

Thursday, June 3, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 22

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 3, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 27, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA20-0138
361178552-001

Tentative plan of subdivision to create one (1) Industrial lot from Lot 24, Block 2, Plan 092 8382 located north of 105 Avenue NW and west of 184 Street NW; **POUNDMAKER INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA21-0198
391655459-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 8, Plan 5710 HW, located south of 97 Avenue NW and east of 142 Street NW; **CRESTWOOD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.

LDA21-0206
392972514-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 6, Plan 5508 MC, located south of Fairway Drive and west of 121 Street NW; **WESTBROOK ESTATES**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA21-0248 396457052-001	Tentative plan of subdivision to create 1 additional other lot from a closed portion of roadway south of 26 Avenue SW and west of 119 Street SW; HERITAGE VALLEY TOWN CENTRE	
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.		



Subdivision Authority

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

June 3, 2021

File No. LDA20-0138

WSP Group Limited
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Audrey Zimmerman

RE: Tentative plan of subdivision to create one (1) Industrial lot from Lot 24, Block 2, Plan 092 8382 located north of 105 Avenue NW and west of 184 Street NW; **POUNDMAKER INDUSTRIAL**

I The Subdivision by Plan is APPROVED on June 3, 2021, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$255,083 representing 0.569 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the payment of the proportionate share of applicable assessments and required off-site servicing and construction;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Lot 24, Block 2, Plan 092 8382, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register an easement for overland drainage as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. That the owner remove encroaching material and buildings within 106A Ave road right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (2) require that upon the further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, among other things, the following:

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 pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. 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;
6. 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; and
7. that the owner constructs underground utilities including watermain and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and 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.

MR for legal description in the amount of \$255,083, representing 0.569 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey. Subsequent to money in place of MR the existing DRC will be reduced accordingly, with the balance of 3.294 ha to carry forward on the remainder of the title.

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 subdivisions@edmonton.ca.

