

Thursday, September 3, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 35

PRESENT Kristen Rutherford, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Kristen Rutherford
That the Subdivision Authority Agenda for the September 3, 2020 meeting be adopted.

FOR THE MOTION Kristen Rutherford **CARRIED**

2. ADOPTION OF MINUTES

MOVED Kristen Rutherford
That the Subdivision Authority Minutes for the August 27, 2020 meeting be adopted.

FOR THE MOTION Kristen Rutherford **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA20-0038
346393504-001 Tentative plan of subdivision to create one (1) private park lot and one (1) multi-unit housing lot from Lot 2, Block 6A, Plan 922 0135 located east of 121 Street NW and south of Yellowhead Trail; **BLATCHFORD**

MOVED Kristen Rutherford
That the application for subdivision be Approved.

FOR THE MOTION Kristen Rutherford **CARRIED**

2. LDA20-0214
367918795-001 Tentative plan of subdivision to create five (5) single detached residential lots from Lots 22-26, Block 21, Plan 7274 AH located east of 47 Street NW and south of 124A Avenue NW; **BERGMAN**

MOVED Kristen Rutherford
That the application for subdivision be Approved.

FOR THE MOTION Kristen Rutherford **CARRIED**

3. LDA20-0164
363442932-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 1, Plan 600 MC, located south of 63 Avenue NW and west of 132 Street NW; **GRANDVIEW HEIGHTS**

MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
4.	LDA20-0179 364186797-001	Tentative plan of subdivision to create one (1) multiple-unit housing residential unit and one (1) remnant unit from Lot 300, Block 21, Plan 172 2177 located north of 176 Avenue NW and east of 58 Street NW; McCONACHIE AREA	
MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	LDA20-0196 365641024-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 14, Plan 4116 HW, located west of 117 Street NW and south of 87 Avenue NW; WINDSOR PARK	
MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:30 a.m.		



Subdivision Authority

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

September 3, 2020

File No. LDA20-0038

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create one (1) private park lot and one (1) multi-unit housing lot from Lot 2, Block 6A, Plan 922 0135 located east of 121 Street NW and south of Yellowhead Trail;
BLATCHFORD

I The Subdivision by Plan is APPROVED on September 3, 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 enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the construction of roadways to provide secondary access for the multi-unit housing lot;
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 public access easement on the private park lot, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner register temporary public access easements for the construction of secondary access roadways, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA18-0704 be registered prior to or concurrent with this application for the logical extension of roadway connections and underground utilities;
7. that LDA20-0118 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
8. 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 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; and
6. that the owner maintain the proposed Low Impact Development (LID) measures such as bioswales, bumpouts and cul-de-sac islands for 3 years to the satisfaction of EPCOR Drainage Services.

III That the Deferred Servicing Agreement required in Clause I (2) require that upon further subdivision or upon the issuance of a development permit (with a total density of more than 200 dwelling units), 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 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
2. that the owner construct the roadways to provide secondary access for the multi-unit housing lot, including any improvements to facilitate the roadway operations, to the satisfaction of Subdivision Planning and Development Engineering & Drawing Review, 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 for Lot 2, Block 6A, Plan 922 0135 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0522. The DRC will carry forward on the remainder of 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 subdivisions@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read "Kirsten [unclear]".

