**SUBDIVISION AUTHORITY MINUTES**

**MEETING NO. 28**

**PRESENT**  
Blair McDowell, Chief Subdivision Officer

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<tbody>
<tr>
<td>1.</td>
<td>ADOPTION OF AGENDA</td>
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<td>Blair McDowell</td>
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That the Subdivision Authority Agenda for the July 18, 2019 meeting be adopted.

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<th>FOR THE MOTION</th>
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| 2. | ADOPTION OF MINUTES |
| MOVED | Blair McDowell  |

That the Subdivision Authority Minutes for the July 11, 2019 meeting be adopted.

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| 3. | OLD BUSINESS |
| 4. | NEW BUSINESS |

| 1. | LDA19-0187 311470346-001 |

Tentative plan of subdivision to create one (1) multiple family residential (MFL) lot from the south half of the SW 5-52-23-W4M, located north of Anthony Henday Drive and east of 17 Street NW; **ASTER**

| MOVED | Blair McDowell  |

That the application for subdivision be Tabled.

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| 2. | LDA19-0031 302384880-001 |

Tentative plan of subdivision to create one (1) Public Utility Lot from Lot 1, Block 2, Plan 152 5329, located north of Stony Plain Road NW and west of 186 Street NW; **SUNWAPTA INDUSTRIAL**

| MOVED | Blair McDowell  |

That the application for subdivision be Tabled.

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| 3. | LDA19-0172 311181051-001 |

Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 30, Block 14, Plan 1389 HW, located south of 80 Avenue NW and east of 87 Street NW; **KING EDWARD PARK**

| MOVED | Blair McDowell  |


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<td>4.</td>
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<tr>
<td>LDA19-0210</td>
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<tr>
<td>312330202-001</td>
<td>Tentative plan of subdivision to create one (1) Urban Services Lot from Lot A, Block 13, Plan 2503 HW, located west of 111 Street NW and south of 68 Avenue NW; PARKALLEN</td>
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<tr>
<td>LDA19-0244</td>
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<tr>
<td>312204069-001</td>
<td>Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 28, Plan 2485 NY located south of Buena Vista Road NW and west of Valleyview Crescent NW; LAURIER HEIGHTS</td>
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<tr>
<td>LDA19-0245</td>
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<tr>
<td>314691996-001</td>
<td>Tentative plan of subdivision to create one (1) Urban Services Lot from Lot 19SR, Block 8, Plan 852 0675, located west of 106 Street NW and north of 31 Avenue NW; STEINHAUER</td>
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<tr>
<td>LDA19-0267</td>
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<tr>
<td>322796731-001</td>
<td>Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 2, Plan 1275 HW, located north of 74 Avenue NW and east of 118 Street NW; BELGRAVIA</td>
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5. **ADJOURNMENT**

The meeting adjourned at 10:05 a.m.
July 18, 2019

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 30, Block 14, Plan 1389 HW, located south of 80 Avenue NW and east of 87 Street NW; KING EDWARD PARK

The Subdivision by Plan is APPROVED on July 18, 2019, subject to the following conditions:

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

2. 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 lots; 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 #311181051-001

Enclosures

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act
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 87 Street NW and 80 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton’s website (Trees and Construction).

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

**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).
July 18, 2019

City of Edmonton
10th Floor, Edmonton Tower
10111 104 Avenue
Edmonton, AB T5J 0J4

ATTENTION: Bwale Bwalya

RE: Tentative plan of subdivision to create one (1) Urban Services Lot from Lot A, Block 13, Plan 2503 HW, located west of 111 Street NW and south of 68 Avenue NW; PARKALLEN

I  The Subdivision by Plan is APPROVED on July 18, 2019, 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, rights-of-way 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 register an easement against Lot B, Block 13, Plan 2503HW for the underground drainage infrastructure, as shown on the "Conditions of Approval" map, Enclosure I; and

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

II  That the Servicing Agreement required in Clause I (1) 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 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;

4. 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;

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act
5. that the owner constructs the dry pond, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination;

6. that the owner construct the offsite storm sewer to connect the proposed subdivision to the existing system, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

7. that the owner is responsible for the landscape design and construction within the Urban Services Lot to the satisfaction of City Departments and affected utility agencies.

Enclosure I 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 Craig Walker at craig.walker@edmonton.ca or 780-442-4852.

Regards,

Blair McDowell
Subdivision Authority

BM/cw/Posse #312330202-001

Enclosure
SUBDIVISION CONDITIONS OF APPROVAL MAP

Limit of proposed subdivision

Storm sewer extension

Register easement

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

Titled area to be subdivided
Subdivision area
July 18, 2019

Paul Hastings
300 - 10924 107 Avenue NW
Edmonton, AB T5H 0X5

ATTENTION: Paul Hastings

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 28, Plan 2485 NY located south of Buena Vista Road NW and west of Valleyview Crescent NW; LAURIER HEIGHTS

The Subdivision by Plan is APPROVED on July 18, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #312204069-001

Enclosure(s)

Established under City of Edmonton Bylaw 16520 pursuant to Section 623 of the Municipal Government Act
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 is an existing access to Buena Vista Road NW. Upon redevelopment of proposed Lots A and B, the existing residential access to Buena Vista Road 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 storm) enter the proposed subdivision approximately 21.0 m east of the west property line of Lot 13 off Buena Vista Road NW. The existing sanitary service enters the proposed subdivision approximately 24.0 m east of the west property line of Lot 13 off an easement south of Buena Vista Road 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).
July 11, 2019

City of Edmonton
10th Floor, Edmonton Tower
10111 104 Avenue
Edmonton, AB  TSJ 0J4

ATTENTION: Bwale Bwalya

RE: Tentative plan of subdivision to create one (1) Urban Services Lot from Lot 19SR, Block 8, Plan 852 0675, located west of 106 Street NW and north of 31 Avenue NW; STEINHAUER

I The Subdivision by Plan is APPROVED on July 11, 2019, 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 register an easement against Lot 20MR, Block 8, Plan 852 0675 for the underground drainage infrastructure, as shown on the "Conditions of Approval" map, Enclosure I; and

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

II That the Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

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 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;

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act
4. 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;

5. that the owner constructs the dry pond, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination;

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7. that the owner is responsible for the landscape design and construction within the Urban Services Lot to the satisfaction of City Departments and affected utility agencies.

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 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,

[Signature]

Blair McDowell
Subdivision Authority

BM/jv/Posse #314691996-001

Enclosure(s)
ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 11, 2019

Limit of proposed subdivision
Storm sewer extension
Register easement

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

Titled area to be subdivided
Subdivision area
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 13, Block 2, Plan 1275 HW, located north of 74 Avenue NW and east of 118 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on July 18, 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;

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 advisement throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

[Signature]
Blair McDowell
Subdivision Authority

BM/tv/Posse #322796731-001

Enclosures

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act
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 (i.e., 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**
- 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 3.4 m east of the west property line of Lot 13 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing and fire flows 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).