

Thursday, July 19, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 29

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the July 19, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the July 12, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0144 169345110-001	REVISION of conditionally approved tentative plan of subdivision to create two (2) Municipal Reserve lots from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; HERITAGE VALLEY TOWN CENTRE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA18-0239 281602447-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 23, Plan 235 HW, located north of 99 Avenue NW and west of 153 Street NW; WEST JASPER PLACE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA18-0248 277469710-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 51, Block 1, Plan RN63, located north of 122 Avenue NW and west of 81 Street NW; ELMWOOD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0256 280443703-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 22, Plan 3875 P, located south of 109 Avenue NW and west of 129 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0258 282065591-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 60, Plan RN 39B located north of 109 Avenue NW and east of 127 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0263 282260140-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 5, Plan 1884 KS, located north of 84 Avenue NW and east of 149 Street NW; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0265 280317382-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 36-37, Block 3, Plan 1000 AJ, located south of 112 Avenue NW and west of 51 Street NW; HIGHLANDS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0267 281808409-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 27, Plan 5112 HW located south of 91 Avenue NW and east of 83 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA18-0282 282691667-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 11-12, Block 14, Plan 965 AH, located south of 107 Avenue NW and west of 154 Street NW; CANORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA18-0291 282434321-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 11, Plan 1760 KS, located north of 88 Avenue NW and west of 143 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA18-0309 283718570-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21 and the east half of Lot 20, Block 128, Plan I 21 located south of 92 Avenue NW and west of 98 Street NW; STRATHCONA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA18-0321 284640892-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 1, Plan 5271 MC located south of 54 Avenue NW and east of 107 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA18-0332 284439777-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 3, Plan 2831 HW, located south of 79 Avenue NW and east of 119 Street NW; BELGRAVIA
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.	



July 19, 2018

File No. LDA15-0144

Stantec Consulting Ltd.
10160 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved tentative plan of subdivision to create two (2) Municipal Reserve lots from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **HERITAGE VALLEY TOWN CENTRE**

This is the third revision to this application. The application proposes to separate the 6.44 ha Municipal Reserve (MR) lot and the 0.35 ha MR lot into two (2) phases. The application was first conditionally approved on March 17, 2016. Subsequent rephasing applications were conditionally approved on October 6, 2016 and June 15, 2017. Change request LDA17-0049 was approved on March 23, 2017 and added two (2) additional row housing lots to the original approval. The 6.44 ha and 0.35 ha MR lots are the only remaining portions of the initial application that have not been registered.

I The Subdivision by Plan is APPROVED on July 19, 2018, subject to the following conditions:

1. that the owner dedicate MR as 6.44 ha and 0.35 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 MR in the amount of 0.317 ha by a Deferred Reserve Caveat (DRC) registered against Lot 1, Block 1, Plan 092 6061 pursuant to Section 669 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that phases 1, 2, and 3 of the approved subdivision LDA14-0468 be registered prior to or concurrent with phase 1 of this application for the logical extension of roadway connections and underground utilities; and

7. 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 (3) 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 full site servicing for the 6.44 ha MR lot including, 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the 6.44 ha MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The alignment of the 3 m shared use path may be revised with the design of the school site;
9. that the owner constructs a 3 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings for Phase 1 include the temporary storm water storage facility. Construction Completion Certificate (CCC) for storm infrastructure constructed under Phase 1 will not be issued until such time as the storm water management facility (SWMF) 9A and other downstream permanent storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
11. that, once SWMF 9A is constructed, the owner abandons the temporary storm water storage facility including all inlets, outlets and other associated storm infrastructure installed under the temporary storm servicing system and restore the site to a condition suitable for its future intended use to the satisfaction of Subdivision and Development Coordination. The restoration process must follow geotechnical investigation and recommendations;

12. that the owner construct all fences wholly on privately-owned land and/or MR lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the MR lots and 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.

MR for the SE 13-51-25-W4M in the amount of 6.79 ha is being provided by dedication with this subdivision. The existing DRC (#152 094 665) for the SE 13-51-25-W4M is for 5.89 ha. To account for the shortfall, the DRC (#142 245 620) on the SW 18-51-24-W4M will be transferred to the SE 13-51-25-W4M to assemble the 6.44 ha MR lot. Subsequent to DRC transfer and dedication of the 6.44 ha MR lot, the DRC on the SE 13-51-25-W4M will be adjusted accordingly with the remainder to carry forward on title.

A 0.317 ha DRC will be registered on Lot 1, Block 1, Plan 092 6061 with this subdivision. A portion of this DRC will be transferred to the SE 13-51-25-W4M for assembly of the 0.35 ha MR lot and to account for pipeline right-of-way credit in the northwest corner of the SE 13-51-25-W4M. Subsequent to dedication of the 0.35 ha MR lot, a small amount of DRC shall remain on title to account for pipeline right-of-way credit in the northwest corner of the SE 13-51-25-W4M. Subsequent to DRC transfer, the remainder of the DRC registered on Lot 1, Block 1, Plan 092 6061 will carry forward on 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 Kyle Witiw at kyle.witiw@edmonton.ca or 780-442-4308.

Regards,



Blair McDowell
Subdivision Authority

BM/kw/Posse #169345110-001

Enclosure



Subdivision Authority

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

July 19, 2018

File No. LDA18-0239

Delta Land Surveys Ltd.
9809 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 23, Plan 235 HW, located north of 99 Avenue NW and west of 153 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on July 19, 2018, subject to the following conditions:

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.

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a light blue circular stamp.

Blair McDowell
Subdivision Authority

BM/mb/Posse #281602447-001

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 (\$662.00 - 2018 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 the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 153 Street NW. Upon redevelopment of proposed Lot 8A, the existing residential access to 153 Street 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.

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 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 10.9 m north of the south property line of Lot 8 off 153 Street 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).
- 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).
- there is an existing power pole that will interfere with access to the proposed Lot 8A, as shown on the Enclosure. Subdivision Planning **highly recommends** that the applicant/landowner initiate the relocation of the power pole with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.

LOT 7A
BLOCK 23
PLAN 172-2418

LOT 7B
BLOCK 23
PLAN 172-2418

45.11

LOT 8A
BLOCK 23

45.11

LOT 8B
BLOCK 23

45.11

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

LOT 9
BLOCK 23
PLAN 235HW

LOT 10
BLOCK 23
PLAN 235HW

LANE

7.62

7.62

7.62

7.62

153 STREET



99 AVENUE

TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:
DJR CONTRACTING

SHOWING PROPOSED SUBDIVISION OF
LOT 8 BLOCK 23 PLAN 235HW
9914 - 153 STREET
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. 10193LTO | MAY 07, 2018.

