

Thursday, September 12, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 36

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the September 12, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the September 5, 2019 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA18-0604 295551127-001	Tentative plan of subdivision to create 26 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
2.	LDA19-0281 323162241-001	Tentative plan of subdivision to create 67 Single Detached Residential lots from the SW 19-53-25-W4M, located east of Winterburn Road NW and north of Yellowhead Trail NW; TRUMPETER
3.	LDA19-0326 326749931-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 50, Plan 3829 HW, located north of 105 Avenue NW and east of 83 Street NW; FOREST HEIGHTS
4.	LDA19-0334 327118572-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 3A, Plan 4278V - located north of 104 Avenue and east of 144 Street; GROVENOR
5.	OTHER BUSINESS	



Subdivision Authority

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

September 12, 2019

File No. LDA18-0604

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 26 single detached residential lots, one (1) Municipal Reserve lot, and one (1) road right of way Greenway from the S^{1/2} of NE 20-51-25-W4M located south of Keswick Boulevard SW and west of Keeping Crescent SW; **KESWICK**

I The Subdivision by Plan is APPROVED on September 12, 2019, 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) , in the amount of \$2,284,750 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; and
6. 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 construct two lanes of Ellerslie Road SW to an arterial roadway standard, from Rabbit Hill Road SW to 135 Street SW, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements. Preliminary plans are required to be approved for Ellerslie Road SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. 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;
9. 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;
10. 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
11. 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 and Enclosure II are maps 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

