

Thursday, November 12, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 45

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 12, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 5, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA18-0365
285524110-001

Tentative plan of subdivision to create one (1) Multi Housing Lot, seven (7) other lots and three (3) Municipal Reserve lots, from Block OT, Plan NB, Block OT, Plan 5534KS and Block C, 3641CL located south of Avenue 96 NW and east of 105 Street NW; **ROSSDALE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA20-0259
371687354-001

Tentative plan of subdivision to create 100 single detached residential lots from the SW 21-51-25-W4M located south of Keeping Way SW and west of Knox Place SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA14-0456 160938026-001	REVISION of conditionally approved tentative plan of subdivision to create 134 single detached residential lots, and 14 semi-detached lots from the NW 2-51-24-W4M located east of 231 Street NW and south of Stony Plain Road NW; SECORD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0551 292670167-001	REVISION of conditionally approved tentative plan of subdivision to create 42 single detached residential lots from Lot 1, Block D, Plan 162 0360 and Block C, Plan 892 2649 located east of Rabbit Hill Road SW and north of Glenridding Ravine Road SW; GLENRIDDING RAVINE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA20-0304 374749522-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 13, Plan RN64, located south of 121 Avenue NW and west of 122 Street NW; PRINCE CHARLES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	



Subdivision Authority

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

November 12, 2020

File No. LDA18-0365

City of Edmonton
Real Estate Branch
10th Floor, 10111 104 Avenue NW
Edmonton, AB T5J 0J4

ATTENTION: Bwale Bwalya

RE: Tentative plan of subdivision to create one (1) Multi Housing Lot, seven (7) other lots and three (3) Municipal Reserve lots, from Block OT, Plan NB, Block OT, Plan 5534KS and Block C, 3641CL located south of Avenue 96 NW and east of 105 Street NW; **ROSSDALE**

I The Subdivision by Plan is APPROVED on November 12, 2020, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.314 ha, 0.446 ha and 0.772 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 0.798 ha by a Deferred Reserve Caveat registered against the lot west of 101 Street NW and north of 95 Avenue NW pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve (MR) in the amount of 0.377 ha by a Deferred Reserve Caveat registered against the lot adjacent to the river pursuant to Section 669 of the Municipal Government Act;
4. 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;
5. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed lots, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;

7. that the owner register an easement for access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
 8. that the owner register easements for emergency access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easements;
 9. that the owner register a public access easement as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
 10. that the owner register utility easements in favour of EPCOR Drainage Services Inc., to allow for the existing and proposed storm and sanitary sewer mains necessary to service the proposed subdivision, as identified in the Rossdale Subdivision Drainage Study;
 11. that the owner register easements for watermain extensions as shown on the "Conditions of Approval " map, Enclosure I;
 12. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of water service to the proposed MHL lot; and
 13. 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 (6) 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 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;
 2. 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
 3. that the owner constructs underground utilities including sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as identified in the Rossdale Subdivision Drainage Study.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

MR designation have been added to the lots that currently characterize or will be designated as parkland uses in the future. DRCs have been placed on lots that are required to be remediated before being able to be designated as Environmental or Municipal Reserve.