Regards,

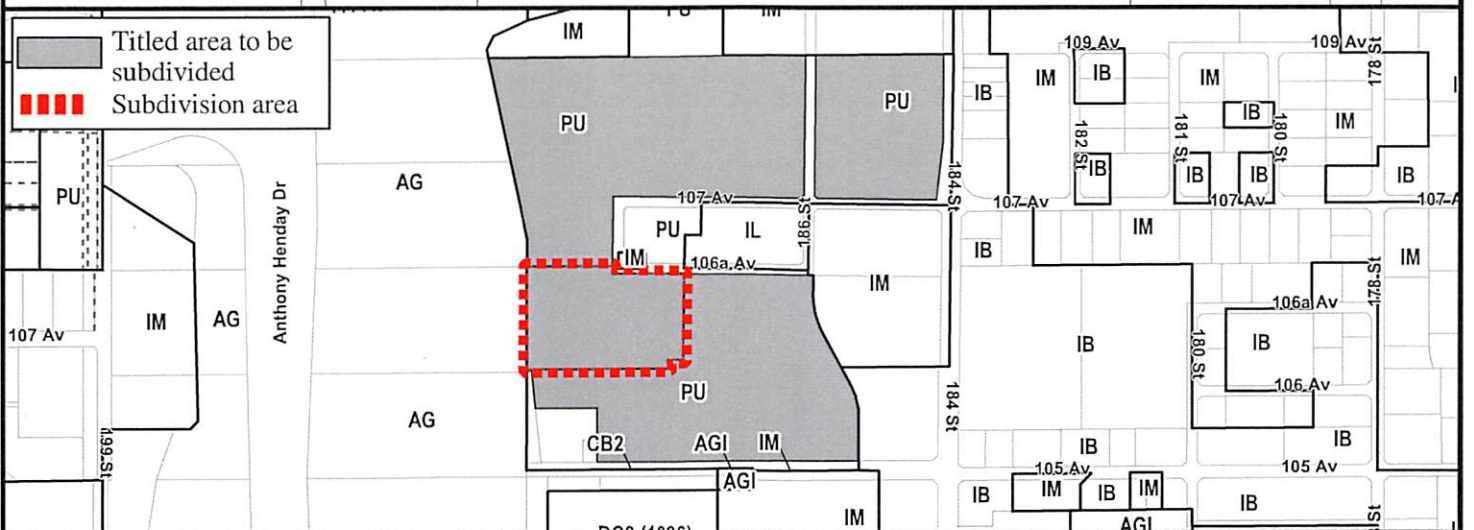
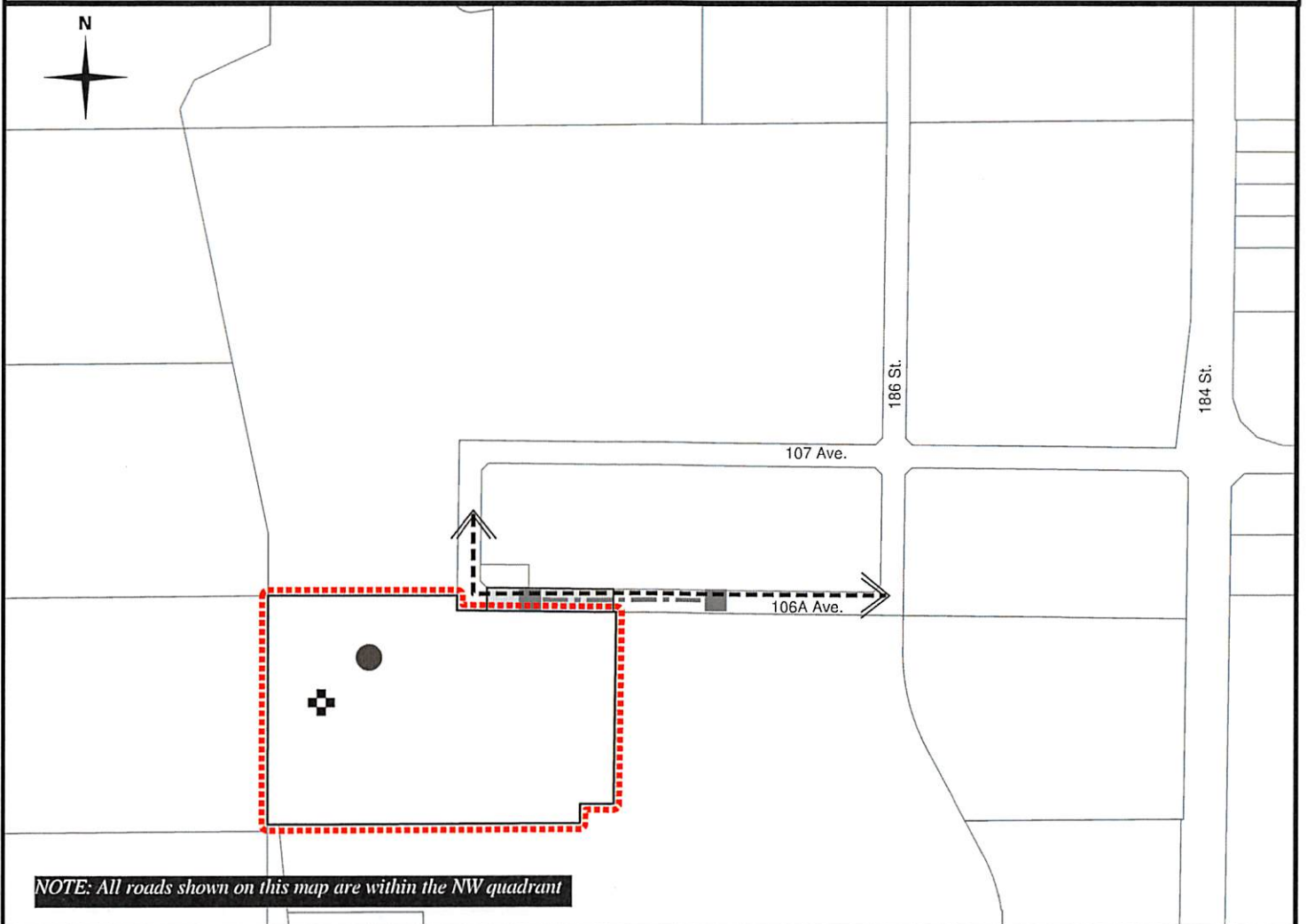


Blair McDowell
Subdivision Authority

BM/mb/Posse #361178552-001

Enclosure

-  Limit of proposed subdivision
-  Watermain extension
-  Storm sewer extension
-  Restrictive covenant re: Freeboard
-  Overland drainage easement
-  Remove encroaching objects





Subdivision Authority

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

June 3, 2021

File No. LDA21-0198

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 17, Block 8, Plan 5710 HW, located south of 97 Avenue NW and east of 142 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on June 3, 2021, 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 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 7 of the 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/kr/Posse #391655459-001

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 - 2021 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.