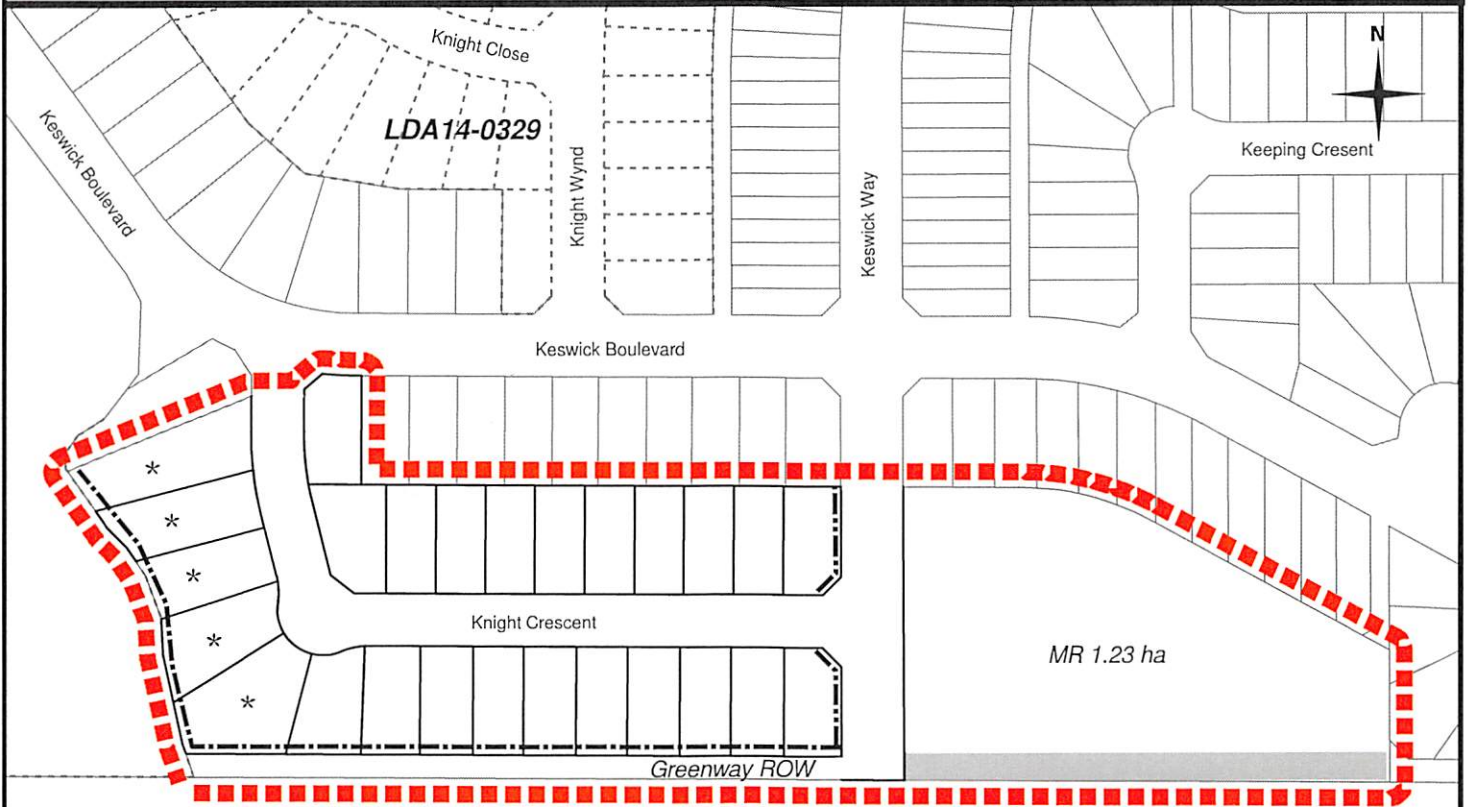
Regards,

Blair McDowell
Subdivision Authority

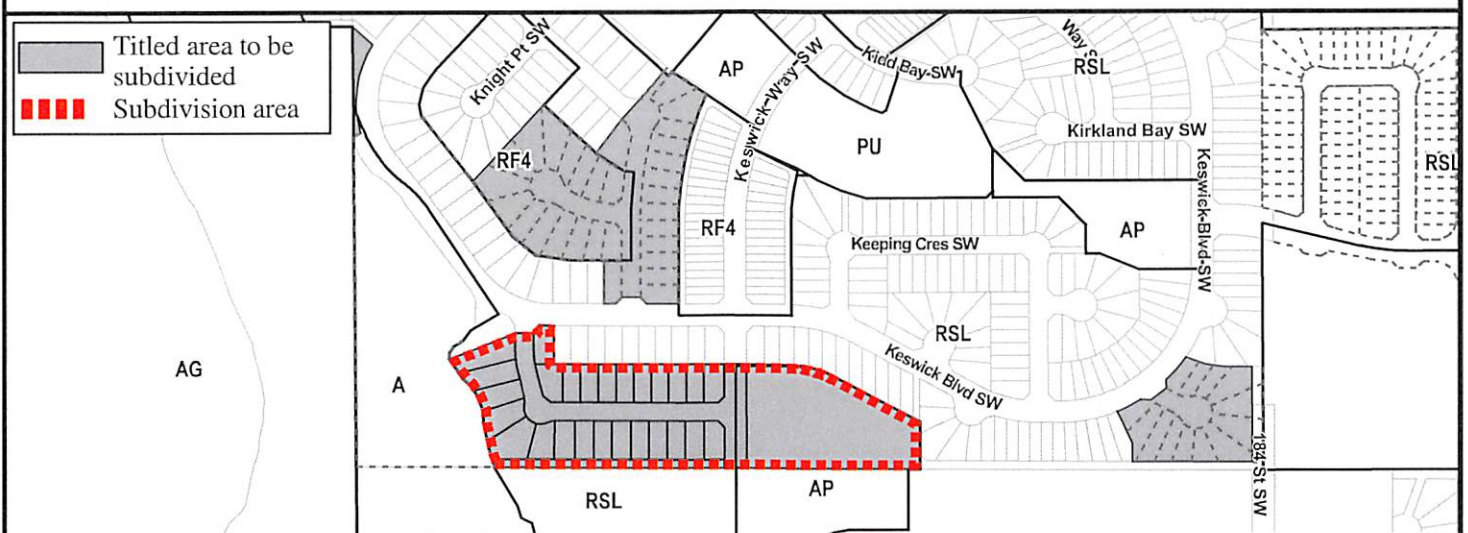
BM/mb/Posse #295551127-001

Enclosures

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

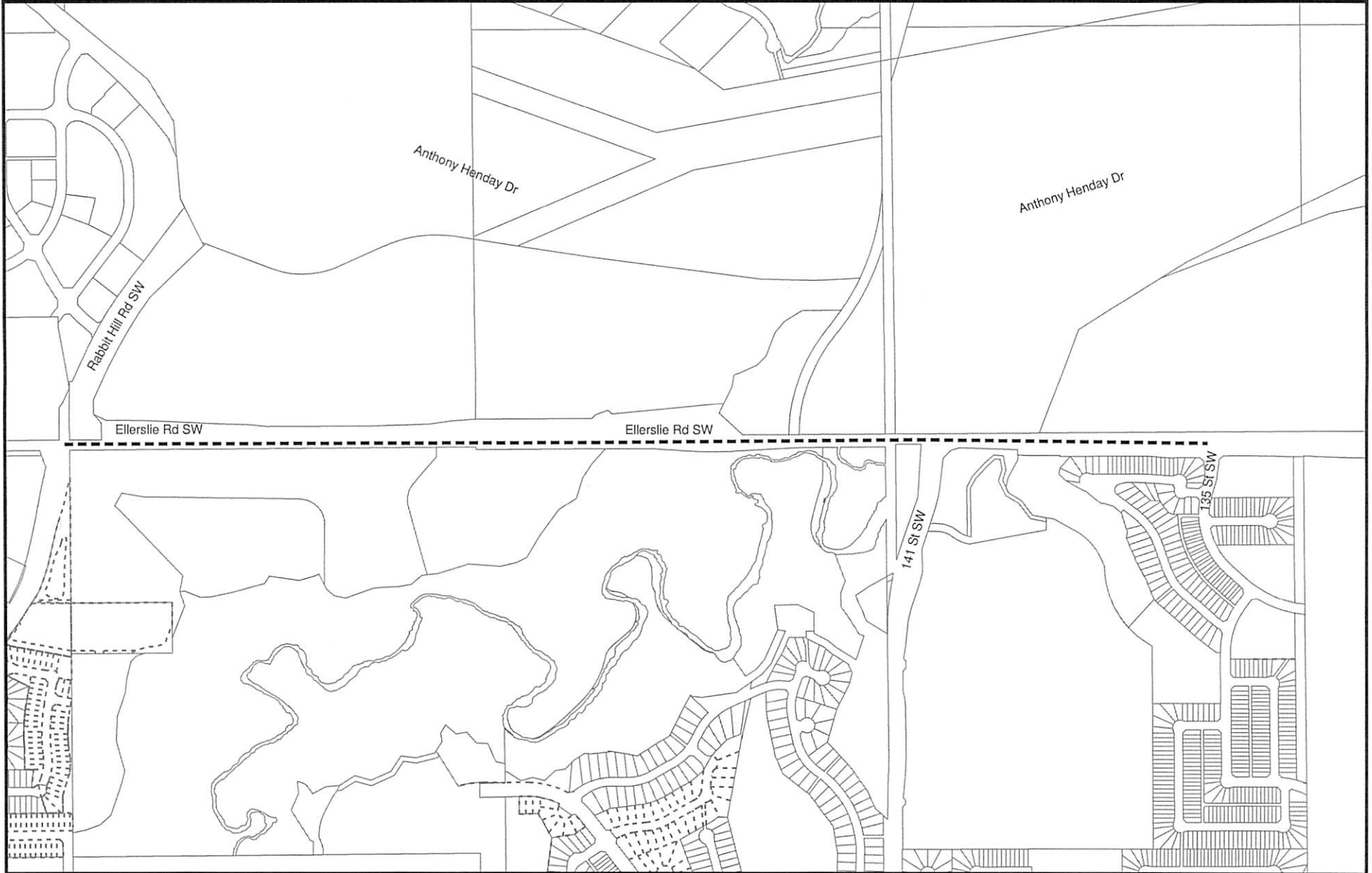


NOTE: All roads shown on this map are within the SW quadrant



||||| Limit of proposed subdivision

--- Construct first four lanes to an arterial roadway standard





Subdivision Authority

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

September 12, 2019

File No. LDA19-0281

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

ATTENTION: Kaelin Koufogiannakis

RE: Tentative plan of subdivision to create 67 Single Detached Residential lots from the SW 19-53-25-W4M, located east of Winterburn Road NW and north of Yellowhead Trail NW;
TRUMPETER

I The Subdivision by Plan is APPROVED on September 12, 2019, 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 Charter Bylaw 19012 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the subdivision boundary be amended to include the entire collector roadway (Trumpeter Way), within SW-19-53-25-W4M, from the existing terminus to Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkways as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 (1) 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 constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs Trumpeter Way to an urban collector standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner constructs a 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. That the owner pay for the installation of traffic signals at the ramp intersections of Winterburn Road NW and Yellowhead Trail NW, as shown on Enclosure II. The City of Edmonton shall complete the signals design, and one of the City's approved Electrical Services Contractors must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor;
12. that the owner constructs offsite storm sewers and major drainage route to connect the proposed subdivision to the existing system, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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

