

Thursday, November 07, 2024
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 45

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the November 07, 2024 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 31, 2024 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0372 530100599-001	Tentative plan of subdivision to create one (1) reserve lot from Lot 1R, Block 35, Plan 2862 MC, located south of 94 Avenue NW and east of 67A Street NW; OTTEWELL
2.	LDA24-0302 524553214-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 9, Block 7, Plan 2212 HW, located north of 89 Avenue NW and east of 120 Street NW; WINDSOR PARK
3.	LDA24-0386 532506361-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 20A, Block 2, Plan 2383 NY, located north of 47 Avenue NW and east of 141 Street NW; BROOKSIDE
4.	LDA24-0392 532813295-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 17, Block 84, Plan 5109 HW, located south of 99 Avenue NW and east of 147 Street NW; CRESTWOOD
5.	OTHER BUSINESS	



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 7, 2024

File No. LDA24-0372

City of Edmonton
Land Development Section, Real Estate Branch
10th floor, 10111 104 Ave NW
Edmonton AB T5J 4X1

ATTENTION: Sean Conway

RE: Tentative plan of subdivision to create one (1) reserve lot from Lot 1R, Block 35, Plan 2862 MC, located south of 94 Avenue NW and east of 67A Street NW; **OTTEWELL**

I The Subdivision by Plan is APPROVED on November 7, 2024, 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; and
3. 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 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;
2. 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;
3. that the owner design and constructs the dry pond, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination; and
4. that the owner construct offsite storm sewers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

Enclosure I is a map of the subdivision identifying major conditions 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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.

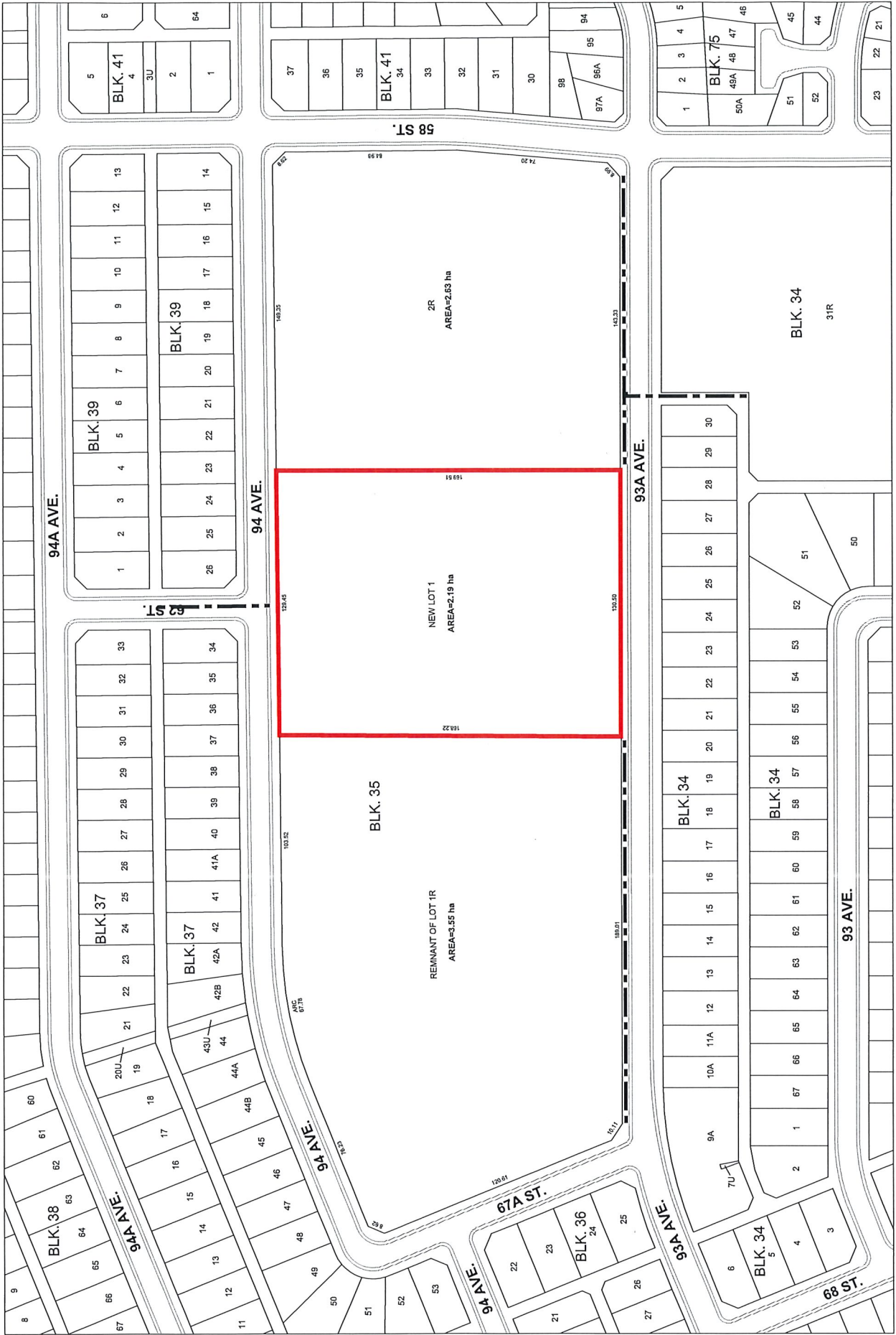
If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #530100599-001

