

Thursday, June 18, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 24

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the June 18, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the June 11, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA19-0563 348609511-001	Tentative plan of subdivision to create one (1) commercial lot, from a portion of roadway to be closed and consolidated, Lot 100, Block 1, Plan 202 0563 and Lot A, Block A, Plan 112 4483 located south of 32 Avenue SW and west of James Mowatt Trail SW; <b>HERITAGE VALLEY TOWN CENTRE</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA12-0439 132387579-001	REVISION of conditionally approved tentative plan of subdivision to create 77 single detached residential lots, one (1) Municipal Reserve (MR) lot, and two (2) Future MR lots from Lot 22, Block 12, Plan 142 4643 and Lot 66ER, Block 17, Plan 132 0806 located south of 35 Avenue NW and west of 199 Street NW; <b>EDGEMONT</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA18-0604 295551127-001	REVISION of conditionally approved tentative plan of subdivision to create 28 single detached residential lots, one (1) Municipal Reserve lot, and one (1) road right of way Greenway from the S1/2 of NE 20-51-25-W4M located south of Keswick Boulevard SW and west of Keeping Crescent SW; <b>KESWICK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
4.	LDA20-0029 353375342-001	Tentative plan to subdivide a portion from Lots 11 & 12, Block 1, Plan 6215 V and consolidate that portion with Lot 13, Block 1, Plan 6215 V and Lot 13A, Block 1, Plan 2597 NY, located south of 153 Avenue NW and east of 94A Street SW; <b>EVANSDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.	



Subdivision Authority

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

June 18, 2020

File No. LDA19-0563

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create one (1) commercial lot, from a portion of roadway to be closed and consolidated, Lot 100, Block 1, Plan 202 0563 and Lot A, Block A, Plan 112 4483 located south of 32 Avenue SW and west of James Mowatt Trail SW; **HERITAGE VALLEY TOWN CENTRE**

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**I The Subdivision by Plan is APPROVED on June 18, 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 provide Municipal Reserve (MR), for the closed portion of roadway, in the amount of 0.099 ha by a Deferred Reserve Caveat registered against Lot A, Block A, Plan 112 4483 pursuant to Section 669 of the Municipal Government Act;
4. that the owner register a temporary public access easement, until such time as the existing buildings are demolished, as shown on the "Conditions of Approval" map, Enclosure I;
5. That Phase 4 of the approved subdivision LDA12-0352 be registered prior to or concurrent with this application for necessary underground utilities;
6. that LDA19-0167 to close 127 Street SW shall be approved prior to the endorsement of the plan of survey; 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 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 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 a watermain to the satisfaction of EPCOR Water Services Inc., 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 Lot 100, Block 1, Descriptive Plan of Consolidation 202 0563 was partially addressed by DRC with LDA12-0352. Part of Lot 100, a closed portion of 30 Avenue SW, was not addressed. That portion will be transferred to the DRC being registered against Lot A, Block A, Plan 112 4483. MR for Lot A was addressed by DRC with LDA09-0274. The DRC on Lot A will be discharged and a new DRC will be registered in the amount of 0.703 ha. The new DRC combines the existing amount with the closed portions of 127 Street SW and 30 Avenue SW.

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. 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](mailto:subdivisions@edmonton.ca).