14. that the owner is responsible for the landscape design and construction within the road rights of way and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for SW 19-53-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA18-0032. 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority










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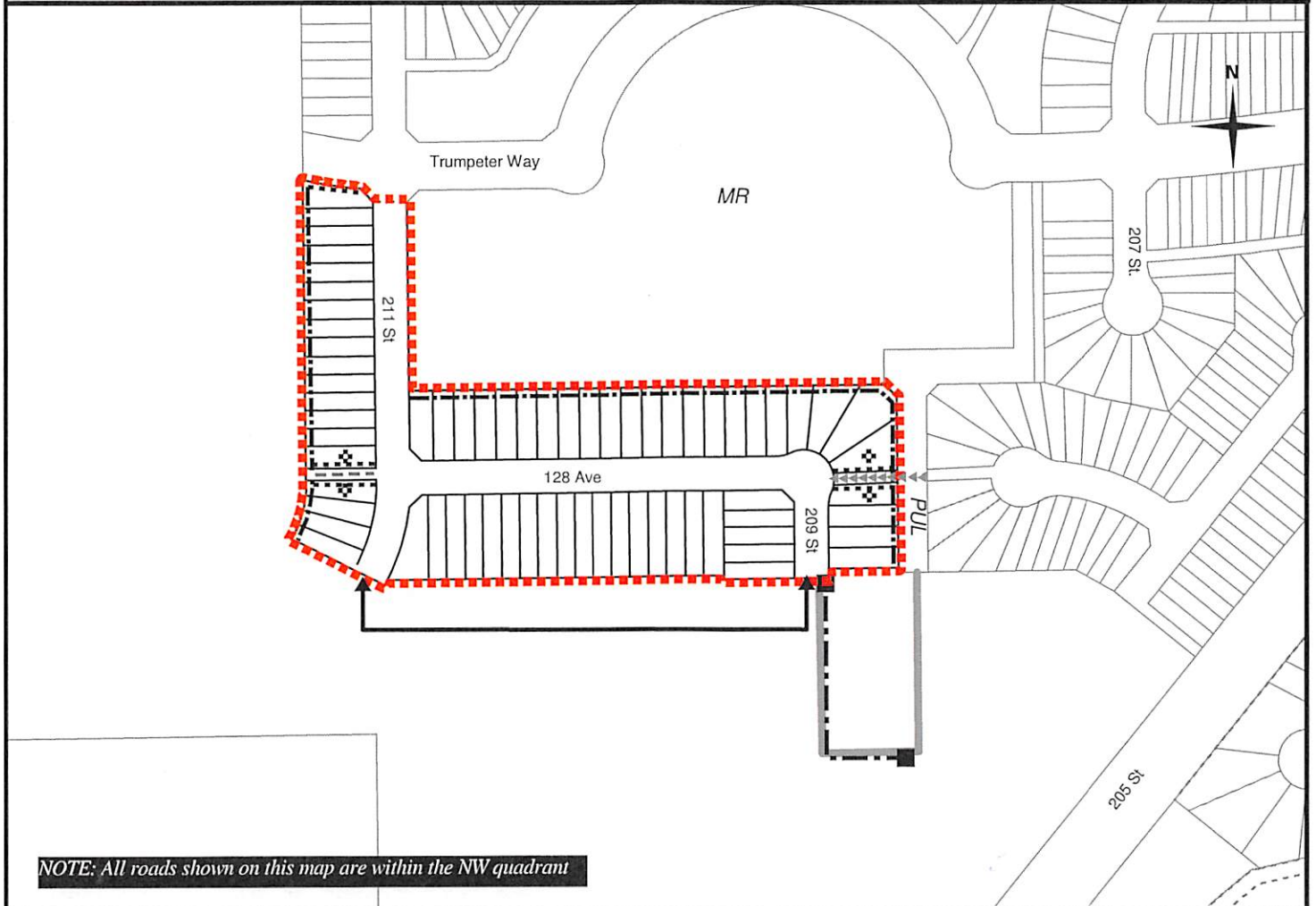
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

