

Thursday, September 8, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 36

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the September 8, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the September 1, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA19-0150
309987347-001

Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lot 4, Block 1, Plan 6215 V, located south of 157 Avenue NW and east of 97 Street NW; **EAUX CLAIRES**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA22-0357
432527276-001

Tentative plan of subdivision to create seven (7) commercial lots from Lot 1, Block 1, Plan 092 5647 located north of 137 Avenue NW and west of Mark Messier Trail NW; **MISTATIM INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

3.

LDA22-0315
436184055-001

Tentative plan of subdivision to create 29 strata lots from Lot 31A, Block 114, Plan 192 1275, located south of 88 Avenue NW and west of 101 Street NW; **STRATHCONA**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA22-0376 441995263-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 5B, Plan 6146HW, located north of 96 Avenue NW and east of 159 Street NW; GLENWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA22-0393 442983625-001	Tentative plan of subdivision to create separate titles for Lots 17 and 18, Block 14, Plan 823 AI, located south of 120 Avenue NW and east of 64 Street NW; MONTROSE	
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

September 8, 2022

File No. LDA19-0150

Aplin & Martin Consultants Ltd.
606 - 10117 Jasper Avenue NW
Edmonton, AB T5J 1W8

ATTENTION: Jason West

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lot 4, Block 1, Plan 6215 V, located south of 157 Avenue NW and east of 97 Street NW; **EAUX CLAIRES**

I The Subdivision by Plan is APPROVED on September 8, 2022, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$139,759.76 representing 0.202 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner enter into Deferred Servicing Agreement for the proposed lot with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner enter into Deferred Servicing Agreement for the remnant lot with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that concurrent with registration of the plan of survey, the City of Edmonton shall register against proposed Lot 16 and the remainder of Lot 4, Block 1, Plan 6215 V, a claim of interest by caveat for each of the Deferred Servicing Agreements pursuant to Section 655 of the Municipal Government Act;
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; and
7. that the owner dedicate the future 95 Street NW to an approved Complete Streets collector roadway standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner dedicate road right-of-way on 157 Avenue NW to accommodate the construction of a future sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
10. 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 (2) shall contain, among other things, the following condition:

1. that the owner pay the Drainage Assessments for proposed Lot 16.

III That the Deferred Servicing Agreement required in Clause I (3) require 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 prior to endorsement of the plan of survey;
3. that the owner submit 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 submit 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 construct an offsite watermain extensions with temporary road and hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II; and
6. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

IV That the Deferred Servicing Agreement required in Clause I (4) require 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 prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments on the remainder of Lot 4, Block 1, Plan 6215 V;
4. that the owner submit 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 submit 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 an offsite watermain extensions with temporary road and hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II; and
7. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 4, Block 1, Plan 6215 V in the amount of 0.202 ha is being provided by money in place of reserves with this subdivision. The money in place amount may change, upon the final plan of survey.

