

Thursday, August 29, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 34

**PRESENT** Kristen Rutherford, Acting Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Kristen Rutherford

That the Subdivision Authority Agenda for the August 29, 2019 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Kristen Rutherford

That the Subdivision Authority Minutes for the August 22, 2019 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA19-0224  
313560368-001

Tentative plan of subdivision to create one (1) additional industrial lot from Lot 2, Block 5, Plan 6207 KS, located south of 39 Avenue NW and west of 91 Street NW; **STRATHCONA INDUSTRIAL**

MOVED

Kristen Rutherford

That the application for subdivision be Approved.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

2. LDA19-0272  
323081904-001

Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 32, Plan RN46 located north of 116 Avenue NW and east of 126 Street NW; **INGLEWOOD**

MOVED

Kristen Rutherford

That the application for subdivision be Approved.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

3. LDA19-0310  
325671584-001

Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 21, Plan RN60, located north of 109 Avenue NW and east of 132 Street NW; **WESTMOUNT**

MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
4.	LDA19-0320 326223651-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 7, Plan 1324 HW, located south of 75 Avenue NW and west of 112 Street NW; <b>MCKERNAN</b>	
MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:10 a.m.		



Subdivision Authority

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

August 29, 2019

File No. LDA19-0224

Pals Geomatics  
10704 176 Street NW  
Edmonton, AB T56 1G7

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 2, Block 5, Plan 6207 KS, located south of 39 Avenue NW and west of 91 Street NW; **STRATHCONA INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on August 29, 2019, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact [Development.Coordination@edmonton.ca](mailto:Development.Coordination@edmonton.ca));
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; and
3. 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.

Municipal Reserve (MR) was originally provided when Plan 984 AY was subdivided to create Plan 6207 KS in 1959, therefore no MR is owing.

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 Craig Walker at [craig.walker@edmonton.ca](mailto:craig.walker@edmonton.ca) or 780-442-4852.

Regards,



For

Blair McDowell  
Subdivision Authority

BM/cw/Posse #313560368-001

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 industrial endorsement fee (\$1,787.00 - 2019 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 37 Avenue NW that must be protected during any construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