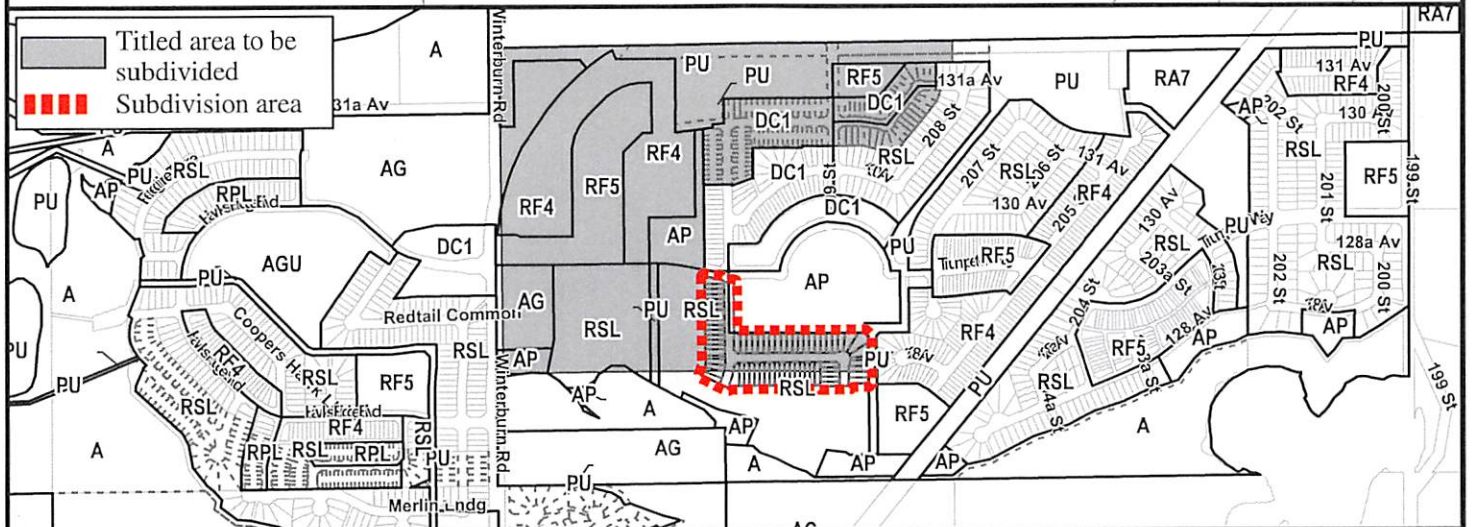
September 12, 2019

LDA 19-0281

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  1.8 m concrete sidewalk
-  Restrictive covenant re: Disturbed Soil
-  3 m concrete emergency access walkway
-  Temporary 6 m roadway
-  Storm sewer extension
-  Temporary major drainage infrastructure