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 8.6 m south of the north property line of Lot 17 off of the lane. The existing storm service enters proposed Lot 17B off 142 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).

TENTATIVE PLAN

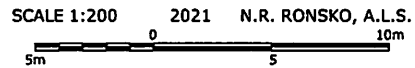
SHOWING SUBDIVISION OF

**LOT 17, BLK.8, PLAN 5710 H.W.
(C. OF T. 202 177 291)**

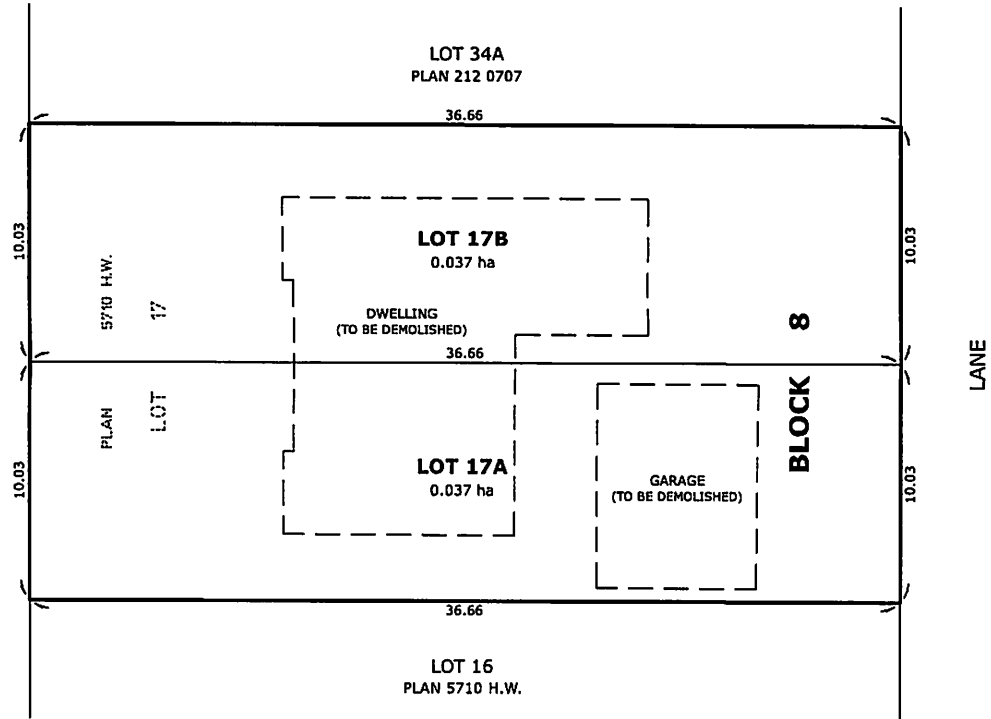
IN THE

N.W.1/4 SEC.36 TWP.52 RGE.25 W. 4M.

EDMONTON, ALBERTA



to 97th AVENUE
142nd STREET



NOTES:

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



HAGEN SURVEYS

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	MARCH 18, 2021	REVISED:	--
DRAWING	2150196T	FILE NO.	2150196



Subdivision Authority

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

June 3, 2021

File No. LDA21-0206

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

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 6, Plan 5508 MC, located south of Fairway Drive and west of 121 Street NW;
WESTBROOK ESTATES

The Subdivision by Plan is APPROVED on June 3, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling 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 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.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell
Subdivision Authority

BM/kr/Posse #392972514-001

Enclosures

Please be advised of the following:

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- 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 - 2021 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.
- There are existing accesses to Fairway Drive NW. The owner/applicant will be required to obtain a Permit to modify, relocate and/or remove the accesses, available from Development Services. Apply online at www.edmonton.ca/permits.
 - Upon redevelopment of the proposed west lot, the existing residential access to Fairway Drive NW may require modifications.
 - Upon redevelopment of the proposed east lot, the existing access may require relocation and/or may require modifications to meet current City of Edmonton standards.