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








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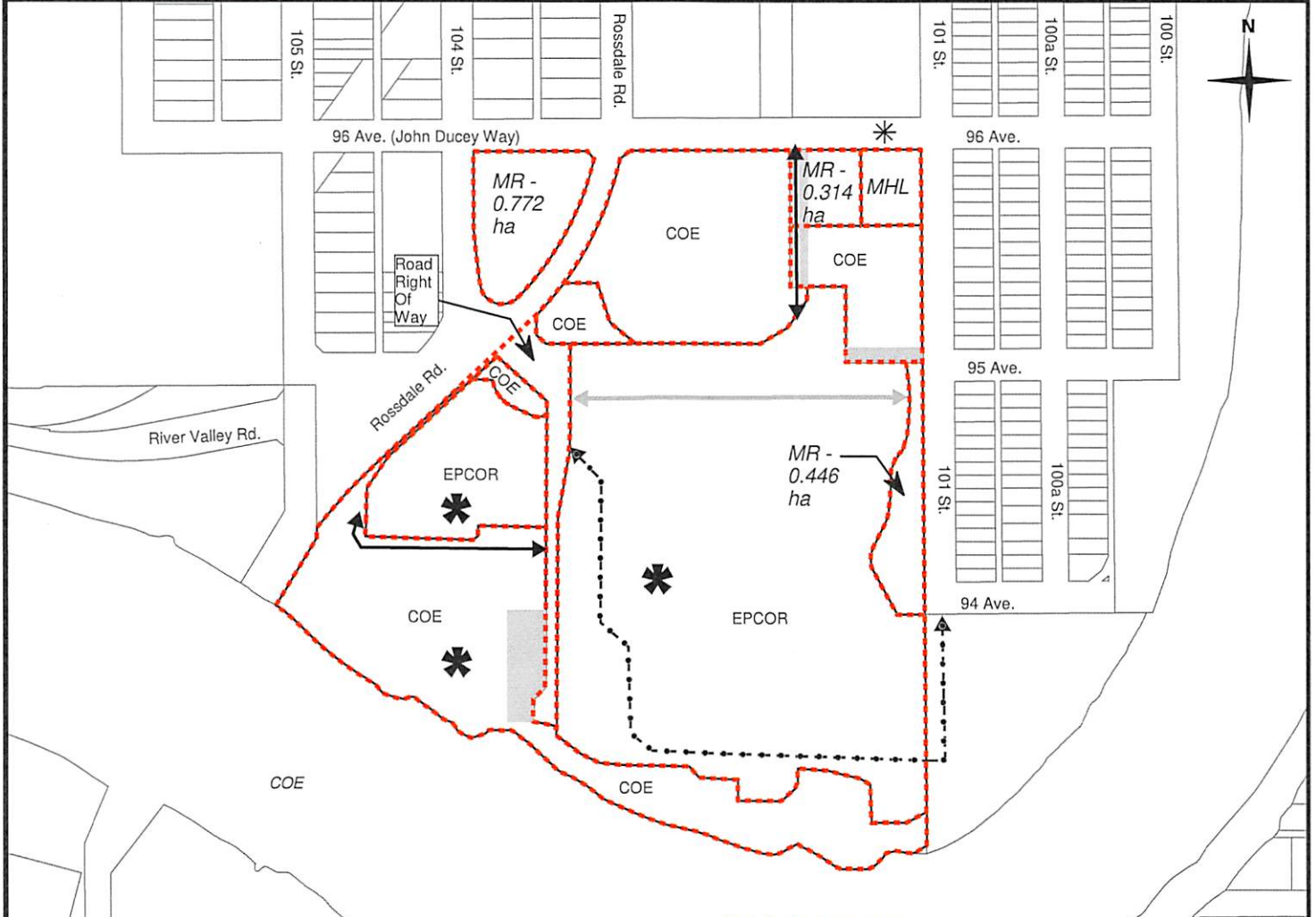
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