for

Blair McDowell
Subdivision Authority

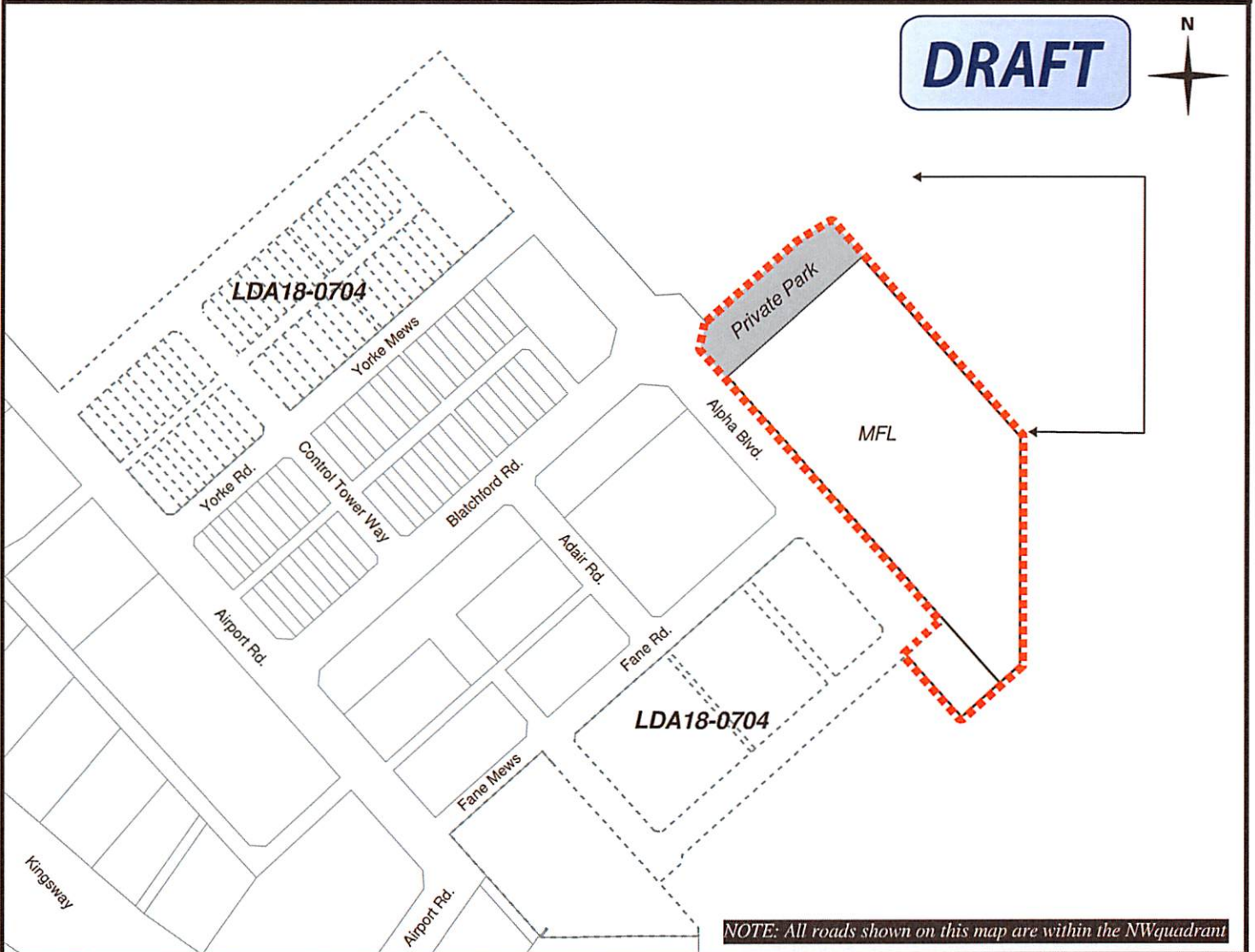
BM/kr/Posse #346393504-001

Enclosure

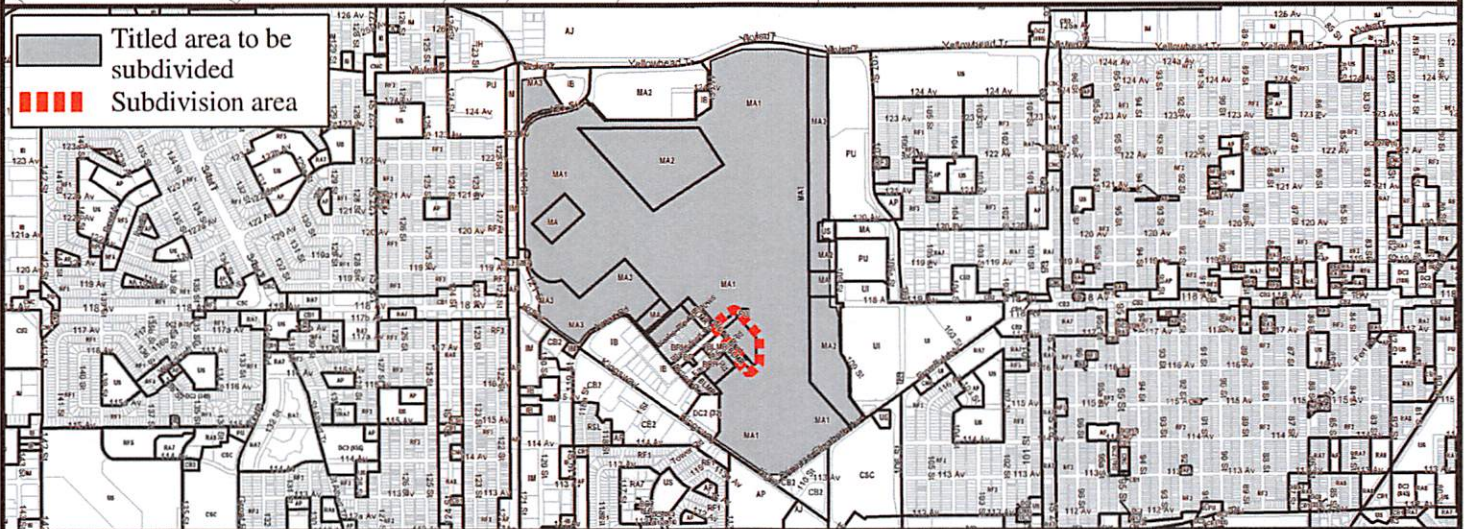
- Limit of proposed subdivision
- Register Public Access easement

Register Temporary Public Access Easement

DRAFT



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 3, 2020

File No. LDA20-0214

Don Grimble
7331 118A Street NW
Edmonton, AB T6G 1V3

ATTENTION: Don Grimble

RE: Tentative plan of subdivision to create five (5) single detached residential lots from Lots 22-26, Block 21, Plan 7274 AH located east of 47 Street NW and south of 124A Avenue NW; **BERGMAN**

I The Subdivision by Plan is APPROVED on September 3, 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 approved subdivision LDA15-0285 be registered prior to or concurrent with this application, for the logical extension of roadways and underground utilities; and
4. 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 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; and

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.

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

Pursuant to Section 663 of the Municipal Government Act, there is no Municipal Reserve (MR) entitlement for Lots 22-26, Block 21, Plan 7274 AH because the area to be subdivided is less than 0.8 hectares.