Building / Site

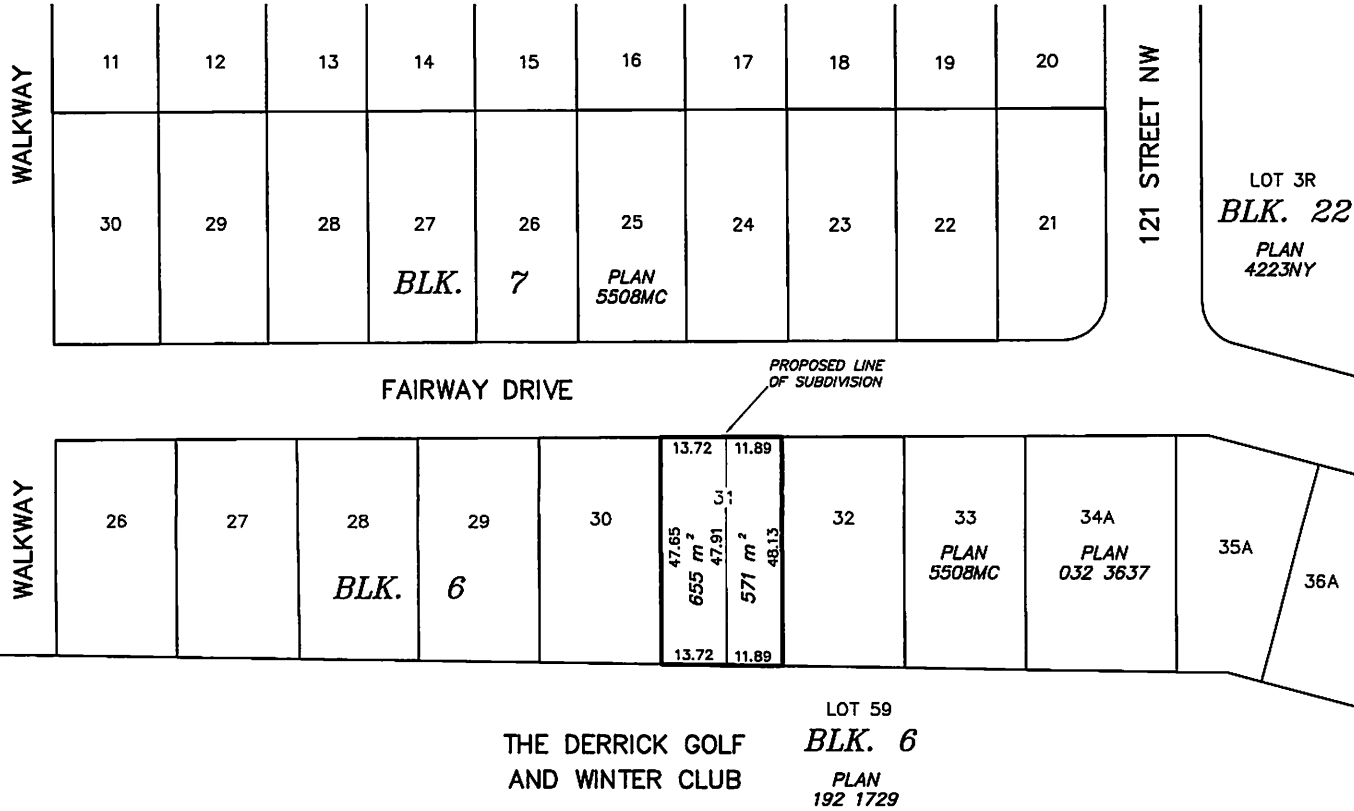
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- The existing services (water, sanitary, storm) enter the proposed subdivision approximately 12.50 m west of the east property line of Lot 31 off Fairway Drive NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater 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).



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



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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.
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Client

CANYON SPRING MASTER BUILDER


TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION

OF
 LOT 31, BLOCK 6, PLAN 5508MC
 WITHIN
 S.E. 1/4 SEC. 12, TWP. 52, RGE. 25, W.4 MER.

WESTBROOK ESTATES

SCALE 1 : 1000
 APRIL 2020

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.123 Hectares, including 1 residential lot.