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,



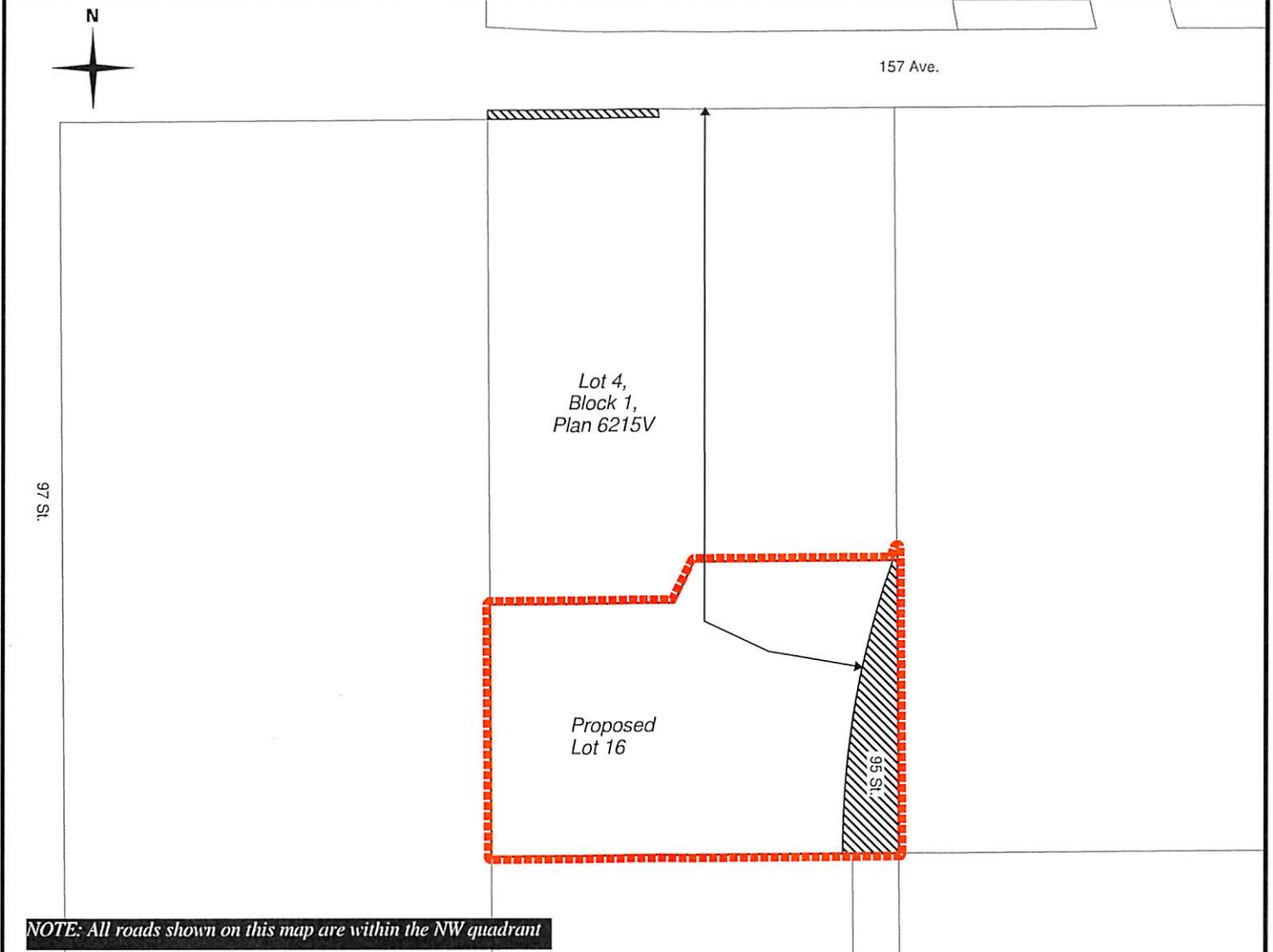
Blair McDowell
Subdivision Authority

BM/kr/Posse #309987347-001

Enclosures

- Limit of proposed subdivision
- Dedicate as road right of way

Emergency access easement



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





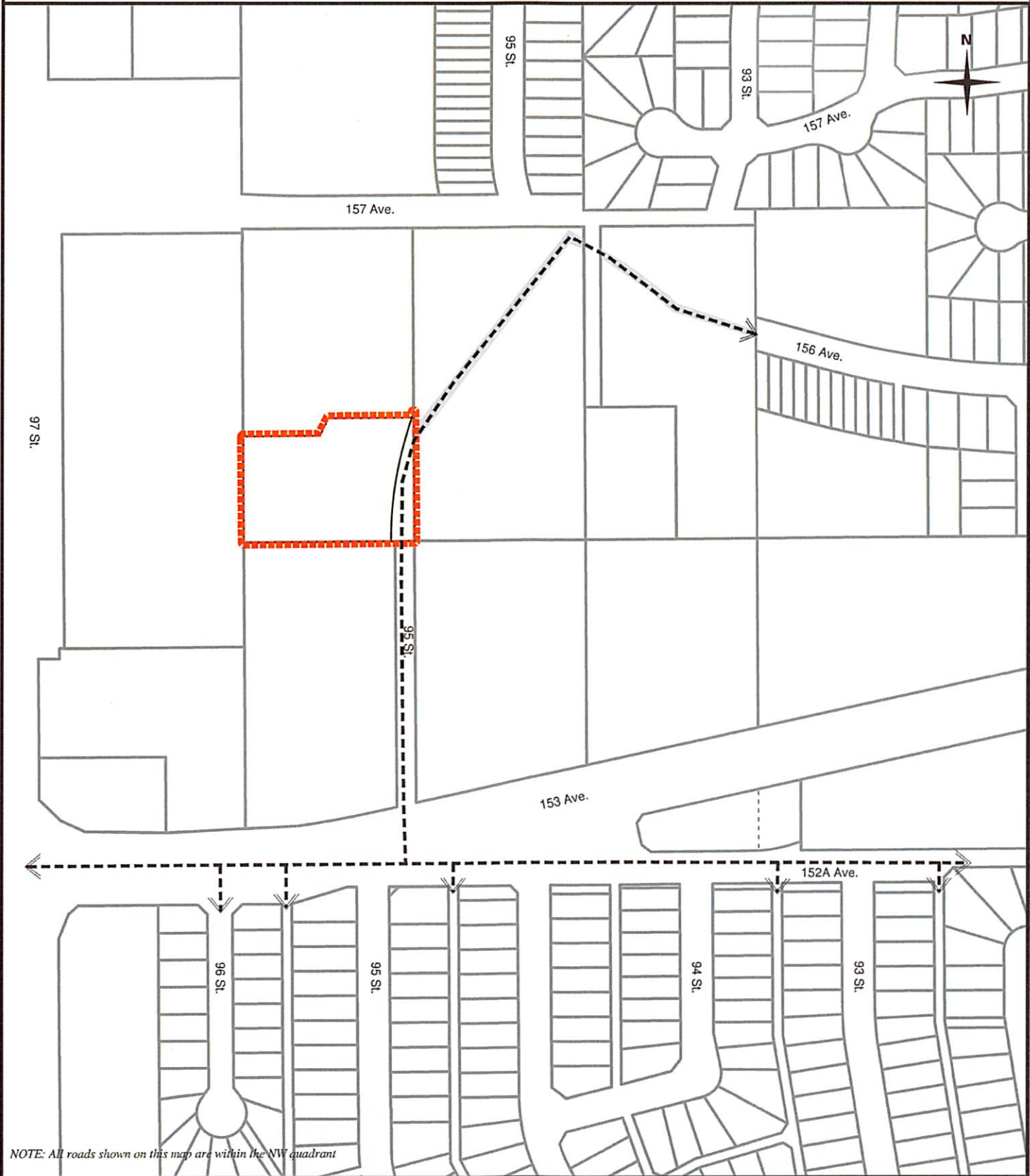
Limit of proposed subdivision



Watermain extension



Register easement



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

September 8, 2022

File No. LDA22-0315

Pals Geomatics Corp.
10704 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create 29 strata lots from Lot 31A, Block 114, Plan 192 1275, located south of 88 Avenue NW and west of 101 Street NW; **STRATHCONA**

I The Subdivision by Plan is APPROVED on September 8, 2022, subject to the following conditions:

1. that the owner provides an Easements, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer, and power;