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,



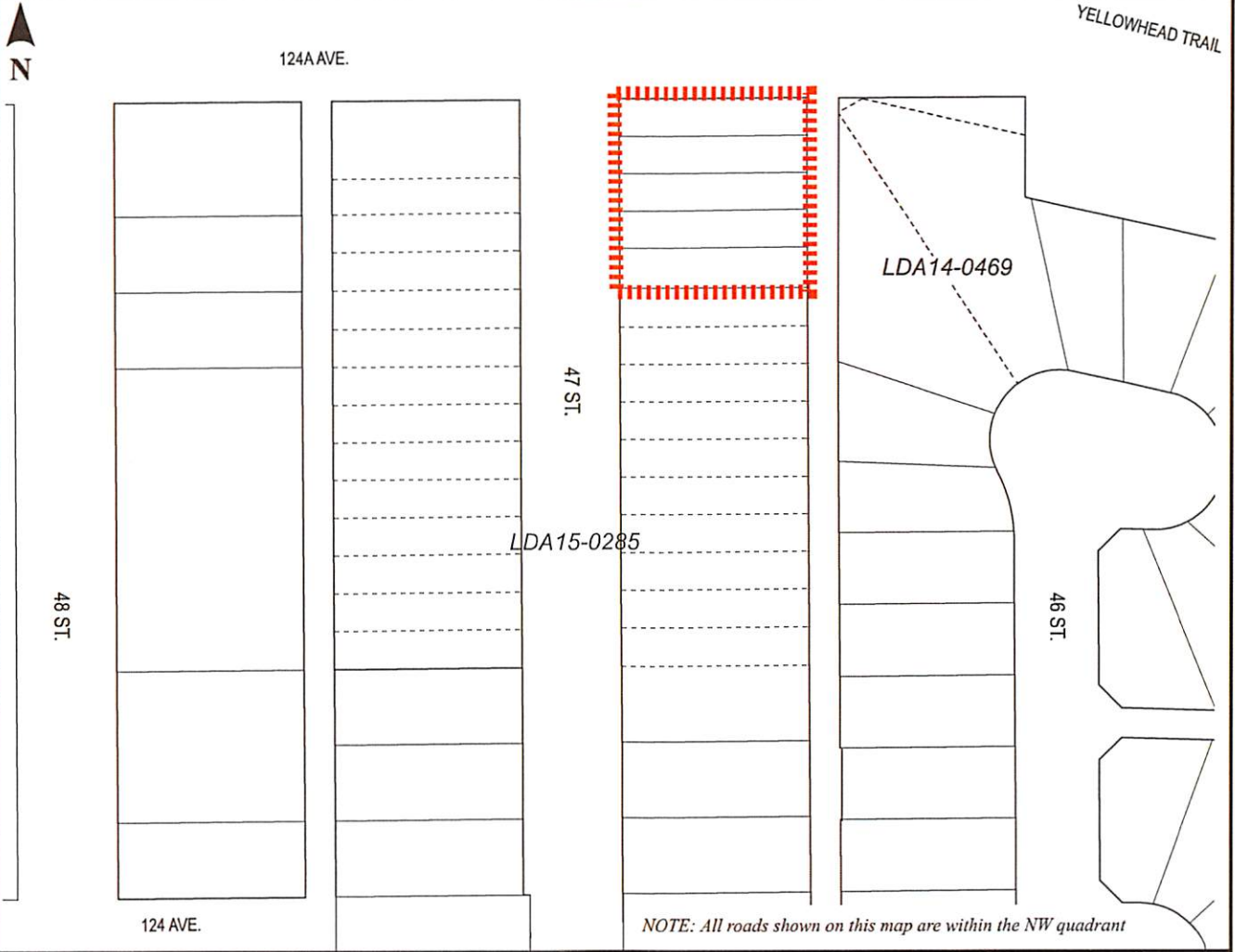
for

Blair McDowell
Subdivision Authority

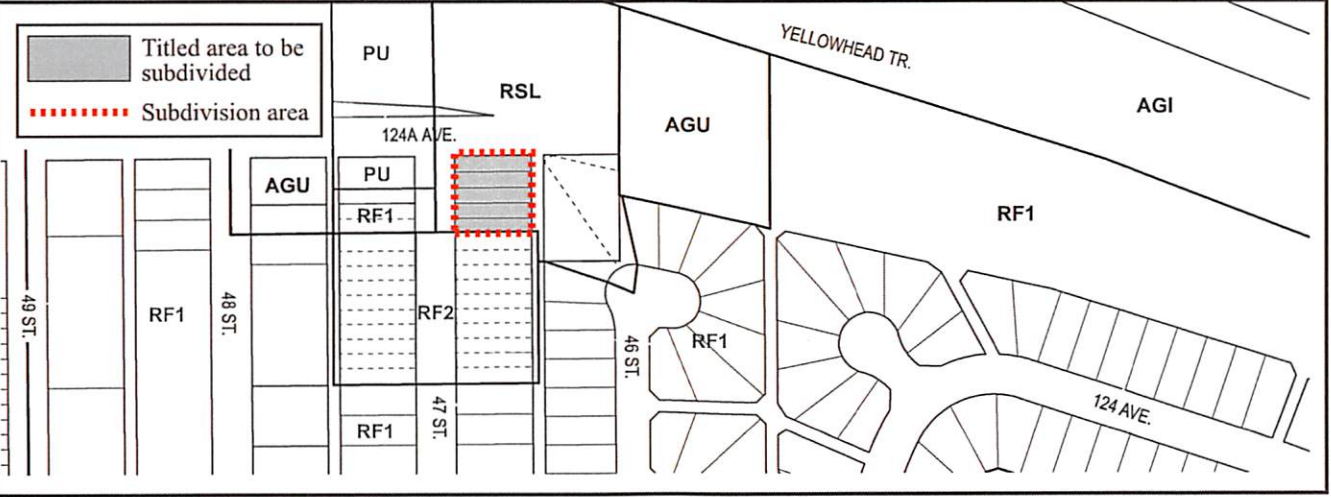
BM/kr/Posse #367918795-001

Enclosure

Limit of proposed subdivision



■ Titled area to be subdivided
▤ Subdivision area





Subdivision Authority

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

September 3, 2020

File No. LDA20-0164

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 28, Block 1, Plan 600 MC, located south of 63 Avenue NW and west of 132 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on September 3, 2020, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
2. that the final plan of survey shall conform to the attached revised tentative plan; 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.

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,



for

Blair McDowell
Subdivision Authority

BM/mb/Posse #363442932-001

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 (\$686.00 - 2020 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 132 Street NW. Upon redevelopment of proposed Lot 28B, the existing residential access to 132 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, Edmonton..
- Building Great Neighbourhoods is conducting neighbourhood renewal in Grandview Heights for the 2020 construction season. Upon approval of the required Permit to remove the existing access to 132 Street, the owner/applicant has the opportunity to have the access removed as part of the neighbourhood renewal project. The owner/applicant should contact Jason Caudron of Building Great Neighbourhoods (780-495-0268, buildinggreatneighbourhoods@edmonton.ca) for more information.

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 11.58 m south of the north property line of Lot 28 off of the lane. The existing storm service enters the proposed subdivision approximately 11.58 m south of the north property line of Lot 28 off of 132 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.
- 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

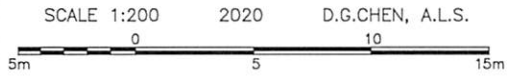
SHOWING SUBDIVISION OF

LOT 28, BLOCK 1, PLAN 600 M.C.