Regards,

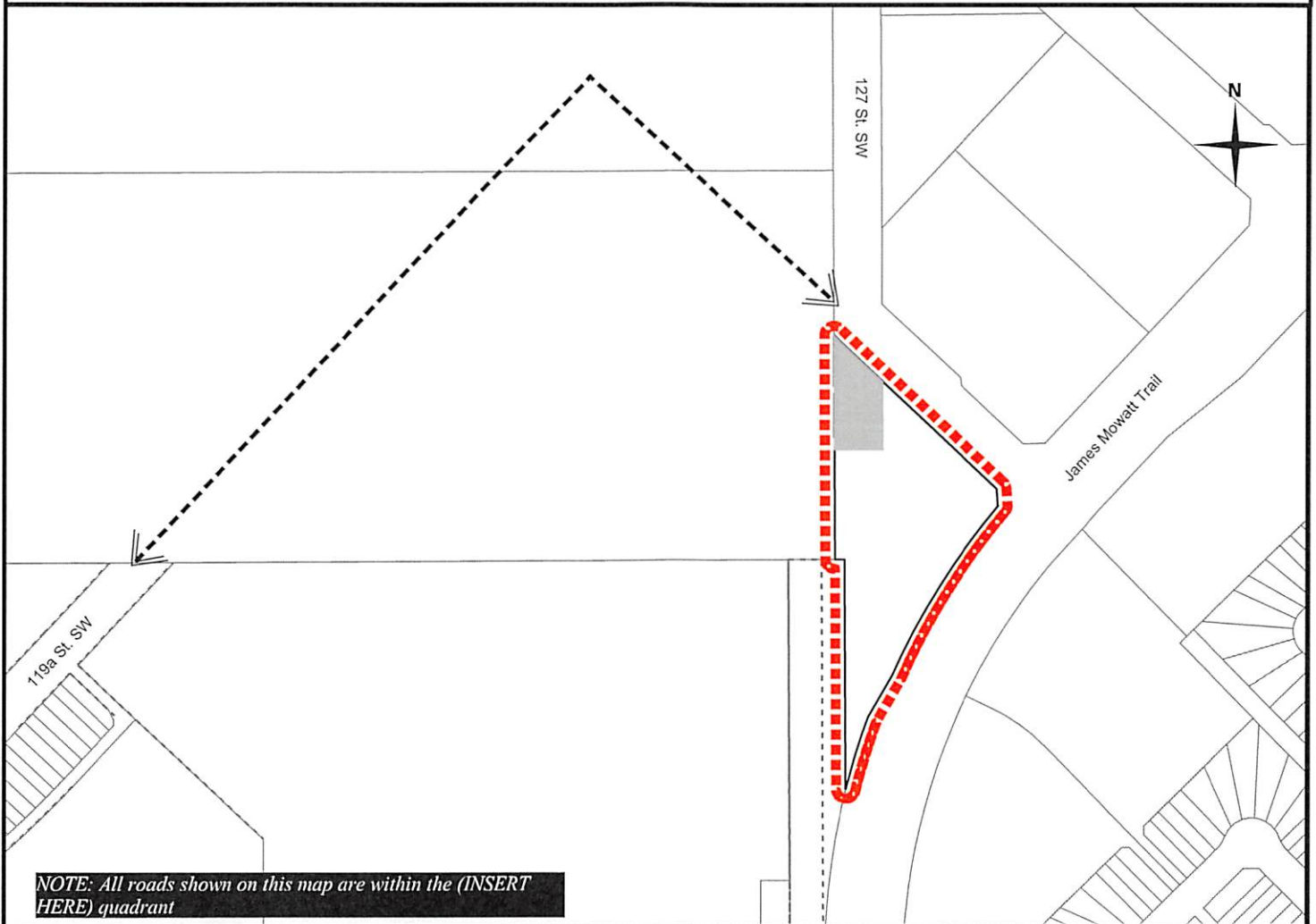


Blair McDowell  
Subdivision Authority



BM/mb/Posse #348609511-001

Enclosure

-  Limit of proposed subdivision
-  Watermain extension
-  Temporary public access easement



**NOTE:** All roads shown on this map are within the (INSERT HERE) quadrant

-  Titled area to be subdivided
-  Subdivision area





Subdivision Authority

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

June 18, 2020

File No. LDA12-0439

WSP  
1200 - 10909 Jasper Avenue  
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: REVISION of conditionally approved tentative plan of subdivision to create 77 single detached residential lots, one (1) Municipal Reserve (MR) lot, and two (2) Future MR lots from Lot 22, Block 12, Plan 142 4643 and Lot 66ER, Block 17, Plan 132 0806 located south of 35 Avenue NW and west of 199 Street NW; **EDGEMONT**

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The subdivision was originally approved on September 20, 2018. Phase 1 is registered. This third change request affects residential lots on the south side of Eaton Road NW. 11 single detached lots replace 12 semi-detached lots and Phase 4 has been created.

