

Thursday, September 19, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 37

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the September 19, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the September 12, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA19-0306
325468754-001

Tentative plan of subdivision to create an additional industrial lot from Lot 13D, Block 8, Plan 002 2266, located north of 116 Avenue NW and east of 149 Street NW; **HUFF BREMNER ESTATE INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA19-0222
295603544-001

Tentative plan of subdivision to create separate titles for one (1) semi-detached dwelling and one additional (1) multiple family lot (MFL) on Lot 6, Block 19, Plan 6951 MC and Lot 7, Block 19, Plan 6951 MC located south of 131 Avenue NW and west of 66 Street NW; **BALWIN**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

3.

LDA19-0271
323080947-001

Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 7, Plan 5191 HW, located north of 89 Avenue NW and east of 155 Street NW; **JASPER PARK**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA19-0319 326265526-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 44, Block 10, Plan 9235 – 146A Street NW, located south of 93 Avenue NW and east of 148 Street NW; PARKVIEW	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA19-0343 328014175-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 17, Plan 5970HW, located north of 93A Avenue NW and east of 83 Street NW; HOLYROOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:05 a.m.		



Subdivision Authority

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

September 19, 2019

File No. LDA19-0306

V3 Companies of Canada Ltd.
9945 - 50 Street NW
Edmonton, AB T6A 0L4

ATTENTION: Aman Jhaver

RE: Tentative plan of subdivision to create an additional industrial lot from Lot 13D, Block 8, Plan 002 2266, located north of 116 Avenue NW and east of 149 Street NW; **HUFF BREMNER ESTATE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on September 19, 2019, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$390,568.75 representing 0.253 hectares (ha) pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act, for the payment of Drainage Assessments applicable to this subdivision;
3. that the owner make satisfactory arrangements with EPCOR Drainage Services for the removal of cross lot servicing and provision of separate services (sanitary and storm) to the proposed western lot;
4. that the owner prepare the necessary easement in favour of EPCOR Distribution & Transmission Inc. as illustrated conceptually in Enclosure I; and
5. 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.

A historical review of this property revealed that no Municipal Reserve (MR) has been provided. Thus, 0.253 ha (representing the maximum 10% eligible of the existing 2.53 ha parcel) has been applied to this subdivision in the form of money-in-lieu.

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 or 780-442-4852.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", written in a cursive style.

Blair McDowell
Subdivision Authority

BM/cw/Posse #325468754-001

Enclosure

ENCLOSURE I

Lot 11A, Block 8,
Plan 4224MC

Lot 10A, Block 8,
Plan 1024411

Existing Shared Access
Agreement

97.74m

91.31m

Proposed Easements for
Vehicle Maneuvering

Proposed Easements for
Vehicle Maneuvering

LOT 1
10614.6 m²

LOT 2
14659.4 m²

Lot 21A, Block 8,
Plan 0022266

Lot 20, Block 8, Plan
2562MC

Lot 19, Block 8, Plan
2562MC

Lot 18, Block 8, Plan
2562MC

Lot 3, Block 2, Plan
9923439

149 ST NW

108.9 m

Proposed Easements for
Vehicle Maneuvering

97.6m

Lot 13B, Block 8,
Plan 7823476

Lot 13C, Block 8,
Plan 7823476

51.8m

EPCOR EASEMENT
NEEDED FOR
OVERHEAD
POWERLINE
6.0m x 138.0m

91.5m

116 AVE NW

147 ST NW

Lot 10A, Block 7,
Plan 1751KS

Lot 9A, Block 7, Plan
2570KS

KEY PLAN:



Narland Subdivision
Existing Land Parcel Area 2.53 Ha

LEGEND:

- Existing Land Parcel
(Lot 13D, Block 8, Plan 0022266)
- Existing Buildings
- Lot Boundary
- Proposed Subdivision Boundary
- Existing Site Access

NOTES:

- PROPOSED LOT 1 TOTAL AREA = 1.06 HA
- PROPOSED LOT 2 TOTAL AREA = 1.5 HA

DRAFT

DATA SOURCES:
City of Edmonton
ESRI - ArcMAP

CLIENT:

NARLAND

TITLE:
TENTATIVE PLAN OF PROPOSED
SUBDIVISION

PROJECT: C19-032 DATE: 07/04/2019

DESIGNED: Aman Jhawer

CHECKED: Nick Pryce

SCALE: 1:1,000

0 12.5 25 50m

V3 Companies of Canada Ltd.
Suite 200, 9945-50 Street NW
Edmonton, Alberta T6A 0L4
780.482.3700

"Visio," "Vertere," "Virtute" or "The Vision to Transform
with Excellence"



Subdivision Authority

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

September 19, 2019

File No. LDA19-0271

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 7, Block 7, Plan 5191 HW, located north of 89 Avenue NW and east of 155 Street NW; **JASPER PARK**

The Subdivision by Plan is APPROVED on September 19, 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 southern lot;
2. that the final plan of survey shall conform to the attached revised tentative plan; 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 Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #323080947-001

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 155 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.
- There is an existing access to 155 Street NW. Upon redevelopment of proposed Lot 7A, the existing residential access to 155 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, Edmonton.