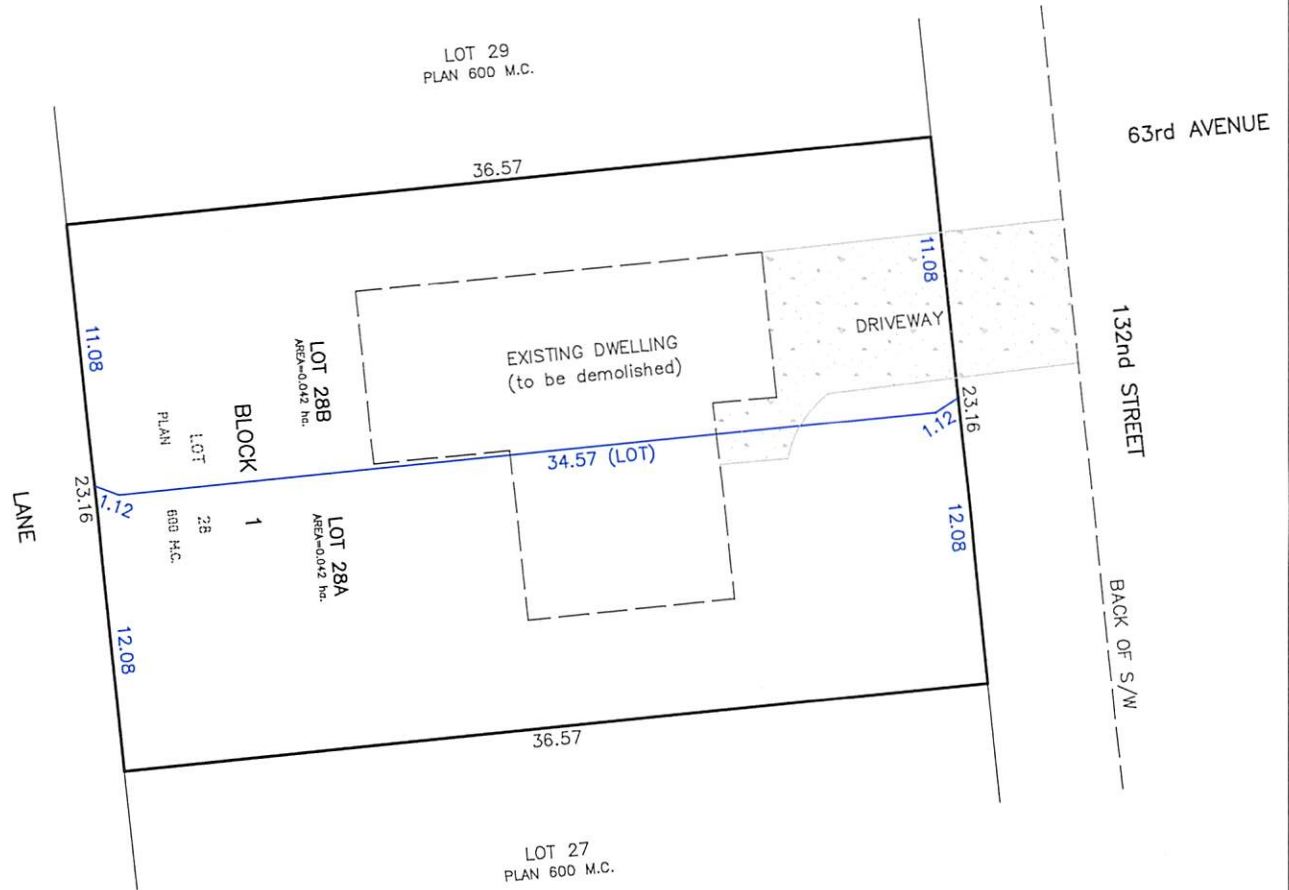
WITHIN

S.W.1/4 SEC.24-52-25-4

EDMONTON ALBERTA



NOTE:
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH BOUNDED THUS. ———— AND CONTAINS 0.10 ha.



HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.H.

CALC'D. BY: —

DATE: May 25, 2020
 REVISED: Aug. 28, 2020

FILE NO. 20S0224

DWG.NO. 20S0224T



Subdivision Authority

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

September 3, 2020

File No. LDA20-0179

Northland Surveys
100 - 18103 105 Avenue NW
Edmonton, AB T5S 2L5

ATTENTION: Alexandra Katerynchuk

RE: Tentative plan of subdivision to create one (1) multiple-unit housing residential unit and one (1) remnant unit from Lot 300, Block 21, Plan 172 2177 located north of 176 Avenue NW and east of 58 Street NW; **McCONACHIE AREA**

The Subdivision by Phased Condominium is APPROVED on September 3, 2020, subject to the following condition:

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 subdivisions@edmonton.ca.

Regards,

for
Blair McDowell
Subdivision Authority

BM/cs/Posse #364186797-001

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 (\$3,031.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.
- Any changes to the proposed phased condominium unit or remnant unit require a revision be submitted to the Subdivision Authority for approval.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- Due to the size and configuration of the proposed Lot, on-street fire protection is limited to portions of this site directly fronting 58 Street NW. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit stage to the satisfaction of the City of Edmonton Fire Rescue Services.
- All municipal services must enter the site through Common Property.



Subdivision Authority

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

September 3, 2020

File No. LDA20-0196

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

ATTENTION: Glendon Chen

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 14, Plan 4116 HW, located west of 117 Street NW and south of 87 Avenue NW;
WINDSOR PARK

The Subdivision by Plan is APPROVED on September 3, 2020, subject to the following conditions:

1. that the owner apply for 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;
2. that due to the central location of the storm service, the owner's surveyor will be required to provide a drawing of the existing service based on a utility locate of the storm service at the property line, and subsequent to that measurement, the property line shall either be deflected, or the storm service shall be relocated; 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.