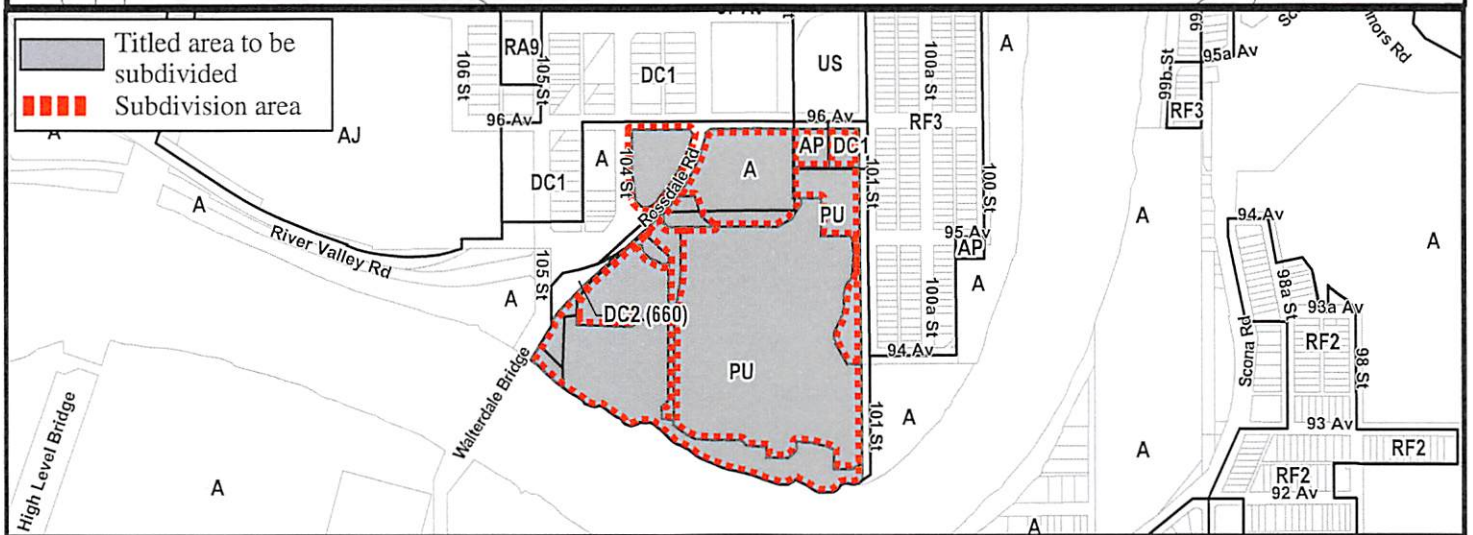
November 12, 2020

LDA18-0365

- | | | | |
|---|---|---|--------------------------------------|
|  | Limit of proposed subdivision |  | Access easement |
|  | Register easement for watermain |  | Emergency Access easement |
|  | Water connection and remove cross lot servicing |  | Public Access easement |
| | |  | Caveat: Deferred servicing agreement |



NOTE: All roads shown on this map are within the NW quadrant





Subdivision Authority

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

November 12, 2020

File No. LDA14-0456

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

ATTENTION: Mike Vivian

RE: REVISION of conditionally approved tentative plan of subdivision to create 134 single detached residential lots, and 14 semi-detached lots from the NW 2-51-24-W4M located east of 231 Street NW and south of Stony Plain Road NW; **SECORD**

This is the fourth change request for this file. Phases 1 to 4 have been registered. This application has been revised by adding one additional single detached residential lot and changing regular lots to zero lot line lots.

I The Subdivision by Plan is APPROVED on November 12, 2020, 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;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Stony Plain Road NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services, against the lots, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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:

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;
7. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 2.1 m berm centered on property line and 2.4 m noise attenuation fence contained wholly within private property, for all lots backing onto or flanking Stony Plain Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) was addressed through Phase 1 of LDA14-0456.