Building / Site

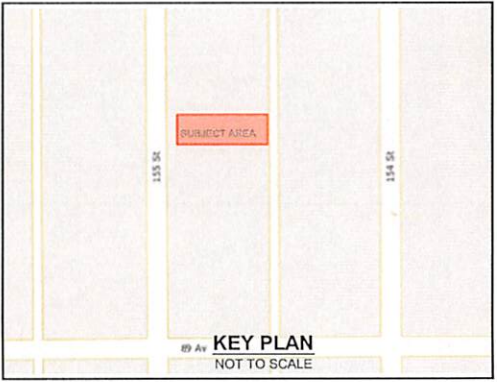
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 7.38 m south of the north property line of Lot 7 off 155 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.
- 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).

JEFF MACHIN

- 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-F1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS.
 - AND CONTAINS: 0.068 ha.



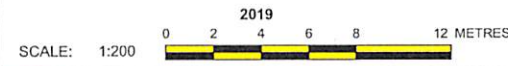
REV. NO.	DATE	ITEM	BY
2	09/10/19	LOT LINE	CN
1	08/17/19	T-PLAN	CN

REVISIONS

JASPER PARK
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

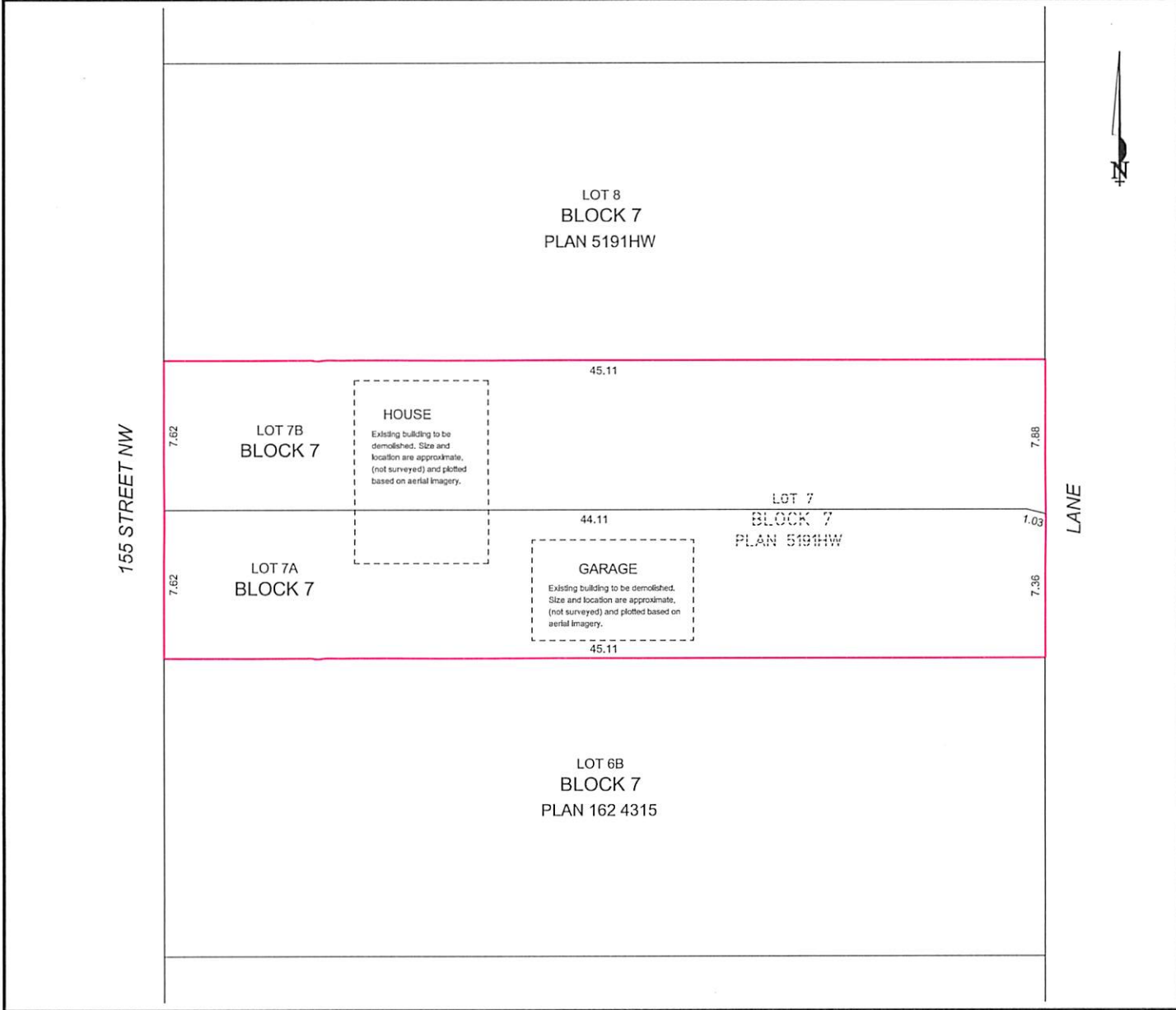
OF
LOT 7, BLOCK 7, PLAN 5191HW

N.W. 1/4 SEC. 26 - TWP. 52 - RGE. 25 - 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.	61900082T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

September 19, 2019

File No. LDA19-0319

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 44, Block 10, Plan 9235 – 146A Street NW, located south of 93 Avenue NW and east of 148 Street NW; **PARKVIEW**

The Subdivision by Plan is APPROVED on September 19, 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #326265526-001

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 (\$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 146A 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.