2. that the owner register a Public Access Easement on all affected parcels for the purpose of providing legal and physical access to the alley from the existing underground parkade, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton, Law Branch, will prepare the easement document. The easement must stipulate that neither owner can discharge the easement without the express written consent of the City of Edmonton. The owner must contact Matthew Bennett (matthew.bennett2@edmonton.ca) to obtain the draft easement document; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosures I-IV are maps 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 subdivisions@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell
Subdivision Authority

BM/jv/Posse #436184055-001

Enclosure(s)

→ Register easement

88 AVENUE

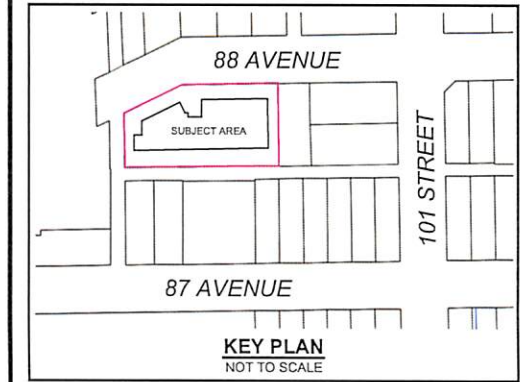


URBAN GREEN COHOUSING COOPERATIVE

SHEET 1 OF 8 SHEETS

NOTES:

- ALL DISTANCES AND ELEVATIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM A.S.C.M. XXXXX (ELEV. = XXXXX)
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS,



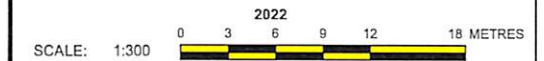
REV. NO.	DATE	ITEM	BY
4	AUG. 16, 2022	REVIS UNIT BOUNDARIES TO INCLUDE TOP & BOTTOM LANE. REVERSE CROSS SECTION W/ UPDATE ELEVATIONS	JH
3	JUNE 16, 2022	REVISE UNIT BOUNDARIES TO INCLUDE REMNANT LOT	JH
2	JUNE 6, 2022	REMOVE OFFICE AS A LOT	JH
1	JUNE 2, 2022	ADD IN OFFICE AS A LOT AND REVISE LOT NUMBERS	JH
0	MAY 19, 2022	ORIGINAL PLAN COMPLETED	JH

REVISIONS

STRATHCONA
TENTATIVE PLAN SHOWING
STRATA SPACE SUBDIVISION

OF ALL OF
LOT 31A, BLOCK 114, PLAN 192 1275
WITHIN THE
N.E. 1/4 SEC. 29 - TWP. 52 - RGE. 24 - W. 4th MER.

EDMONTON - ALBERTA



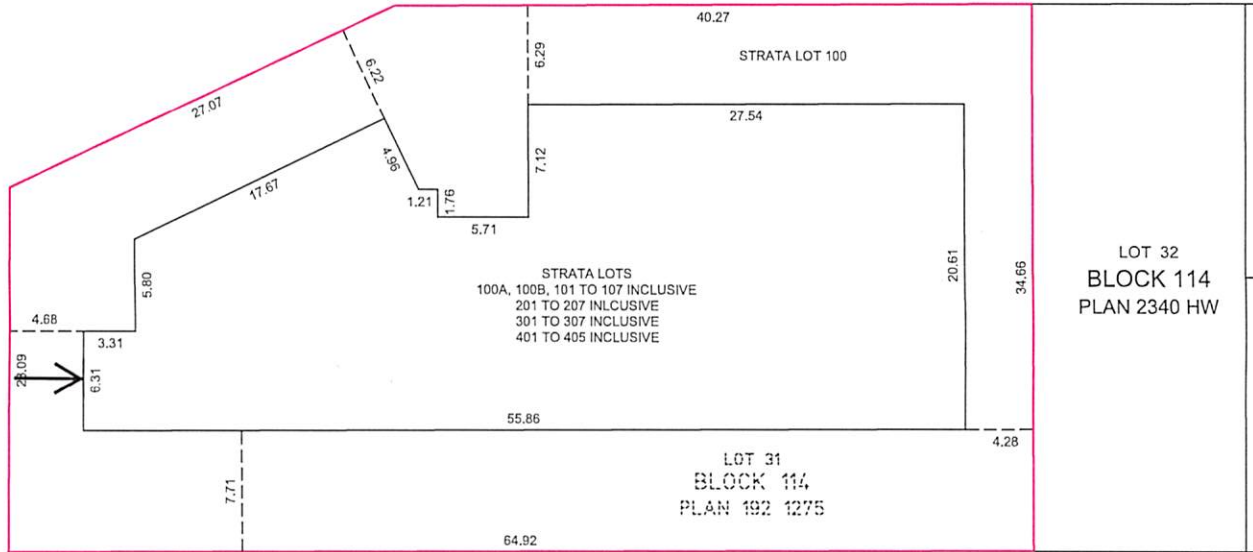
Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