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



SUBDIVISION CONDITIONS OF APPROVAL MAP

September 12, 2019

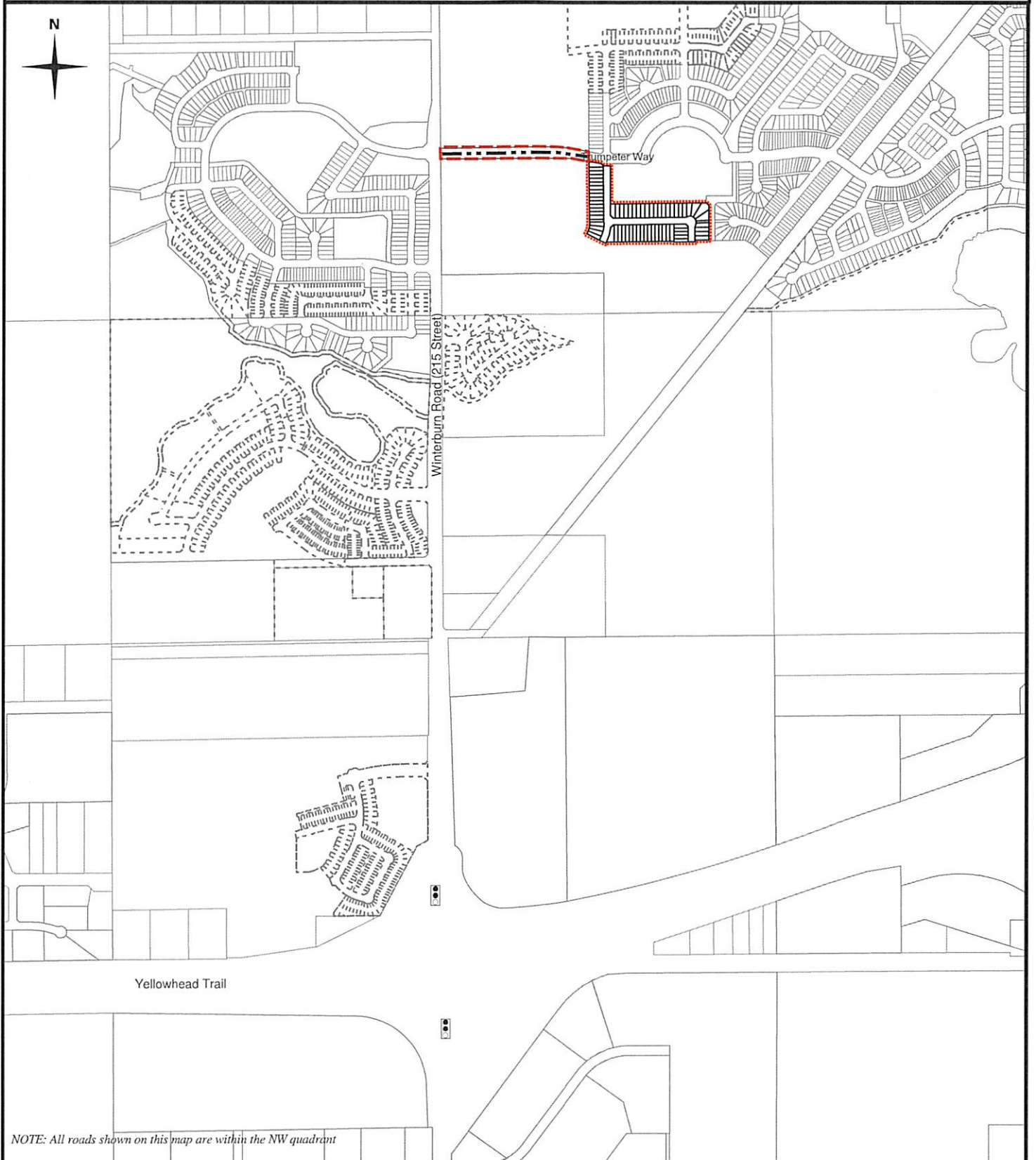
LDA19-0281

Limit of proposed subdivision

Amend Subdivision Boundary

Construct Collector Roadway

Traffic Signal



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 12, 2019

File No. LDA19-0326

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 4, Block 50, Plan 3829 HW, located north of 105 Avenue NW and east of 83 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is **APPROVED** on September 12, 2019, subject to the following conditions:

1. that the owner obtain 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; 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.

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #326749931-001

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 (\$673.00 - 2019 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 83 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 4.53 m south of the north property line of Lot 4. 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).

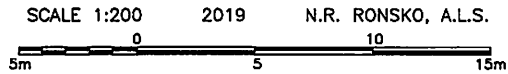
TENTATIVE PLAN

SHOWING SUBDIVISION OF

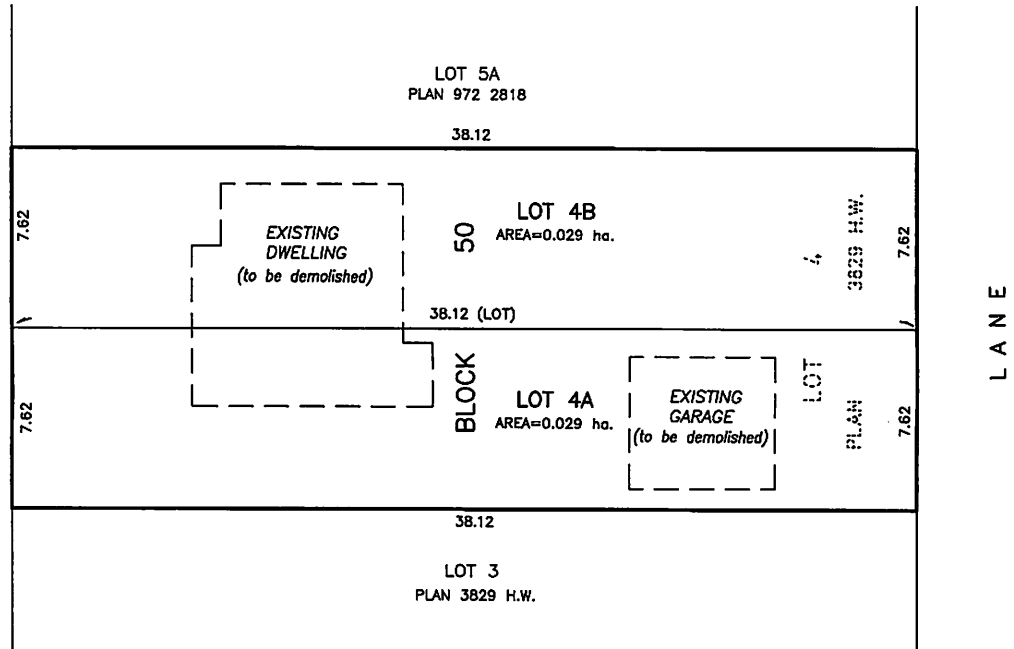
LOT 4, BLOCK 50, PLAN 3829 H.W.