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/jv/Posse #160938026-001

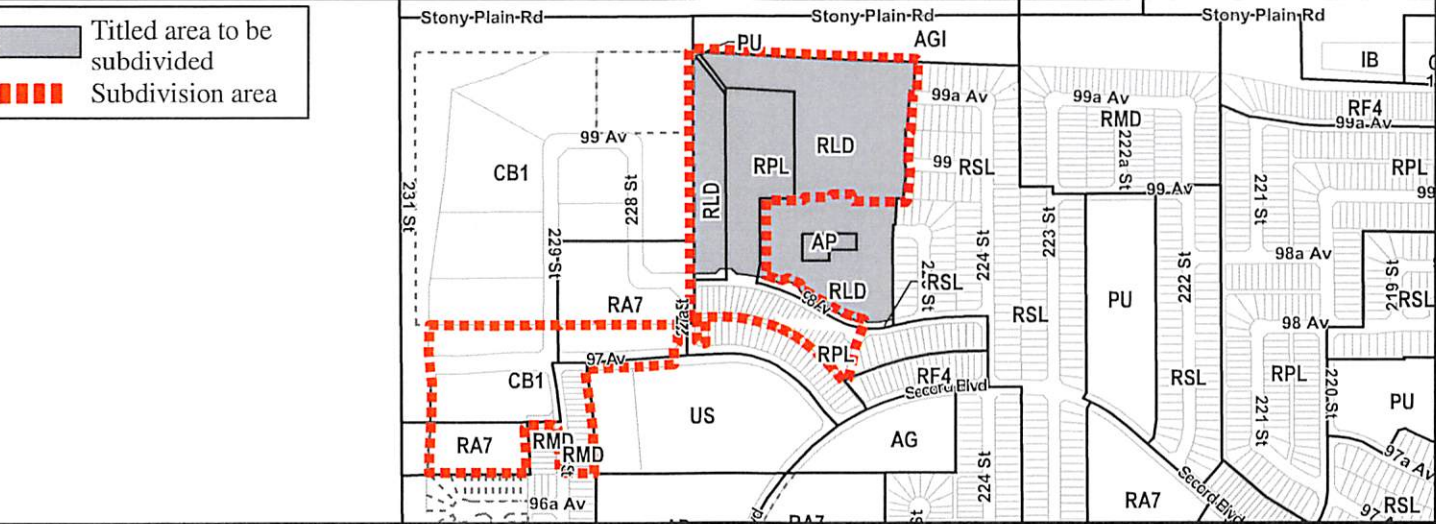
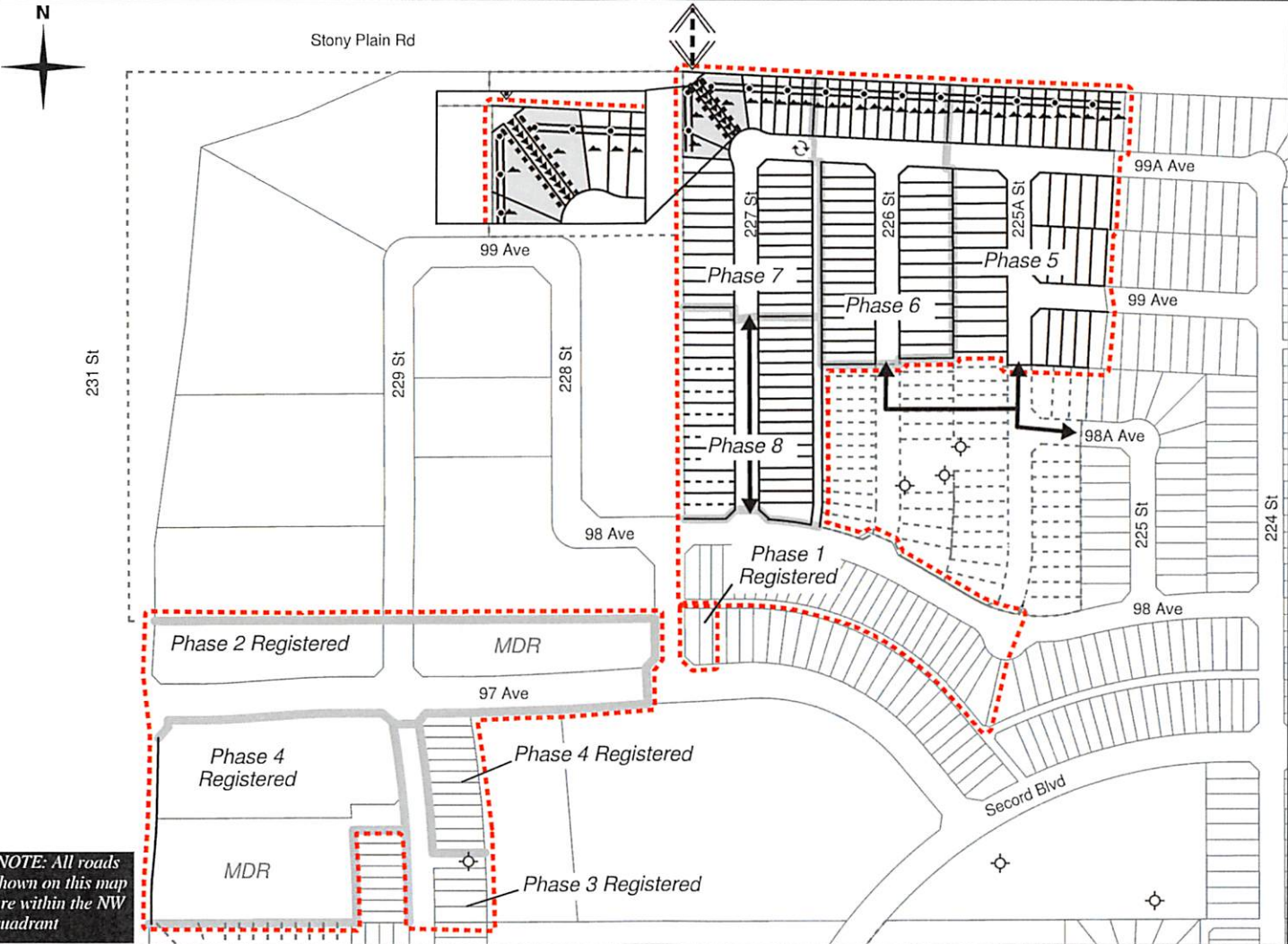
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 12, 2020