**I The Subdivision by Plan is APPROVED on June 18, 2020, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.413 hectare (ha) lot, with Phase 2, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 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 the owner register a temporary easement for emergency access for a 4 m temporary emergency access roadway, with Phase 3, as shown on Enclosure II;
5. that the owner register a temporary public access easement for a temporary 12 m turnaround, with Phase 4, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" maps, Enclosures I and II;
7. that Charter Bylaw 19332 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions

shown by the Hoggan Engineering & Testing (1980) Ltd. geotechnical report (File No. 6004-22), as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; 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:**

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 temporary gravel surface turnaround with bollards or mini-barriers, with Phase 4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting and bollards within the walkway, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 3 m hard surface shared use path with bollards within the 0.413 ha MR lot, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 3 m hard surface shared use path with Shared Use signage within the top-of-bank setback area of Lot 66ER, Block 17, Plan 132 0806, with Phase 2, to the

satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I;

13. that the owner constructs a 3 m hard surface shared use path with Shared Use signage within the greenway, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner pays for the installation of "no parking" signage on Eaton Road NW for emergency vehicle access, with Phase 3, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure II;
15. 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; and
16. that the owner is responsible for the landscape design and construction within the Reserve lot, future MR lots, road islands, medians, walkway and greenway, 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.

MR for Lot 22, Block 12, Plan 142 4643 in the amount of 0.413 ha is being provided by dedication with this subdivision. Subsequent to MR dedication, the existing Deferred Reserve Caveat for Lot 22, Block 12, Plan 142 4643 will be discharged in full.

The City intends to acquire the 0.1 ha and 0.09 ha future MR lots by means other than dedication.

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](mailto:subdivisions@edmonton.ca).