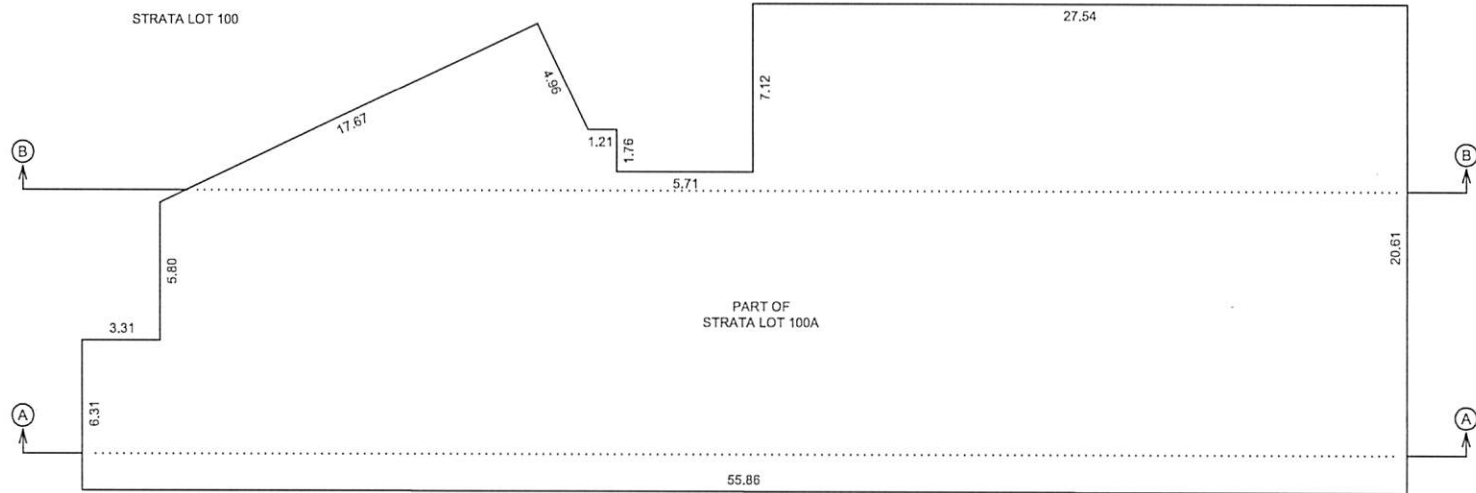
FILE NO. 12200144T DRAFTED BY: JH CHECKED BY: MK