LDA14-0456

- | | | | |
|--|--|--|---|
|  | Limit of proposed subdivision |  | Temporary 6 m roadway |
|  | Phasing line |  | Restrictive covenant re: Berm and Fence |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Watermain extension |
|  | Berm and noise attenuation fence |  | Abandoned well site |
|  | Temporary 12 m radius turnaround |  | Restrictive Covenant re: Disturbed soil |
|  | 1.8 m concrete sidewalk | | |





Subdivision Authority

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

November 12, 2020

File No. LDA18-0551

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

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 42 single detached residential lots from Lot 1, Block D, Plan 162 0360 and Block C, Plan 892 2649 located east of Rabbit Hill Road SW and north of Glenridding Ravine Road SW; **GLENRIDDING RAVINE**

The application has revised the original approval from February 28, 2019 by expanding the subdivision boundary and adding 6 lots to Phase 2. Phase 1, which is endorsed but not registered, remains the same.

I The Subdivision by Plan is APPROVED on November 12, 2020, 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;
3. that the owner be required to withhold a lot from registration until the prior to or current registration of LDA18-0635, as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA20-0264 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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:

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;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner constructs a 1.5 m concrete sidewalk with lighting and bollards within the walkway, with a connection to the Rabbit Hill Road SW pedestrian crossing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a noise attenuation fence contained wholly within private property for all lots backing onto Rabbit Hill Road SW, as per the City of Edmonton Roadway Design Standards Drawing #5205, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road rights of way and the walkway, to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 1, Block D, Plan 162 0360 was addressed during the endorsement of LDA15-0522, when a Deferred Reserve Caveat (DRC) was registered on title. The existing DRC (172 310 351) will be transferred in its entirety to Block D, Plan 892 2649. The allocated amount shall be provided as money in place of MR, with that parcel's next subdivision.

MR for Block C, Plan 892 2649 was addressed by money in place, dedication and DRC with LDA18-0635. The DRC will 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