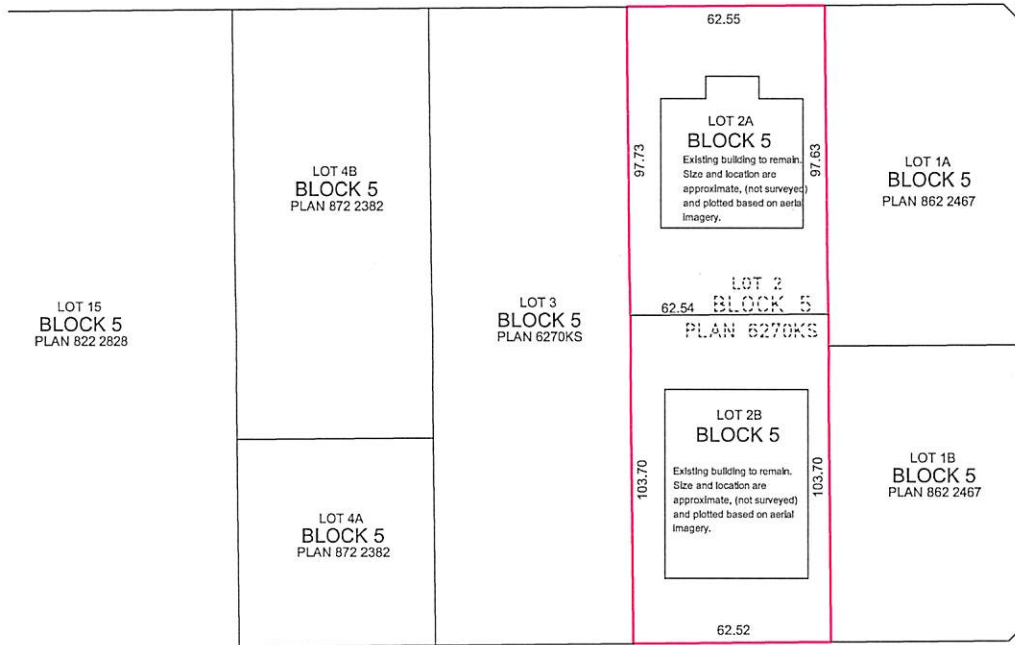
Building / Site

- 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).
- Existing water, sanitary and storm services enter proposed Lot 2A approximately 31.8 m, 33.2 m, and 30.4 m (respectively) east of the west property line of Lot 2, off 39 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Existing water, sanitary and storm services enter proposed Lot 2B in a common trench approximately 37.2 m east of the west property line of Lot 2, off 37 Avenue NW. 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).

39 AVENUE



37 AVENUE

93 STREET



ROCHFORD INVESTMENTS

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 R.F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. .... AND CONTAINS: 1.259 ha.



REV. NO.	DATE	ITEM	BY
REVISIONS			

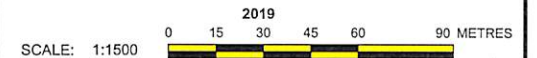
STRATHCONA

TENTATIVE PLAN SHOWING PROPOSED  
SUBDIVISION

OF  
LOT 2, BLOCK 5, PLAN 6207KS

S.E. 1/4 SEC. 9 - 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. 61900081T DRAFTED BY: CN CHECKED BY:



Subdivision Authority

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

August 29, 2019

File No. LDA19-0272

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 32, Plan RN46 located north of 116 Avenue NW and east of 126 Street NW; **INGLEWOOD**

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**The Subdivision by Plan is APPROVED on August 29, 2019, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed northern lot;
2. 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
3. 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 Janika Sumaylo at [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca) or 780-508-9596.

Regards,

A handwritten signature in black ink, appearing to read 'Blair McDowell'.

for  
Blair McDowell  
Subdivision Authority

BM/js/Posse #323081904-001

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 (\$673.00 - 2019 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 125 Street 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.
- The Inglewood neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2019. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right of way.

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 7.20 m north of the south property line of Lot 6, off 125 Street NW. 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).



ALYNE DESIGN

**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 RF3.  
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: .....  
 AND CONTAINS: 0.069 ha.

