 ha.

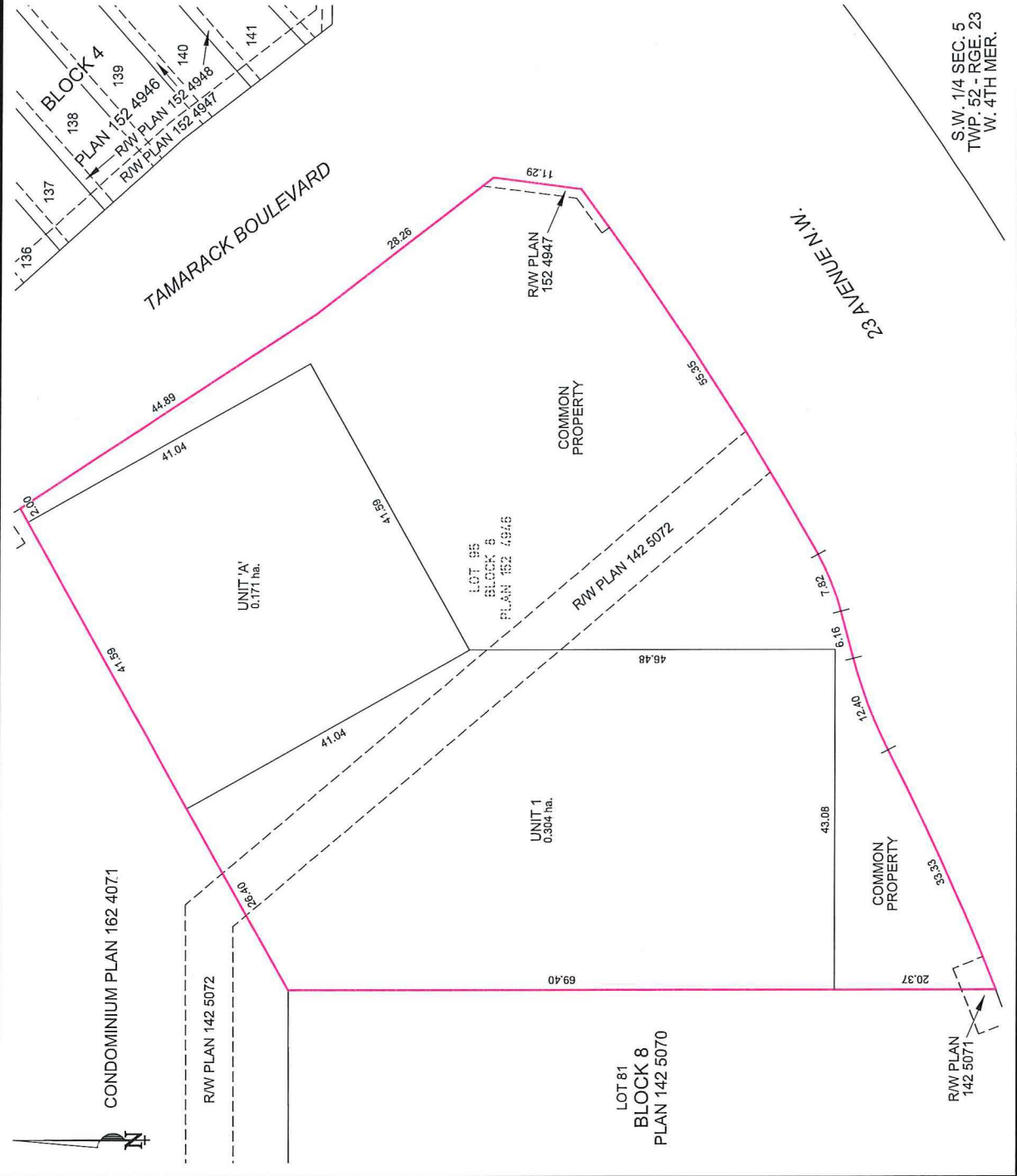


REV. NO.	DATE	ITEM	BY
1	Apr. 2018	UPDATED WITH REVISED SITE PLAN	ME
0	Dec. 2015	ORIGINAL PLAN COMPLETED	ME

**TAMARACK**  
 TENTATIVE PLAN SHOWING PROPOSED  
**PHASED CONDOMINIUM DEVELOPMENT**  
 OF  
 LOT 95, BLOCK 8, PLAN 152 4946  
 WITHIN THE  
 S.W. 1/4 SEC. 5 - TWP. 52 - RGE. 23 - W. 4TH MER.  
**EDMONTON - ALBERTA**



SCALE: 1:500  
 2018  
**Pals Geomatics**  
 Phone: (780) 455-3177 Fax: (780) 451-3047  
 Email: edmonton@palsgeomatics.com  
 10744-176 Street NW, Edmonton, Alberta T5S 1C7  
 FILE NO. 11500440T DRAFTED BY: ME CHECKED BY: JN



S.W. 1/4 SEC. 5  
 TWP. 52 - RGE. 23  
 W. 4TH MER.



Subdivision Authority

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

July 26, 2018

File No. LDA18-0257

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 33, Plan 5019 HW located south of 102 Avenue NW and east of 80 Street NW; **FOREST HEIGHTS**

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Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #281263403-001

Enclosure(s)