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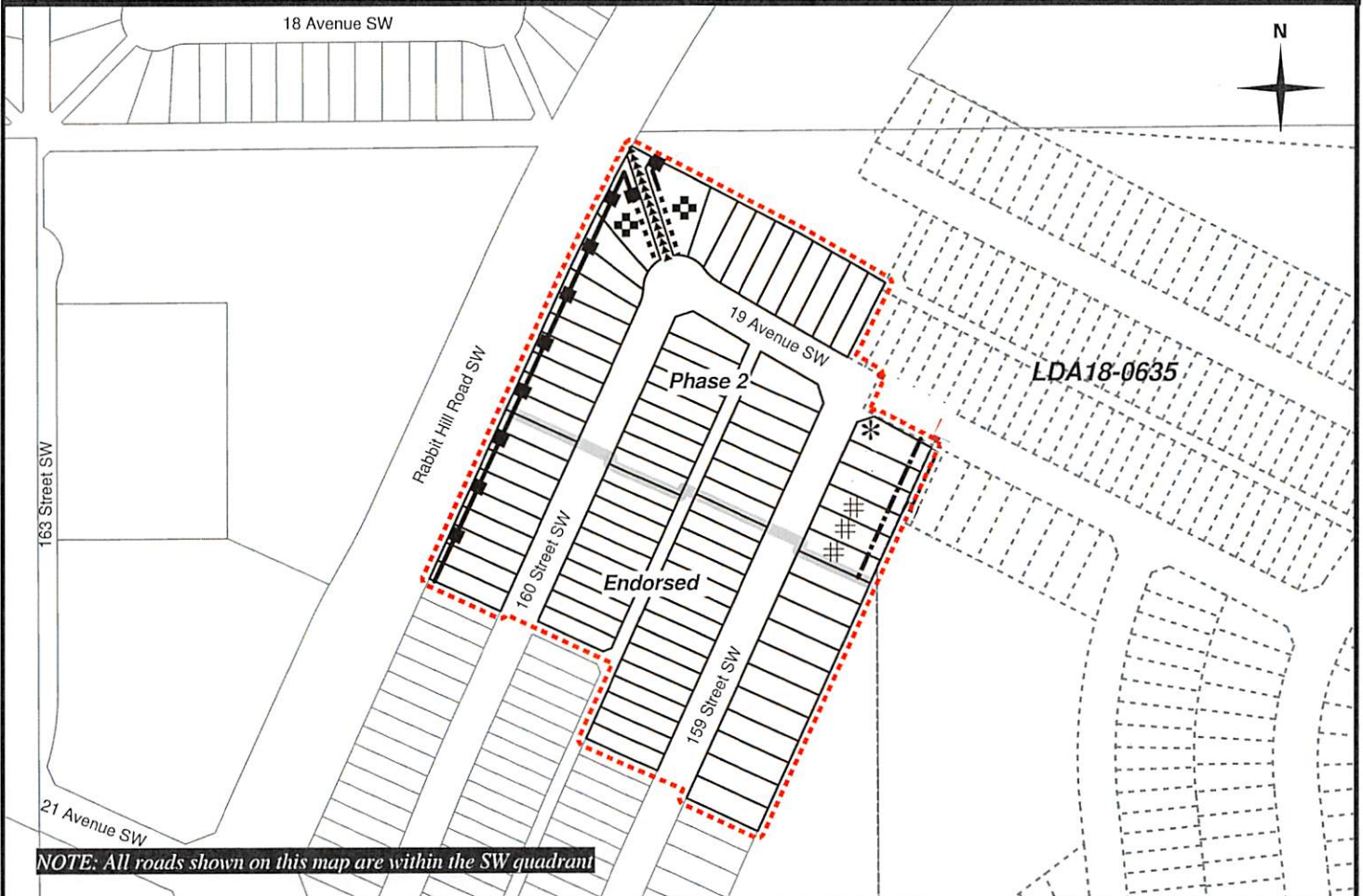
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