R/W PLAN 812 2386

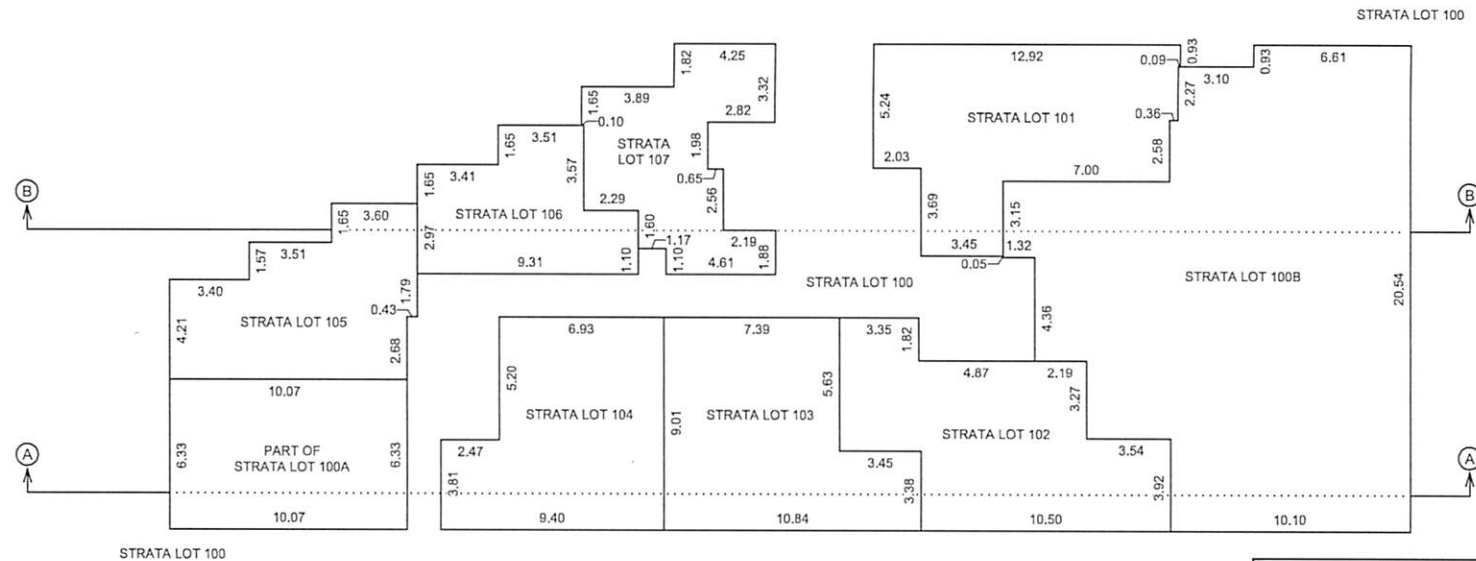
LANE

LANE





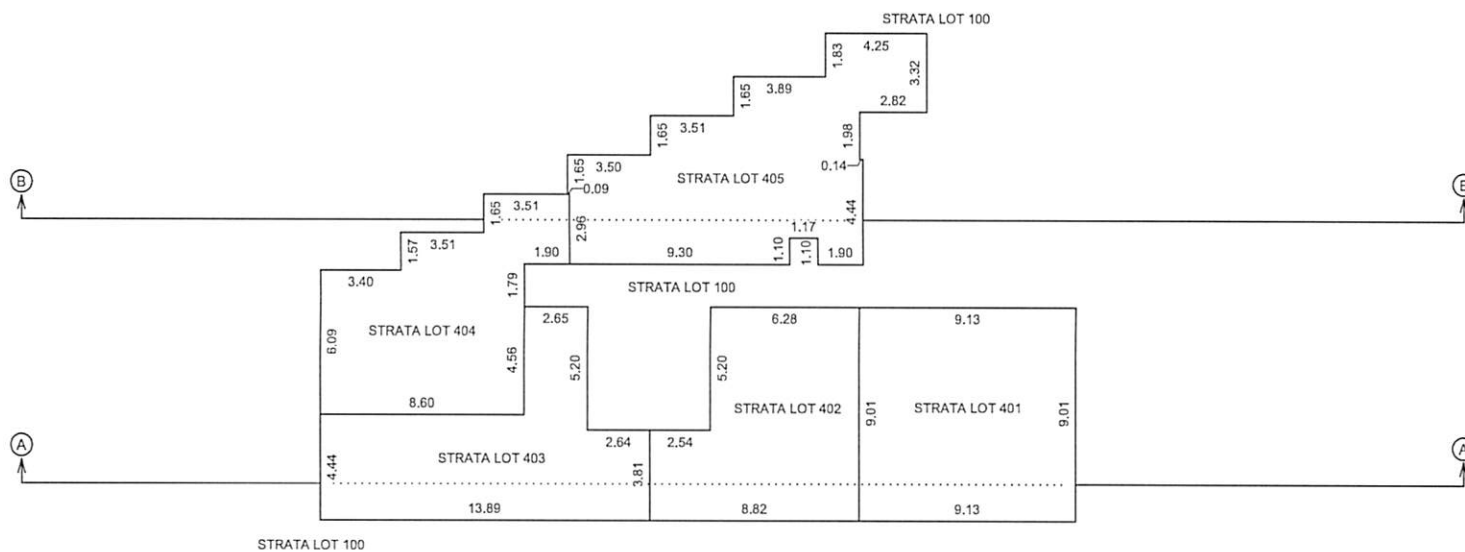
PARKADE
1:200



LEVEL 1
1:200

Pals Geomatics Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	12200144T	DRAFTED BY:	JH	CHECKED BY:	MK
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LEVEL 4
1:200



Subdivision Authority

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

September 8, 2022

File No. LDA22-0376

E Engineering Inc.
11432 105 Street NW
Edmonton, AB T5G 2M8

ATTENTION: Bhavin Shah

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 5B, Plan 6146HW, located north of 96 Avenue NW and east of 159 Street NW;
GLENWOOD

The Subdivision by Plan is APPROVED on September 8, 2022, 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 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/lz/Posse #441995263-001

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 (\$700.00 - 2022 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 is an existing access to 159 Street NW. Upon redevelopment of proposed north Lot, the existing residential access to 159 Street 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 access / driveway to 159 Street NW. Upon redevelopment of proposed north Lot, the existing residential access to 159 Street must be removed, as shown on the Enclosure. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 - 104 Avenue. Apply online at www.edmonton.ca/permits.