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 7.6 m west of the east property line of Lot 44 off 146 A Street NW. The existing storm service enters the proposed subdivision approximately 7.3 m east of Manhole # 241566. 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 44, BLOCK 10, PLAN 6054 H.W.

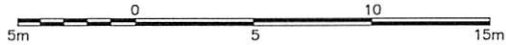
IN THE
N.E.1/4 SEC.26-52-25-4

AND

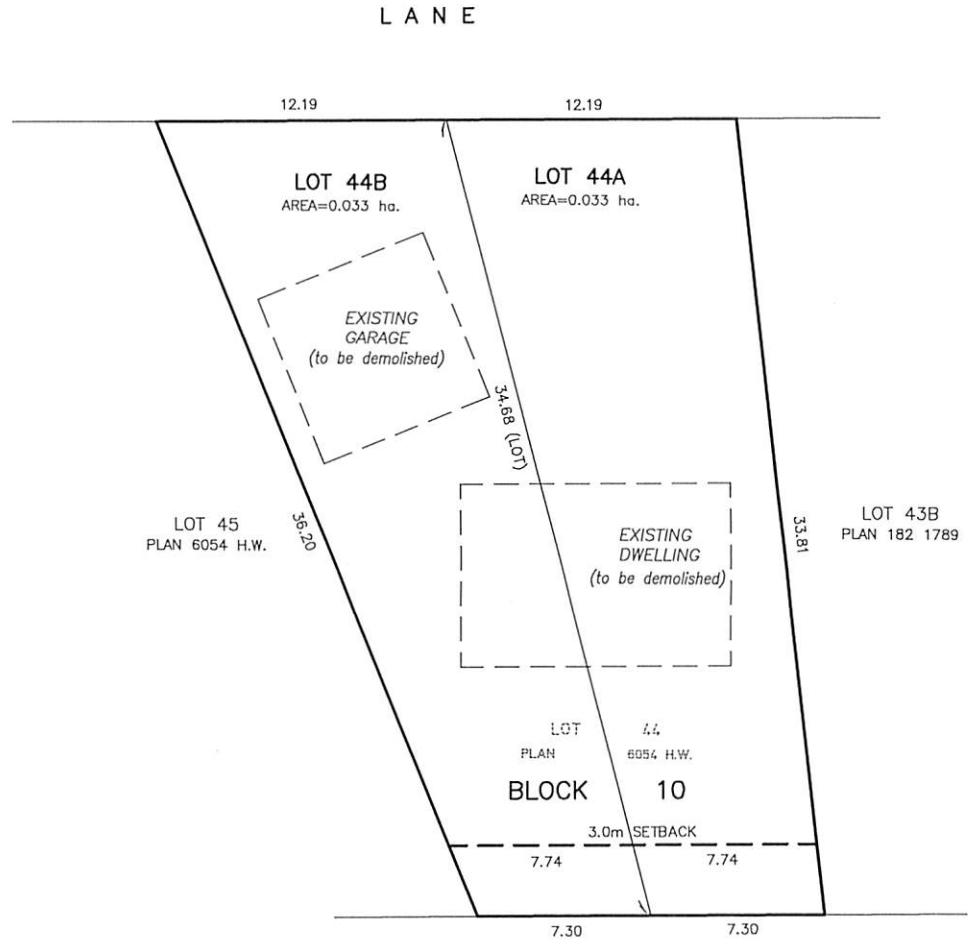
S.E.1/4 SEC.35-52-25-4

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.



146A STREET
TO 92A AVENUE

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: JULY 24, 2019
REVISED: -

FILE NO. 19S0465

DWG.NO. 19S0465T



Subdivision Authority

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

September 19, 2019

File No. LDA19-0343

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 1, Block 17, Plan 5970HW, located north of 93A Avenue NW and east of 83 Street NW; **HOLYROOD**

The Subdivision by Plan is APPROVED on September 19, 2019, 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.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell".

Blair McDowell
Subdivision Authority

BM/mb/Posse #328014175-001

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 83 Street NW and 93a 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).

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).
- 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).

SHREE HOMES

NOTES:

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- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY
1	8/13/2019	T-PLAN	CN

REVISIONS

HOLYROD TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF
LOT 1, BLOCK 17, PLAN 5970HW

S.E. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4th MER.

EDMONTON - ALBERTA

2019
SCALE: 1:200

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

FILE NO.	61900112T	DRAFTED BY:	CN	CHECKED BY:	DS
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