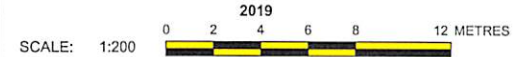


REV. NO.	DATE	ITEM	BY
1	06/17/19	T-PLAN	CN

REVISIONS

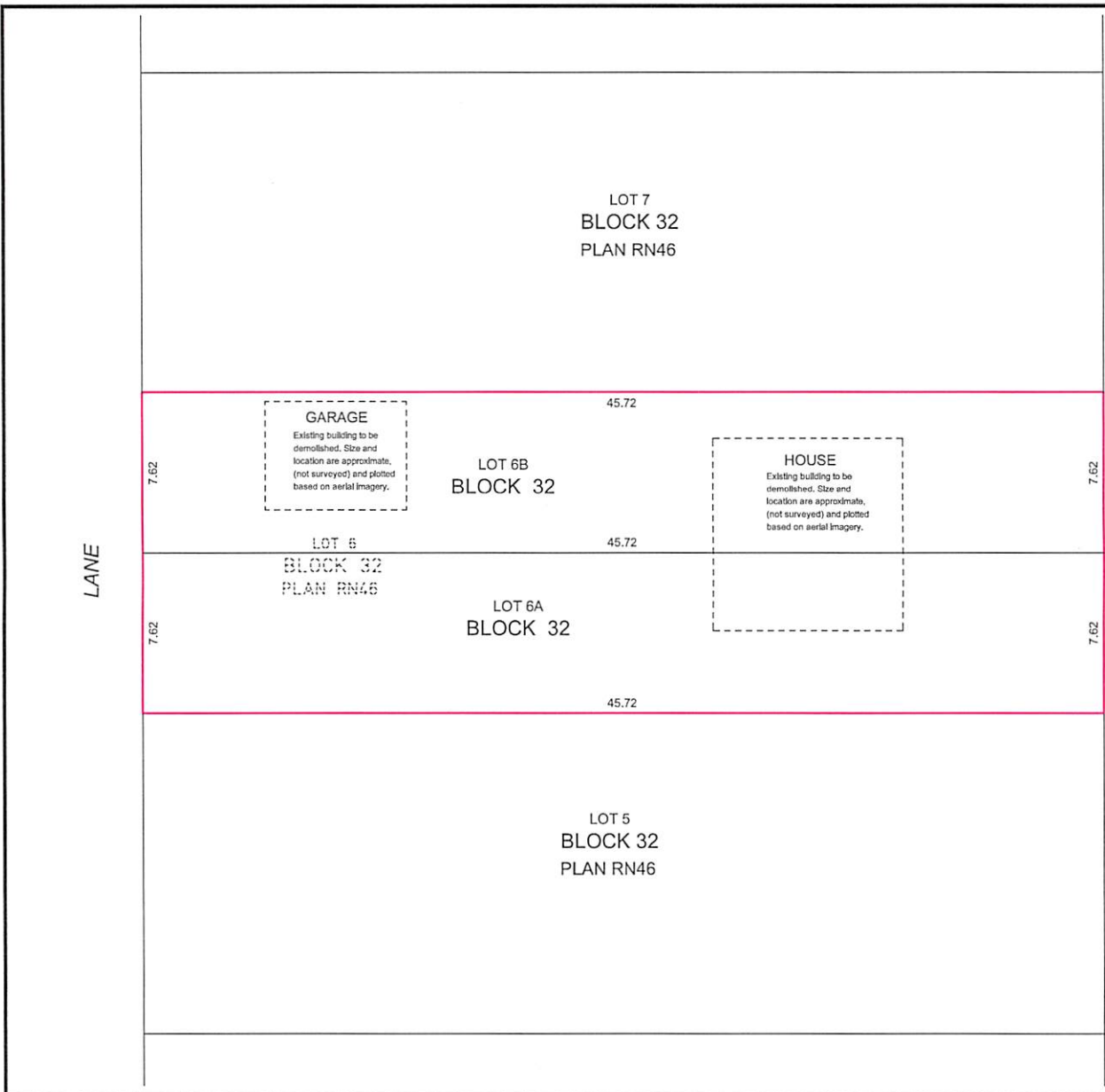
**INGLEWOOD**  
 TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
 OF  
 LOT 6, BLOCK 32, PLAN RN46

N.W. 1/4 SEC. 7 - TWP. 53 - 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.	619000781	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

August 29, 2019

File No. LDA19-0310

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

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 21, Plan RN60, located north of 109 Avenue NW and east of 132 Street NW; **WESTMOUNT**

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**The Subdivision by Plan is APPROVED on August 29, 2019, subject to the following condition:**

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 Craig Walker at [craig.walker@edmonton.ca](mailto:craig.walker@edmonton.ca) or 780-442-4852.

Regards,

for  
Blair McDowell  
Subdivision Authority

BM/cw/Posse #325671584-001

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 (\$673.00 - 2019 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 (water and sanitary) enter the proposed Lot 25 approximately 6.1 m south of the north property line of existing Lot 17, off of the lane. Additionally, water and sanitary services enter the proposed Lot 26 approximately 5.8 m north of the south property line of existing Lot 17, 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.
- 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).



109A AVENUE NW



Stantec Geomatics Ltd.  
 10160-112th Street NW  
 Edmonton, Alberta, Canada  
 T5K 2L6  
 Tel. 780-917-7000  
 Fax. 780-917-7289  
 www.stantec.com

**Copyright Reserved**

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.  
 The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

**Client**

ERNA MYERS

TENTATIVE PLAN SHOWING

**PROPOSED SUBDIVISION**

OF  
 LOT 17, BLOCK 21, PLAN RN60  
 WITHIN  
 S.E. 1/4 SEC. 12, TWP. 53, RGE. 25, W.4 MER.