Regards,












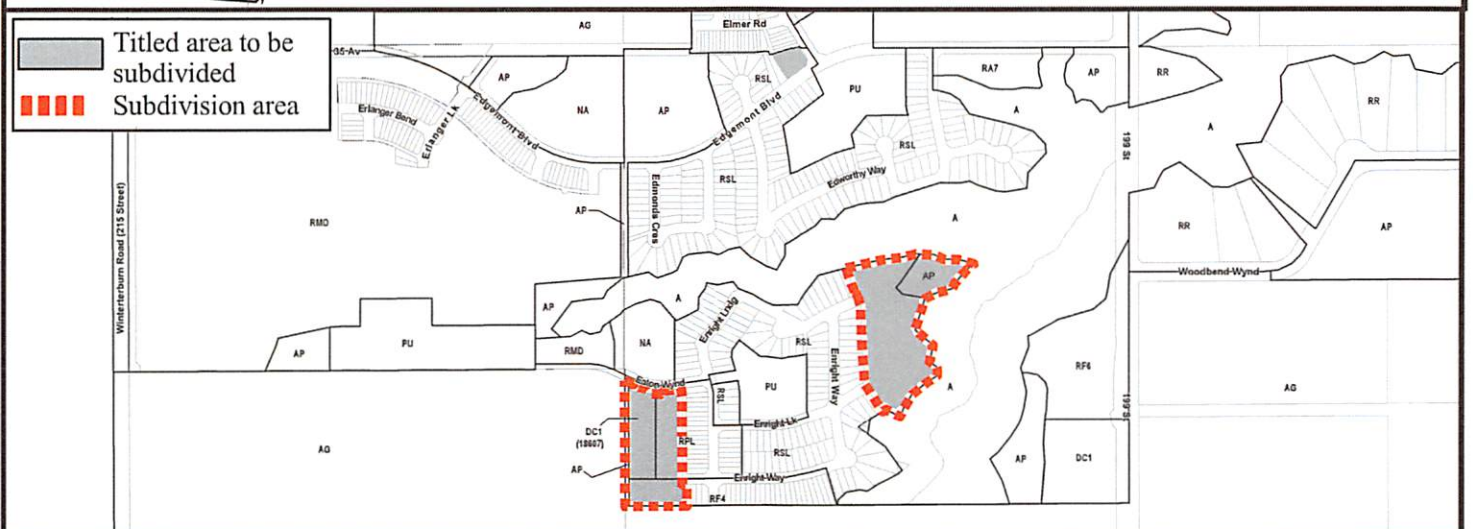
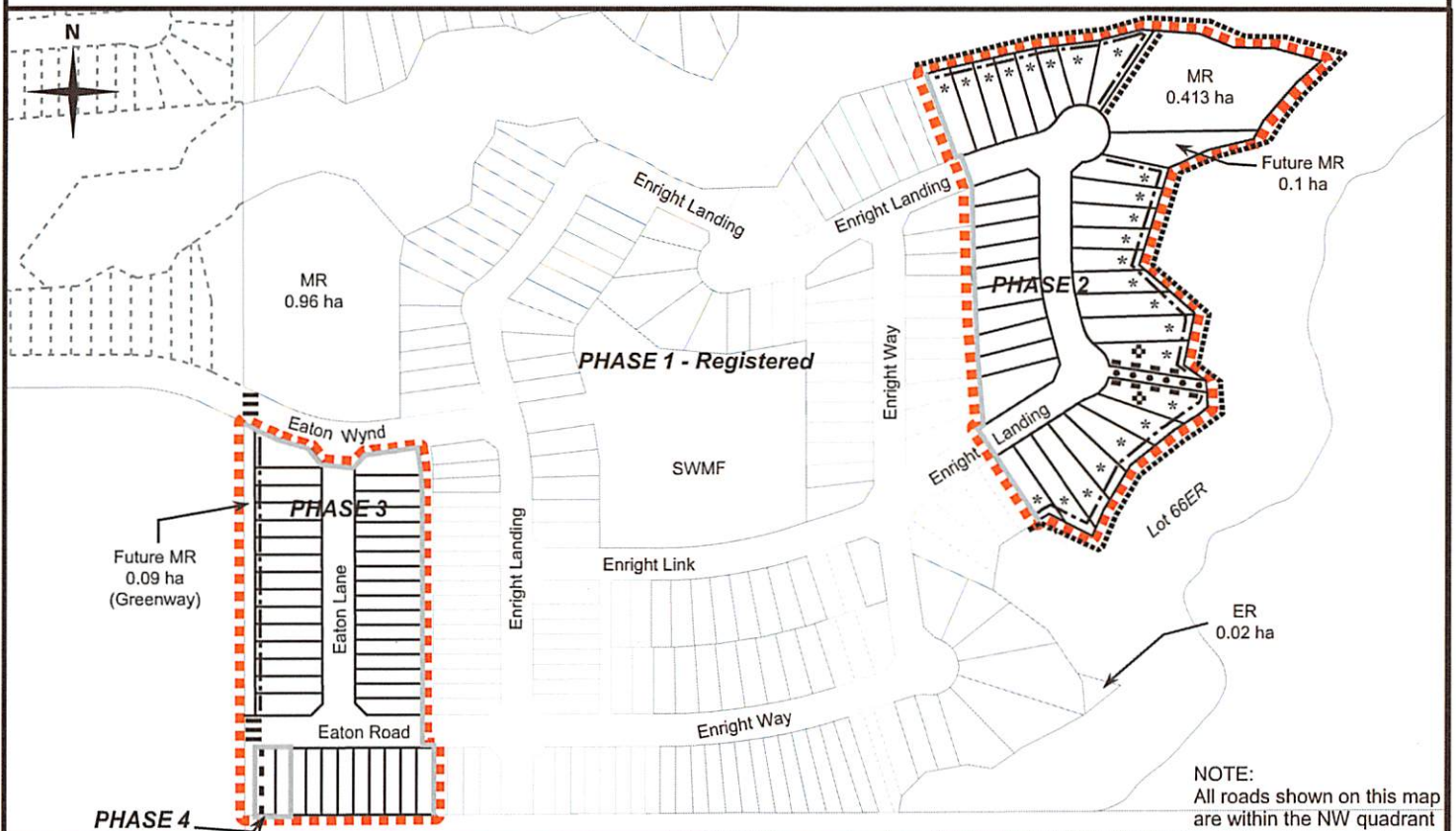
Blair McDowell  
Subdivision Authority

BM/kr/Posse #132387579-001

Enclosures











-  Limit of proposed subdivision
-  Phasing line
-  Restrictive covenant re: Disturbed Soil
-  Restrictive covenant re: Top of Bank
-  Zebra marked crosswalk
-  1.5 m concrete sidewalk
-  3 m hard surface shared use path
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence

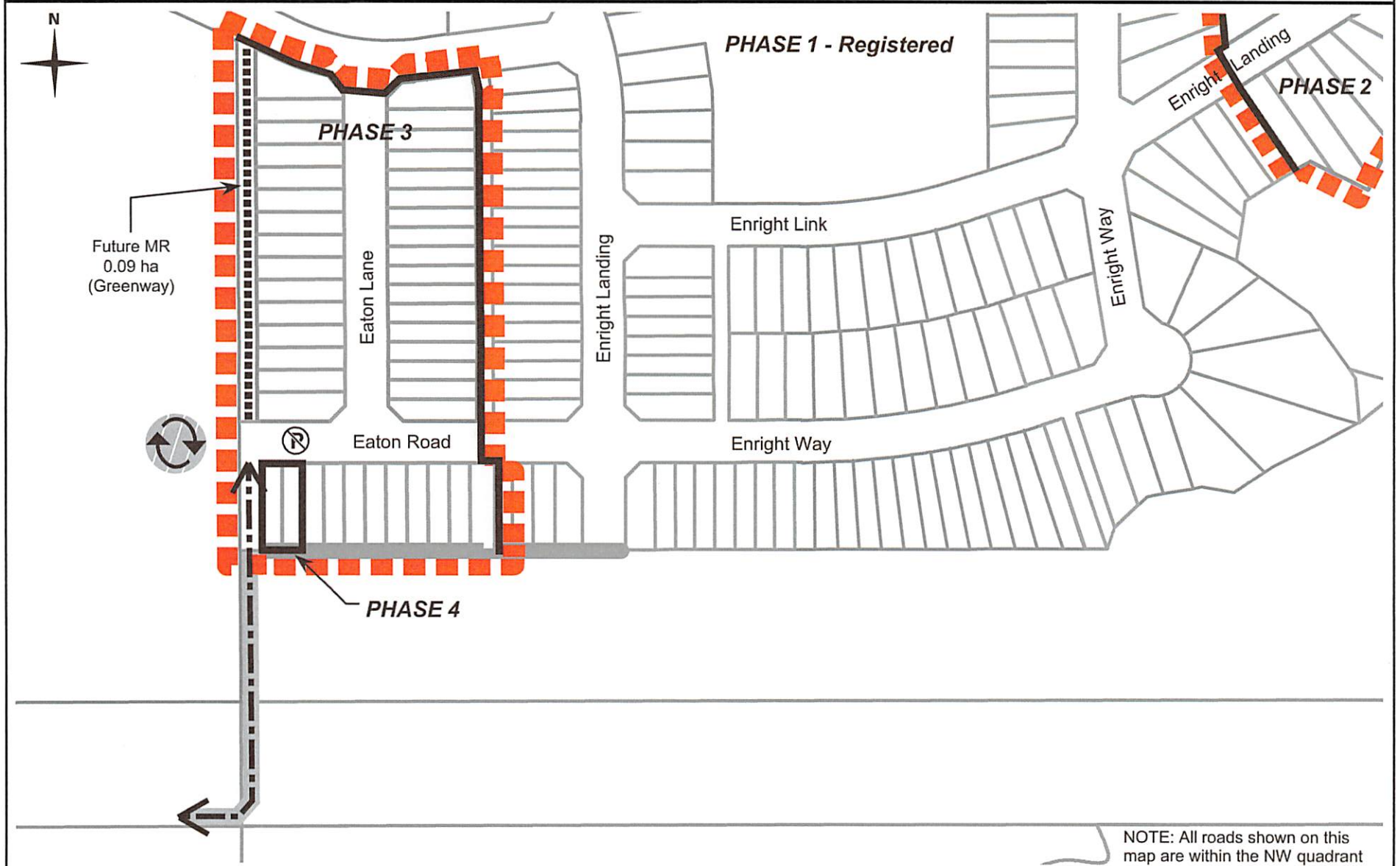


**SUBDIVISION CONDITIONS OF APPROVAL MAP**

June 18, 2020

LDA12-0439

- |   |  |  |
|---|--|--|
|  Limit of proposed subdivision   |  Register emergency access easement |  3 m hard surface shared use path |
|  Phasing line                    |  Temporary 4 m emergency access     |  No Parking signage and caveat    |
|  Register public access easement |  Temporary 12 m radius turnaround   |  |





Subdivision Authority

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

June 18, 2020

File No. LDA18-0604

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 28 single detached residential lots, one (1) Municipal Reserve lot, and one (1) road right of way Greenway from the S1/2 of NE 20-51-25-W4M located south of Keswick Boulevard SW and west of Keeping Crescent SW; **KESWICK**

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The application has added phasing to the previous December 5, 2019 approval so that the MR lot can be transferred to the City and developed prior to the residential component.