IN
RIVER LOT 27

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: JULY 26, 2019
REVISED: -

FILE NO. 19S0461

DWG.NO. 19S0461T



Subdivision Authority

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

Sept. 12, 2019

File No. LDA19-0334

APLUS Homes Corp.
11211 - 11 Avenue SW
Edmonton, AB T6W 1S5

ATTENTION: Dong Liu

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 3A, Plan 4278V - located north of 104 Avenue and east of 144 Street; **GROVENOR**

The Subdivision by Plan is APPROVED on Sept. 12, 2019, 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 Craig Walker, Planner at craig.walker@edmonton.ca or 780-442-4852.

Regards,

Blair McDowell
Subdivision Authority

BM/cw/Posse #327118572-001

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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

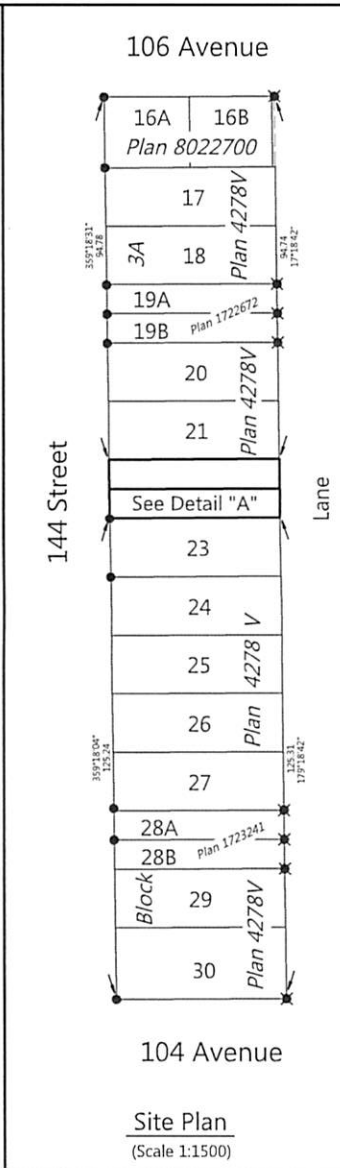
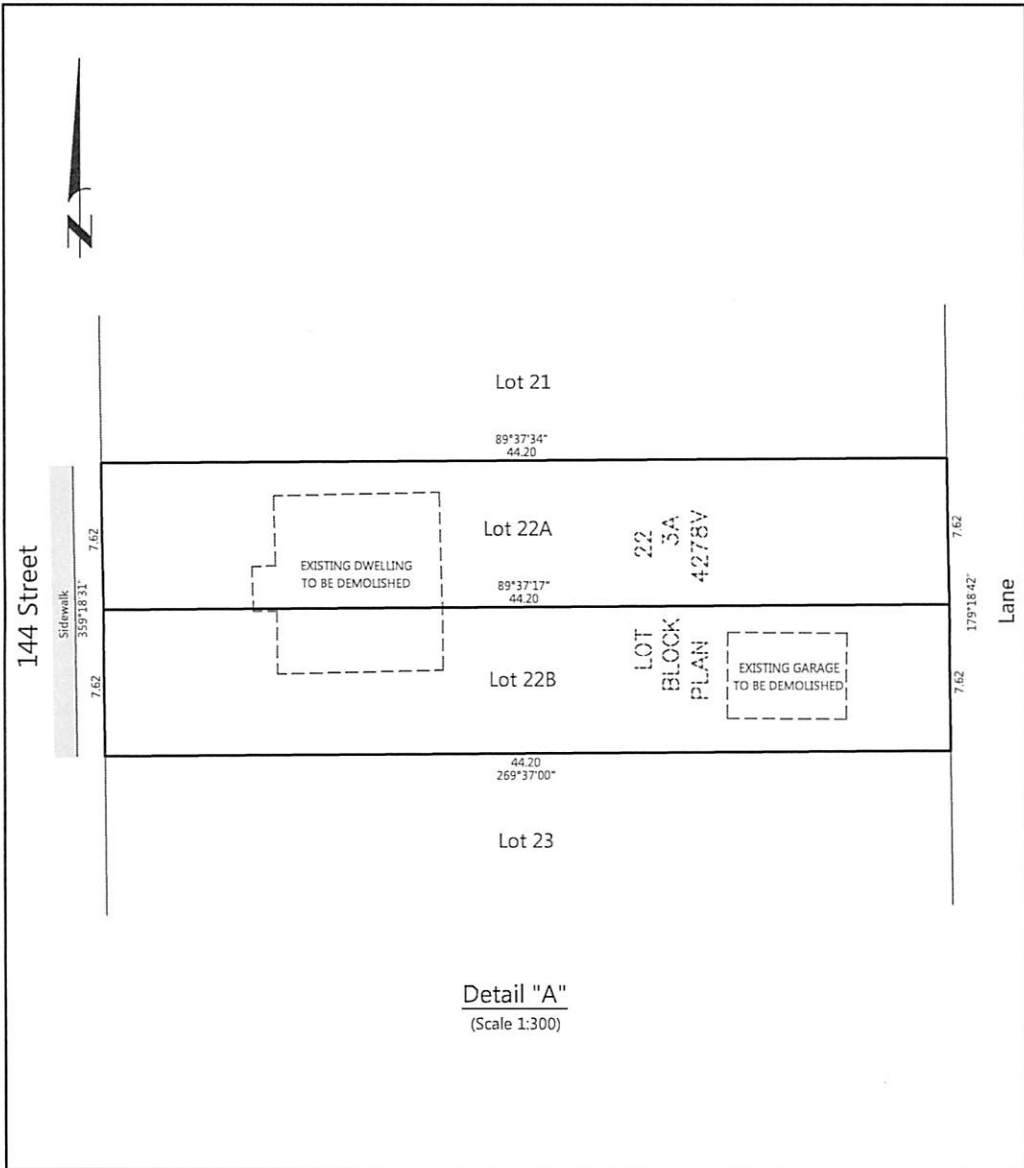
- There are existing boulevard trees adjacent to the site on 144 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance 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 99.36 m south of the south property line of 106 Avenue (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.
- 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).