Enclosure



Y:\NLU\G:\raing Services\Ottawa\Map\CAD\2862MC-35-IR-28-Drypond-Sub-Condns.R
 Printed: Thursday, September 5, 2024 11:27:06 AM
 Saved: Thursday, September 5, 2024 11:26:17 AM

NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY



LEGEND

— Limit of Proposed Boundary

- - - - - Offsite Storm Sewer

FINANCIAL & CORPORATE SERVICES
 REAL ESTATE

DATE: September 5, 2024
 DRAWN BY: YL
 SCALE: 1:2500



PORTION OF PLAN 2862MC, BLOCK 35, LOT 1R



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 7, 2024

File No. LDA24-0302

Action Surveys Inc.
200, 9413 - 45 Ave NW
Edmonton AB T6E 6B9

ATTENTION: Lianqiu Gao

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 9, Block 7, Plan 2212 HW, located north of 89 Avenue NW and east of 120 Street NW; **WINDSOR PARK**

The Subdivision by Plan is APPROVED on November 7, 2024, 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.

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #524553214-001

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 (\$715.00 - 2024 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 89 Avenue NW. Upon redevelopment of proposed Lot 9B, the existing residential access to 89 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

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 2.2 m south of the north property line of Lot 9 off the lane. The existing storm service enters the proposed subdivision approximately 5.6 m north of the south property line of Lot 9 off 120 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.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site

plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

- 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 Proposed
 SUBDIVISION

of
 LOT 9, BLOCK 7, PLAN 2212 HW
 Within the

RIVER LOT 3, EDMONTON SETTLEMENT
 THEO. TWP.52 - RGE.24 - W.4M.
 Edmonton - Alberta
 Windsor Park
 2024



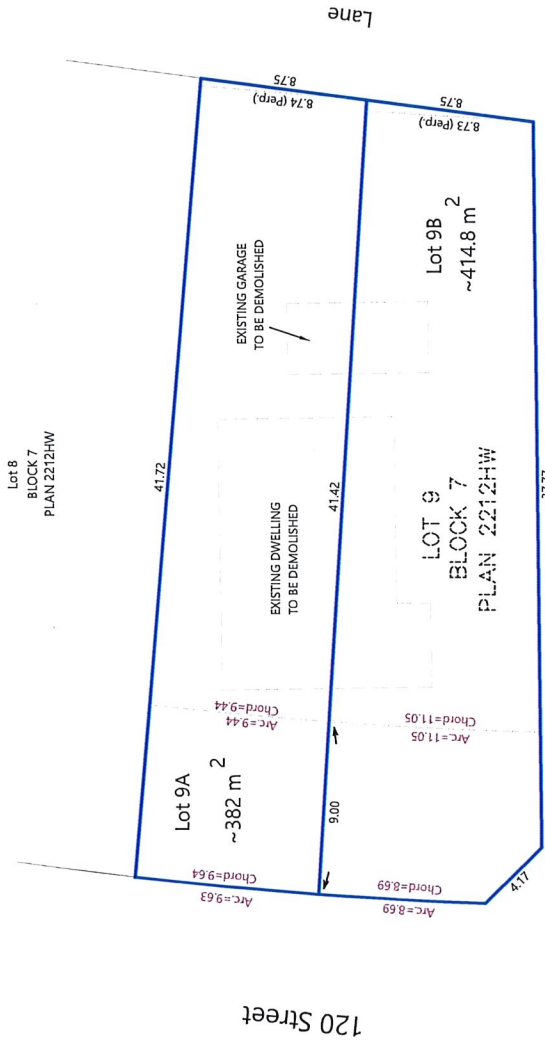
Scale 1 : 300

Notes:

CURRENT ZONE: RS

- Area dealt with by the registration of this plan bounded thus :
- Area to be registered contains 0.080 Hectares.
- All distances and elevations shown are in metres and decimals thereof.
- All dimensions are to be verified by the plan of survey.