**I The Subdivision by Plan is APPROVED on June 18, 2020, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 1.23 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR), with Phase 2, in the amount of \$2,284,750.00 representing 3.70 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton 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 power facilities as shown on the "Conditions of Approval" map, Enclosure I;
6. 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; 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 (3) 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 provides cash in lieu in the amount of \$110,000.00 for the closure and conversion of Ellerslie Road SW road right of way to a pedestrian corridor, including a shared use path, construction of sidewalk connections and landscaping, to the satisfaction of Subdivision and Development Coordination;
8. that the owner provides cash in lieu for the greenway development and the future top of bank shared use path, including the construction of a shared use path, "Shared Use" signage, lighting, bollards and landscaping. The developer must provide a cost estimate for this greenway development with the submission of engineering drawings to be reviewed by Development Servicing Agreements;
9. 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
10. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR dedication and money in place of MR the existing DRC for the S1/2 of NE 20-51-25-W4M will be discharged in full.

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](mailto:subdivisions@edmonton.ca).







Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized with a large initial "B" and a long horizontal stroke at the end.

Blair McDowell  
Subdivision Authority

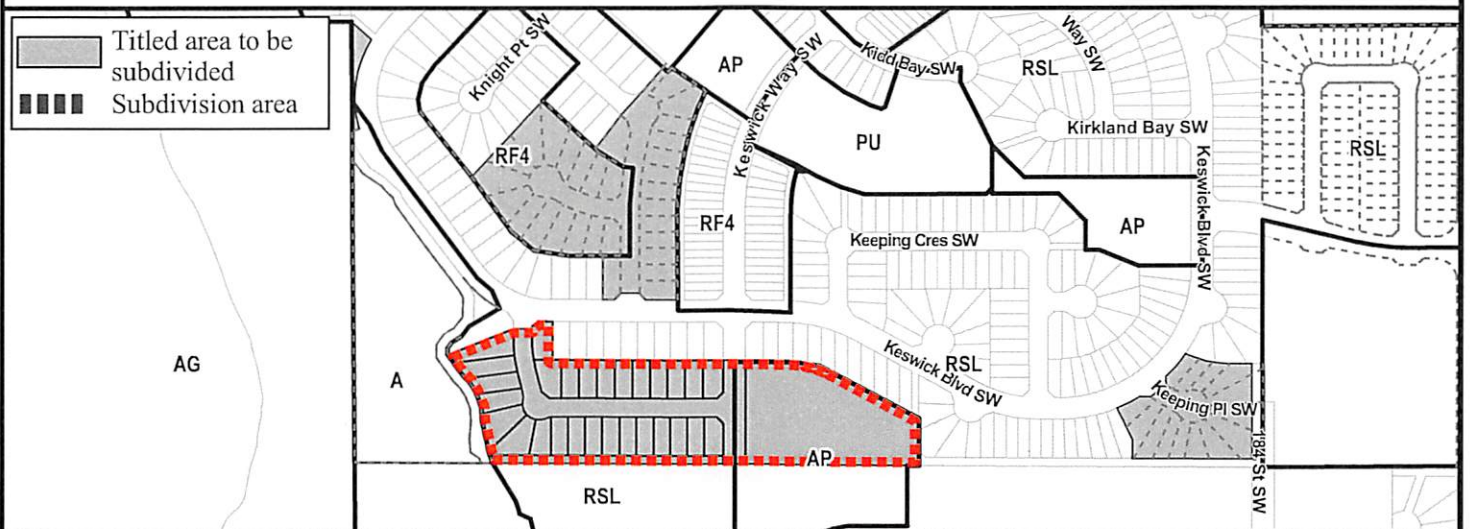
BM/mb/Posse #295551127-001

Enclosure

-  Limit of proposed subdivision
-  Register easement
-  1.8 m uniform screen fence
-  1.2 m uniform fence
-  Restrictive covenant re: Top of Bank
-  Phasing line



**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

June 18, 2020

File No. LDA20-0029

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

ATTENTION: Jason West

RE: Tentative plan to subdivide a portion from Lots 11 & 12, Block 1, Plan 6215 V and consolidate that portion with Lot 13, Block 1, Plan 6215 V and Lot 13A, Block 1, Plan 2597 NY, located south of 153 Avenue NW and east of 94A Street SW; **EVANSDALE**

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**I The Subdivision by Plan is APPROVED on June 18, 2020, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 0.12 hectares (ha) by a Deferred Reserve Caveat registered against Lots 11 & 12, Block 1, Plan 6215 V, pursuant to Section 669 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 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 the owner dedicate road right of way for the existing 152A Avenue NW roadway abutting the parcel, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 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 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 constructs offsite utilities including water main 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; and
7. that the owner installs fire hydrants, to the satisfaction of EPCOR Water Services Inc., 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 is owing for Lots 11 & 12, Block 1, Plan 6215 V, and a Deferred Reserve Caveat in the amount of 0.12 ha is to be registered on 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 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/kr/Posse #353375342-001