TENTATIVE PLAN

Showing Survey of
SUBDIVISION
of
LOT 22, BLOCK 3A, PLAN 4278V
Edmonton - Alberta
2019

SCALE 1:300

LEGEND:

Statutory Iron Survey Posts found shown thus:

Magnetic Nail found shown thus:

Area dealt with by the registration of this plan bounded thus:

All distances are in metres and decimals thereof and are from post to post unless shown otherwise. Bearings are 3TM grid and are derived from the line from A.S.C.M 120386 to A.S.C.M. 214536. Bearings and Coordinates are referred to Meridian 114° West, 3TM Grid projection, NAD 83 datum. Combined Scale factor used = 0.999808. Area to be registered contains 0.067 Hectares.

Client: Aplus Homes Corp.
Property Address: 10445 144 Street NW
Edmonton, AB

Action Surveys Inc.
#200, 9413 45 Avenue
Edmonton, Alberta, T6E 6B9
Tel: 780-851-2289
Fax: 587-401-6867

LIANQIU GAO, A.L.S.
© Copyright 2019

Initials: ZY - LG	JOB No. : 190653
File: 190653Tentative	Plan Date: July 8, 2019

Thursday, September 5, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 35

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the September 5, 2019 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the August 29, 2019 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA19-0284 324016976-001	Tentative plan of subdivision to create one (1) additional Industrial lot from Lot 2, Block 18, Plan 0827699, located south of Roper Road and east of 50 Street; PYLYPOW INDUSTRIAL	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	LDA19-0314 325781878-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 55, Block 1, Plan RN 63, located south of 122 Avenue NW and west of 81 Street NW; EASTWOOD	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	CARRIED	
3.	LDA19-0323 326258686-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 13, Plan 4892 HW, located north of 83 Avenue NW and east of 77 Street NW; IDYLWYLDE	

MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	