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,



for Blair McDowell
Subdivision Authority

BM/cs/Posse #365641024-001

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 (\$686.00 - 2020 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 117 Street 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

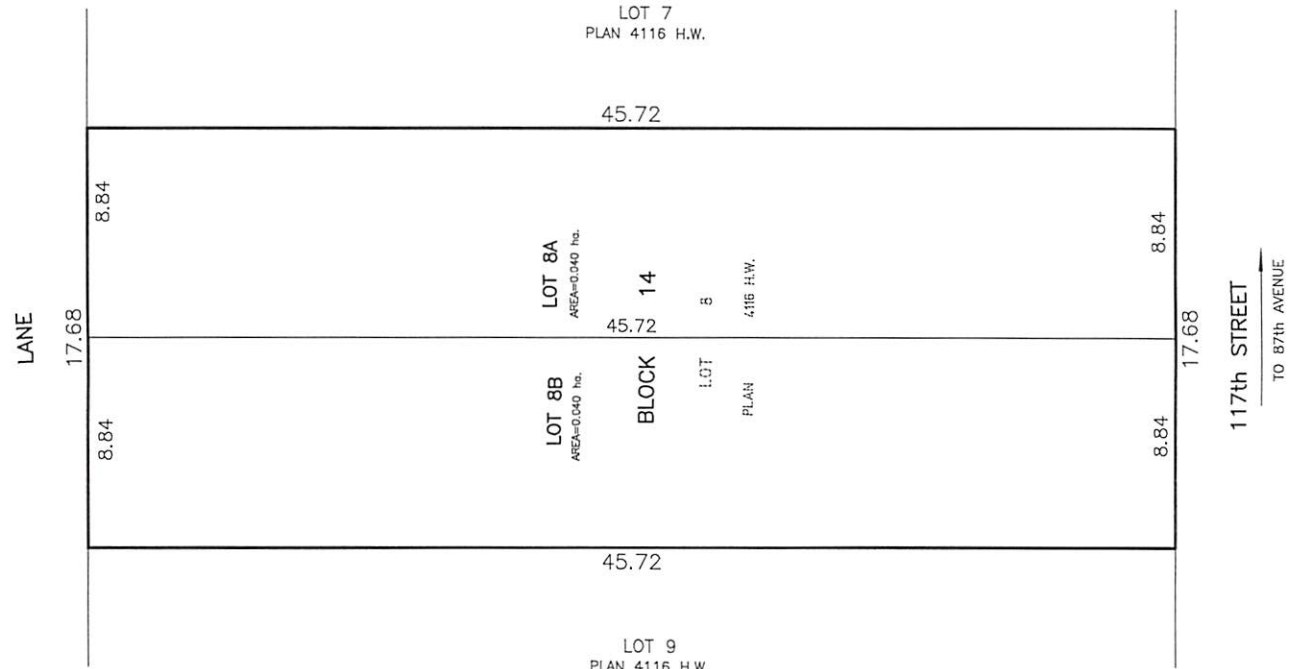
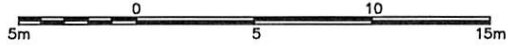
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.6 m north of the south property line of Lot 8 off of the lane. The existing storm service enters the proposed subdivision approximately 44.2 m south of the south property line of the lane south of 87 Avenue 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.
- 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

SHOWING SUBDIVISION OF
LOT 8, BLK.14, PLAN 4116 HW

IN THE
EDMONTON ALBERTA

SCALE 1:200 2020 D.G.CHEN, A.L.S.



NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS. ——— AND CONTAINS 1.59 ha.

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.H.

CALC'D. BY: -

DATE: JUNE 19, 2020
REVISED: -

FILE NO. 20S0229

DWG.NO. 20S0229T