Enclosure

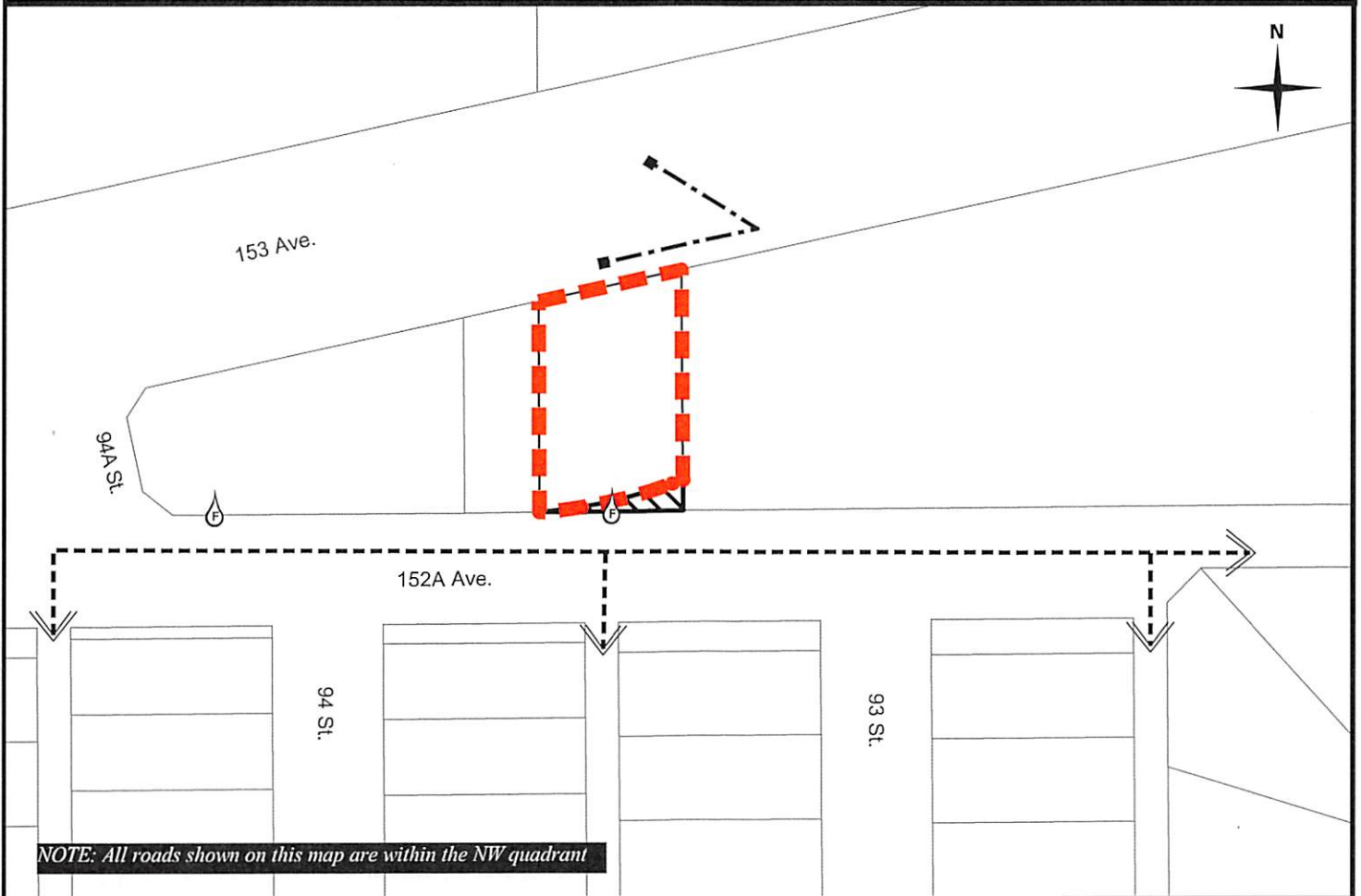


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 18, 2020

LDA20-0029

-  Limit of proposed subdivision
-  Watermain extension
-  Storm sewer extension
-  Dedicate as road right of way
-  Fire hydrant



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