Property Municipal Address: 8903 120 Street NW
 Edmonton, AB



Tel: 780-851-2289
 Fax: 587-011-6967
 info@actionsurveys.ca
 #200, 9413 - 45 Avenue NW
 Edmonton, AB, T5E 6B9

Client File:	File: 241467.tentative
Rev.2 Lot width - August 1, 2024	
Rev.1 Lot width - August 24	
Rev.0 Issued Plan - July 30, 2024	



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 7, 2024

File No. LDA24-0386

Pals Geomatics Corp
10704 - 176 St NW
Edmonton AB T5S 1G7

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 20A, Block 2, Plan 2383 NY, located north of 47 Avenue NW and east of 141 Street NW; **BROOKSIDE**

The Subdivision by Plan is APPROVED on November 7, 2024, 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. Apply online at www.edmonton.ca/permits;
2. that the owner/applicant discharge the encroachment agreement (instrument no. 232 051 209) registered on the Certificate of Title for the retaining wall and fence within the alley right of way. A request to discharge the encroachment agreement must be submitted to the City of Edmonton Law Branch (contact brandon.dyck@edmonton.ca); 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #532506361-001

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 (\$715.00 - 2024 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 47 Avenue NW. Upon redevelopment of proposed Lot 20C, the existing residential access to 47 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.
- There is an existing retaining wall and fence that encroach onto the alley right of way. Upon redevelopment of proposed Lots 20B and 20C, these structures must be removed to support future access to the alley.

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 storm) enter the proposed subdivision approximately 14.9 m south of the north property line of Lot 20A off 141 Street NW. The existing sanitary service enters the proposed subdivision approximately 24.78 m north of the south property line of Lot 20A off 141 Street. 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).

DAVACH PROPERTIES INC.

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 RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS 0.147 ha.



REV. NO.	DATE	ITEM	BY
1	04/1/24	ORIGINAL PLAN COMPLETED	CN

REVISIONS

BROOKSIDE
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 20A, BLOCK 2, PLAN 2383 NY
WITHIN THE

S.W. 1/4 SEC. 13 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-75 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 624029100T DRAFTED BY: CN CHECKED BY: DS





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 7, 2024

File No. LDA24-0392

Pals Geomatics Corp
10704 - 176 St NW
Edmonton AB T5S 1G7

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 17, Block 84, Plan 5109 HW, located south of 99 Avenue NW and east of 147 Street NW; **CRESTWOOD**

The Subdivision by Plan is APPROVED on November 7, 2024, 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. Apply online at www.edmonton.ca/permits; 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #532813295-001

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 (\$715.00 - 2024 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There are existing concrete stairs that encroach into the 147 Street NW road right of way. The owner must remove the concrete stairs or enter into an Encroachment Agreement with the City of Edmonton. Please contact encroachmentagreements@edmonton.ca for information.

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 2.4 m south of the north property line of Lot 17, off the lane. The existing storm service enters the proposed subdivision approximately 3.2 m south of the north property line of Lot 17, off 147 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).

- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- 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).

KNOTTY PINE CABINS

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 RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS 0.069 ha.



REV. NO.	DATE	ITEM	BY
1	Sept. 2024	ORIGINAL PLAN COMPLETED	CN

REVISIONS

CRESTWOOD TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF
LOT 17, BLOCK 84, PLAN 5109HW
WITHIN THE

E. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2847
Email: edmonton@palsgeomatics.com
10704-76 Street NW, Edmonton, Alberta T5S 0T7

FILE NO. 62402480T DRAFTED BY: CN CHECKED BY: DS



Thursday, October 31, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 44

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the October 31, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the October 24, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0238 510166511-002	Tentative plan of subdivision to create two (2) Industrial lots from Lot 5B, Block 8, Plan 002 2266 located east of 149 street NW and south of 118 Avenue NW; HUFF BREMNER ESTATE INDUSTRIAL
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA24-0239 516114635-001	Tentative plan of subdivision to create two (2) urban facilities lots, from Lot 4, Block C, Plan 4042KS, located east of 92 Street NW and north of 110 Avenue NW; MCCAULEY
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA23-0343 528376411-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Strata Lot 2, Block 7, Plan 222 0764, located north east of May Gate NW and east of May Common NW; MAGRATH HEIGHTS

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0339 527490115-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 23, Block 10, Plan 3511 HW, located south of 73 Avenue NW and west of 116 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA24-0348 528180716-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 3, Plan 2655 HW, located south of 71 Avenue NW and west of 93 Street NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA24-0374 531573787-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 11A, Plan 932 3292, located west of 184 Street NW and south of 122 Avenue NW; KINOKAMAU PLAINS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA24-0375 531671309-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 26 & 27, Block 17, Plan 2457S, located south of 64 Avenue NW and west of 106 Street NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA24-0376 531673553-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 1, Block 8, Plan 1621 HW, located south of 89 Avenue NW and east of 120 Street NW; WINDSOR PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.	