

Thursday, August 01, 2024
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 31

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the August 01, 2024 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 25, 2024 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0175 506815608-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), from Lot 60, Block 42, Plan 832 1754 and to consolidate the remainder of Lot 60 with the adjacent Lot 61MR, Block 42, Plan 832 1754, located south of 72 Avenue NW and west of 184 Street NW; LYMBURN
5.	OTHER BUSINESS	



Subdivision Authority

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

August 1, 2024

File No. LDA24-0175

Land Development Section, Real Estate Branch
10th floor, 10111 104 Avenue NW
Edmonton, AB T5J 0J4

ATTENTION: Sean Conway

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), from Lot 60, Block 42, Plan 832 1754 and to consolidate the remainder of Lot 60 with the adjacent Lot 61MR, Block 42, Plan 832 1754, located south of 72 Avenue NW and west of 184 Street NW; **LYMBURN**

I The Subdivision by Plan is APPROVED on August 1, 2024, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed lot, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that LDA24-0148 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. 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 (1) requires that upon 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 complete, 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 applicable to this subdivision;

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. 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;
5. 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;
6. that the owner construct appropriate traffic calming measures at the intersection of 72 Avenue NW and 184 street NW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
7. that if deemed necessary through the review of engineering drawings the owner shall modify the existing bus stop pad located on the west side of 184 Street NW and south of 73 Avenue NW, to the satisfaction of Subdivision and Development Coordination in consultation and in collaboration with Transit Planning, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner construct all fences wholly on privately-owned land, 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.

Municipal Reserve (MR) for Lot 60, Block 42, Plan 832 1754 was previously addressed with Subdivision File Nos. 81-X-062-S and 82-X-104-S, in association with Legal Agreement R121 (1979), Development Agreement DS-19B, and Deferred Reserve Caveat (DRC) 862 138 365. As per the R121 Termination Agreement (1988), all Municipal Reserve and all over-dedication obligations have been addressed, and the DRC can be discharged.

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 with 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,

Kristen Rutherford
Acting Subdivision Authority

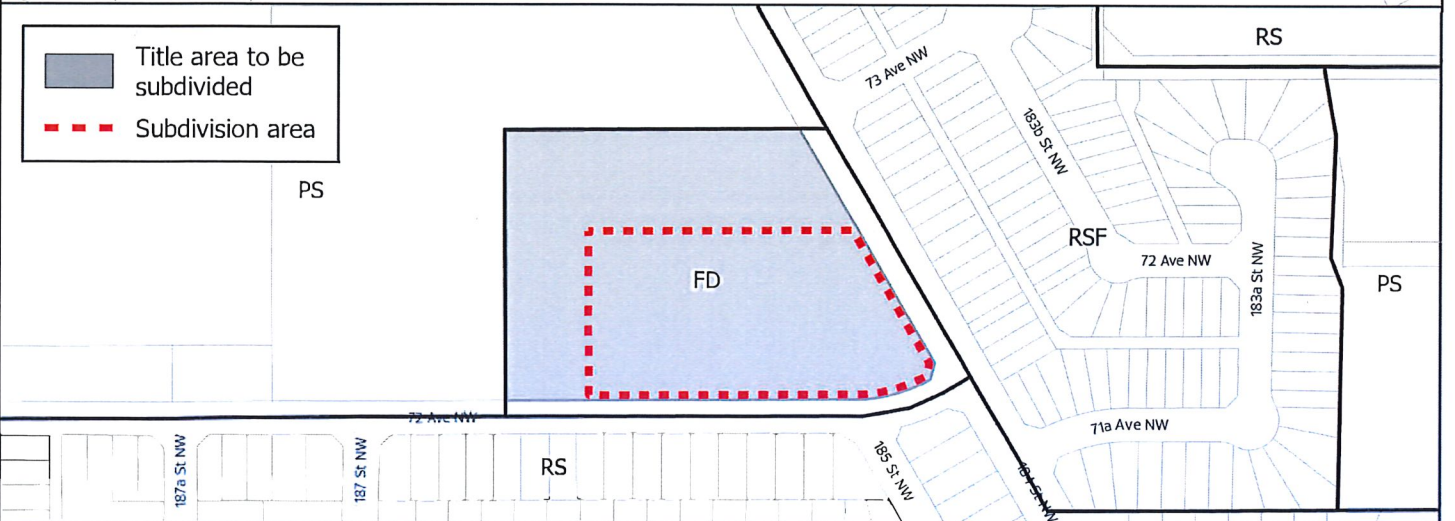
KR/mb/Posse #506815608-001

Enclosure

- ■ ■ Limit of Proposed Subdivision
- 1.8m Uniform Fence
- * Traffic Calming Measures
- 🚌 Upgraded Bus Stop



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



Thursday, July 25, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 30

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the July 25, 2024 meeting be adopted as amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the July 18, 2024 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA24-0189
506879160-001 Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), from Lot 69, Block 56, Plan 212 2664 located east of Warwick Road NW and south of Dunluce Road NW; **DUNLUCE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA24-0214
506867422-001 Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lot A, Block 1, Plan 212 2223, located north of Maskekosihk Trail and east of 199 Street NW; **THE UPLANDS**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3. LDA24-0231
504948802-001 Tentative plan of subdivision to create one (1) Municipal Reserve lot, one (1) Future Municipal Reserve lot, one (1) Public Utility lot and to dedicate a portion of roadway, from the NE-14-51-24-4 and the NW-14-51-24-4 (2805 66

		Street SW) located east of 66 street SW and south of 29 Avenue SW; WALKER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0165 507194662-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 3A, Block 1, Plan 6226 MC, located south of 54 Avenue NW and east of 109 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA24-0179 508531909-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 35, Block 44, Plan 2015 MC, located south of 61 Avenue NW and west of 105B Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA24-0216 514040112-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 16, Block 2, Plan 5397 MC, located north of 49 Avenue NW and east of 112 Street NW; MALMO PLAINS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA24-0221 514595728-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 7, Plan 2609 HW, located south of 65 Avenue NW and east of 112a Street NW; PARKALLEN
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.	