**WESTMOUNT**

SCALE 1 : 500  
 JULY 2019

**NOTES**

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.065 Hectares, including 1 residential lot.



Subdivision Authority

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

August 29, 2019

File No. LDA19-0320

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 29, Block 7, Plan 1324 HW, located south of 75 Avenue NW and west of 112 Street NW;  
**MCKERNAN**

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**The Subdivision by Plan is APPROVED on August 29, 2019, 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 Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

A handwritten signature in black ink, appearing to read 'Blair McDowell', written over a printed name.

for  
Blair McDowell  
Subdivision Authority

BM/tv/Posse #326223651-001

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 (\$673.00 - 2019 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 75 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.
- There is an existing access to 75 Avenue NW. Upon redevelopment of proposed Lot 29A, the existing residential access to 75 Avenue 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, Edmonton.

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 7.0 m west of the east property line of Lot 29 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).



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 29, BLOCK 7, PLAN 1324 H.W.

IN THE  
N.E.1/4 SEC.19-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



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

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



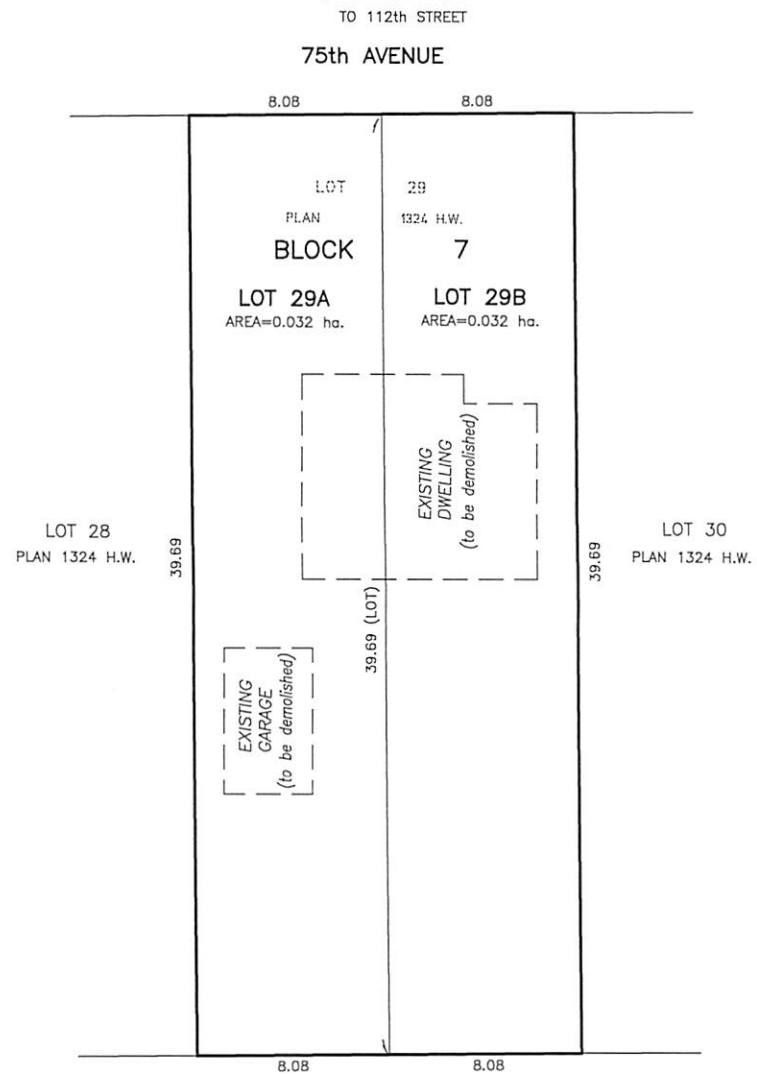
DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: JULY 23, 2019  
REVISED: -

FILE NO. 19S0447

DWG.NO. 19S0447T



L A N E