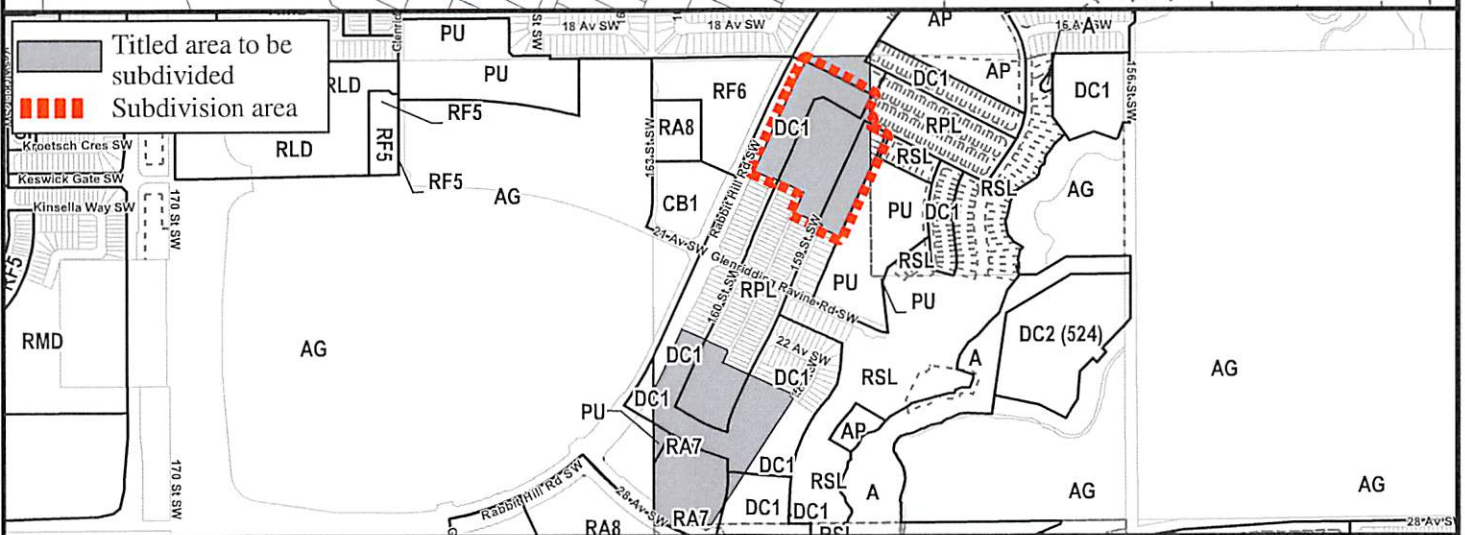
November 12, 2020

LDA 18-0551

-  Limit of proposed subdivision
-  Phasing line
-  1.5 m concrete sidewalk
-  Noise attenuation fence
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  Restrictive covenant re: Freeboard
-  Restrictive covenant re: Disturbed Soil
-  Withhold lot



NOTE: All roads shown on this map are within the SW quadrant





Subdivision Authority

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

November 12, 2020

File No. LDA20-0304

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 11, Block 13, Plan RN64, located south of 121 Avenue NW and west of 122 Street NW; **PRINCE CHARLES**

The Subdivision by Plan is **APPROVED** on November 12, 2020, 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 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', is written over a light blue circular stamp.

Blair McDowell
Subdivision Authority

BM/tn/Posse #374749522-001

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 (\$686.00 - 2020 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 122 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 7.92 m south of the south property line of 121 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.
- 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

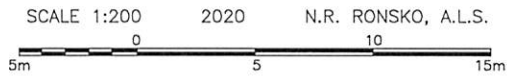
LOT 11, BLOCK 13, PLAN RN64

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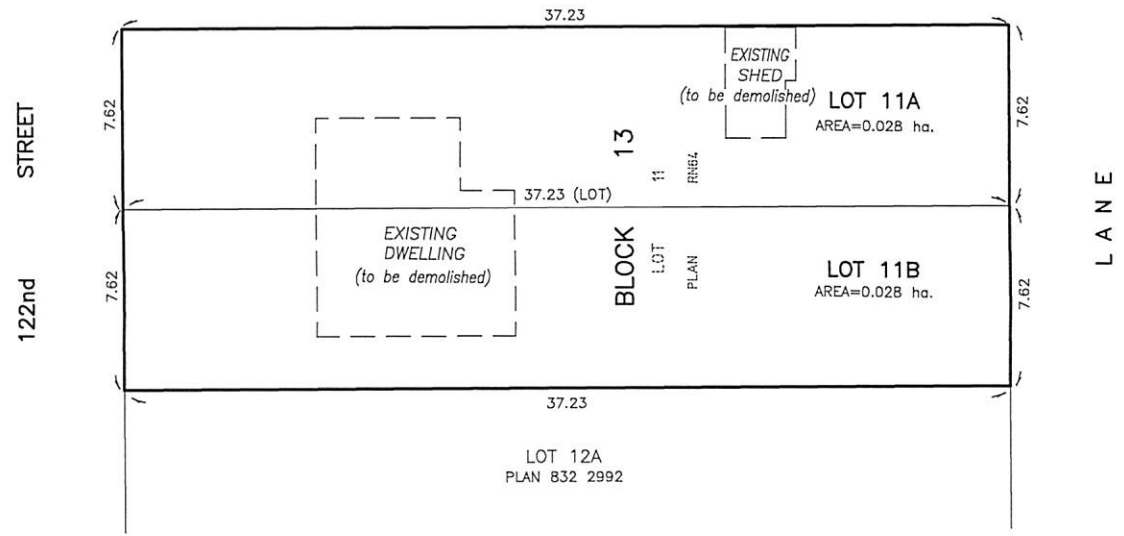
S.W.1/4 SEC.18-53-24-4

EDMONTON ALBERTA

121st AVENUE



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



HAGEN SURVEYS (1982) LTD.

8929-20 STREET NW, EDMONTON. Ph: (780) 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: OCTOBER 02, 2020
REVISED: -

FILE NO. 20S0557

DWG.NO. 20S0557T