Subdivision Authority

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

June 3, 2021

File No. LDA21-0248

Stantec Consulting Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5K 2L6

ATTENTION: Joel Corcoran

RE: Tentative plan of subdivision to create 1 additional other lot from a closed portion of roadway south of 26 Avenue SW and west of 119 Street SW; **HERITAGE VALLEY TOWN CENTRE**

I The Subdivision by Plan is APPROVED on June 3, 2021, subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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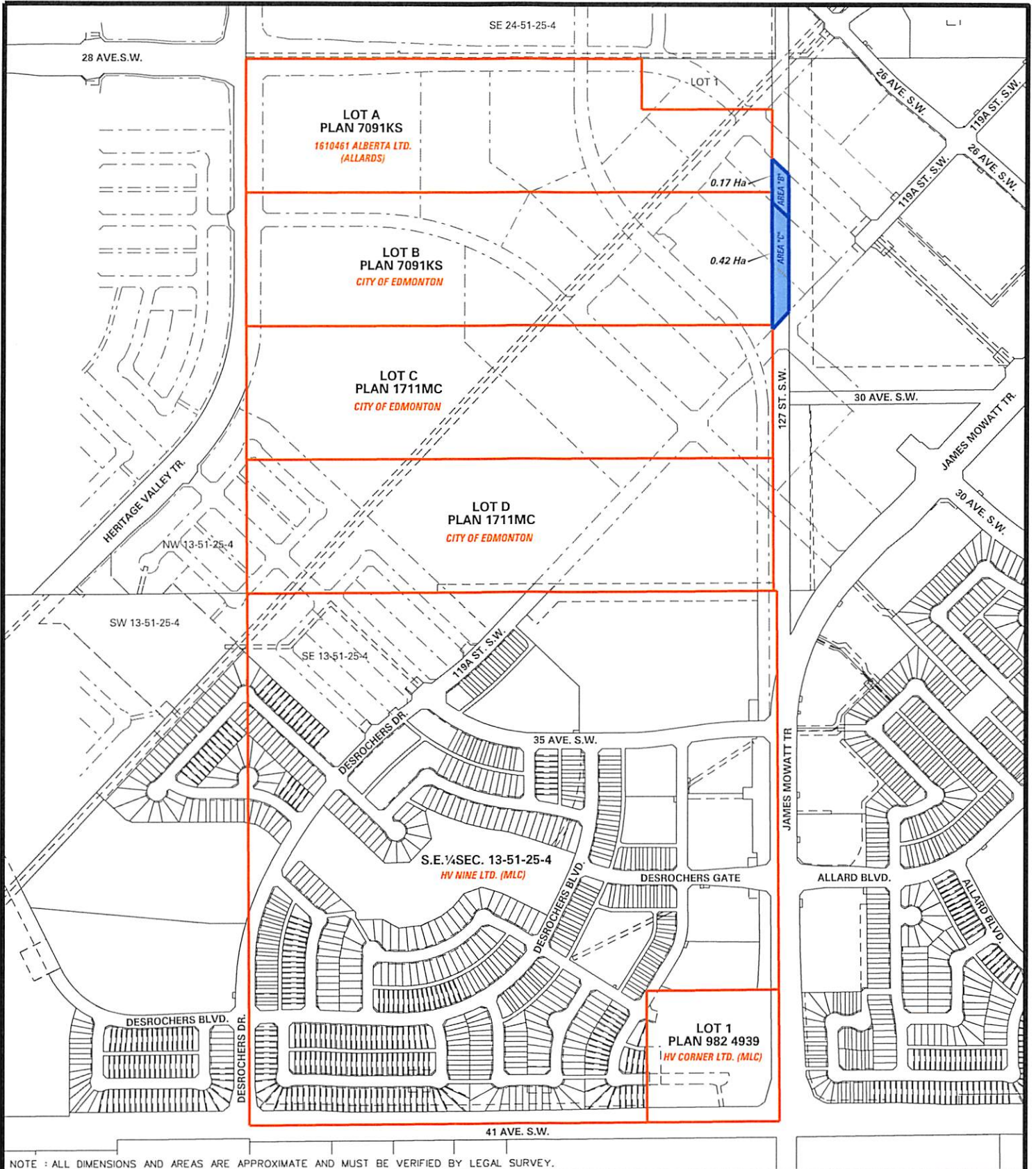
Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue horizontal line.

Blair McDowell
Subdivision Authority

BM/mb/Posse #396457052-001

Enclosure



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



REAL ESTATE
FINANCIAL AND
CORPORATE SERVICES

HERITAGE VALLEY TOWN CENTRE AREA

 127 STREET – DEVELOPER TO PURCHASE