Building / Site

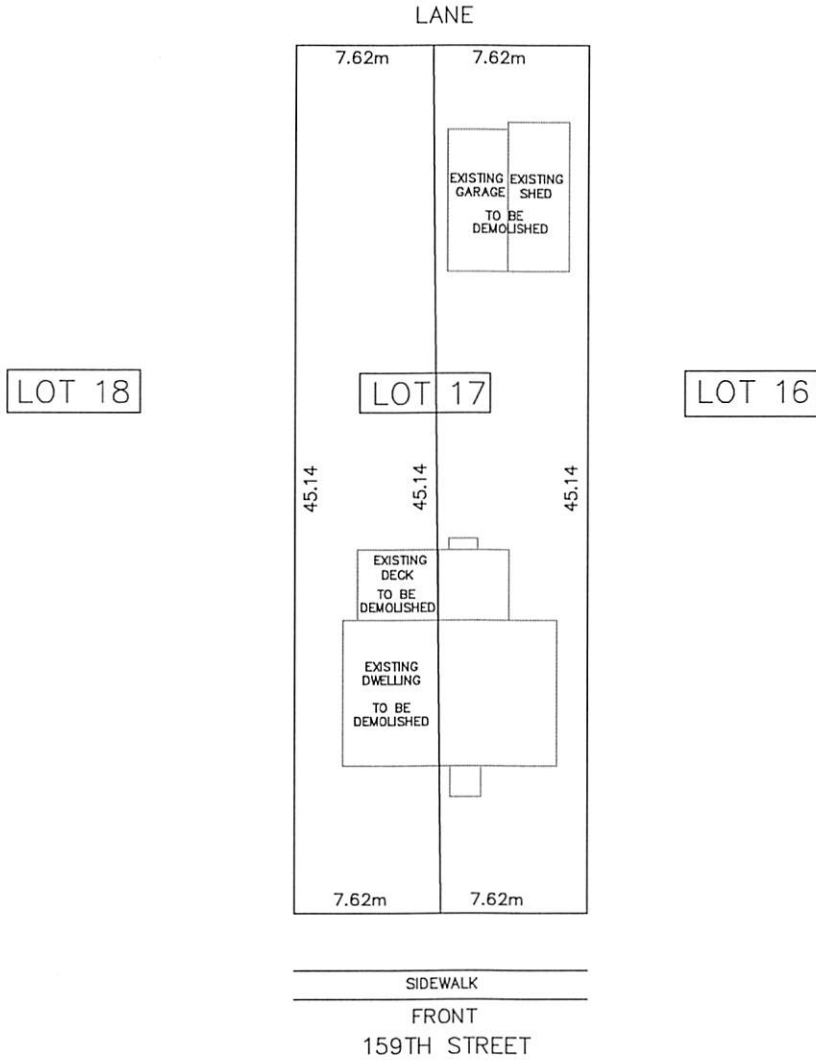
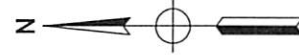
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.


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 9.9 m south of the north property line of Lot 17 off 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.
- 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

LOT 17, BLOCK 5B, PLAN 6146HW



 <p>engineering Inc.</p> <p>11432 105 ST NW, EDMONTON AB T5G 2M8 CONTACT: 780-709-1710 EMAIL: INFO@EENGINEERING.CA</p>	LEGAL ADDRESS: LOT 17 BLOCK 5B PLAN 6146 HW		
	MUNICIPAL ADDRESS: 9611 159 STREET NW EDMONTON AB T5T4M3		
	DRAWN DS	SCALE 1:1000	DATE JULY,2022
APPLICANT OWNER	APPLICANT CONTACT INFO@EENGINEERING.CA	PROJECT SUBDIVIDE LOT	



Subdivision Authority

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

September 8, 2022

File No. LDA22-0393

Hagen Surveys (1982) Ltd.
8929 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for Lots 17 and 18, Block 14, Plan 823 A1, located south of 120 Avenue NW and east of 64 Street NW; **MONTROSE**

The Subdivision by Plan is APPROVED on September 8, 2022, 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 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,



Blair McDowell
Subdivision Authority

BM/db/Posse #442983625-001

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 (\$700.00 - 2022 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 64 Street NW 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 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 8.23 m south of the north property line of Lot 17 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.
- 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).

