

Thursday, October 15, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 41

| | | |
|----------------|--|---|
| PRESENT | Blair McDowell, Chief Subdivision Officer | |
| 1. | ADOPTION OF AGENDA | |
| MOVED | Blair McDowell | |
| | That the Subdivision Authority Agenda for the October 15, 2020 meeting be adopted. | |
| FOR THE MOTION | Blair McDowell | CARRIED |
| 2. | ADOPTION OF MINUTES | |
| MOVED | Blair McDowell | |
| | That the Subdivision Authority Minutes for the October 8, 2020 meeting be adopted. | |
| FOR THE MOTION | Blair McDowell | CARRIED |
| 3. | OLD BUSINESS | |
| 4. | NEW BUSINESS | |
| 1. | LDA15-0008 165722052-001 | REVISION of conditionally approved tentative plan of subdivision to create 65 single detached residential lots, from Lot H, Block 1, Plan 162 0974 and Lot 2, Block 5, Plan 182 1550, located south of Lessard Road NW and east of 199 Street NW; EDGEMONT |
| MOVED | Blair McDowell | |
| | That the application for subdivision be Approved. | |
| FOR THE MOTION | Blair McDowell | CARRIED |
| 2. | LDA20-0227 369056159-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 5 and 6, Block 23, Plan 965 AH, located north of 102 Avenue NW and east of 154 Street NW; CANORA |
| MOVED | Blair McDowell | |
| | That the application for subdivision be Approved. | |
| FOR THE MOTION | Blair McDowell | CARRIED |

| | | | |
|----------------|---|---|----------------|
| 3. | LDA20-0234 369498903-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 5, Plan 600 MC, located north of 62 Avenue NW and west of 129 Street NW; GRANDVIEW HEIGHTS | |
| MOVED | | Blair McDowell That the application for subdivision be Approved. | |
| FOR THE MOTION | | Blair McDowell | CARRIED |
| 4. | LDA20-0257 371688464-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 24, Block 20, Plan 1738HW, located south of 81 Avenue NW and west of 83 Street NW; KING EDWARD PARK | |
| 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. | | |



October 15, 2020

File No. LDA15-0008

Qualico Communities
3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Rehman

RE: REVISION of conditionally approved tentative plan of subdivision to create 65 single detached residential lots, from Lot H, Block 1, Plan 162 0974 and Lot 2, Block 5, Plan 182 1550, located south of Lessard Road NW and east of 199 Street NW; **EDGEMONT**

The application adds three additional single detached lots to Phase 3 of the subdivision (Edgemont Stage 14C), increasing the number from 62 to 65. Phases 1 and 2 are registered.

I The Subdivision by Plan is APPROVED on October 15, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 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
8. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot H, Block 1, Plan 162 0974 was addressed by registration of a Deferred Reserve Caveat (DRC) on the east half of the SE 7-52-25-W4M with LDA14-0134.

MR for Lot 2, Block 5, Plan 182 1550 was addressed by providing money in place under LDA15-0008 with the registered Phases 1 and 2 (included the adjustment for the road closures).

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #165722052-001

Enclosure(s)

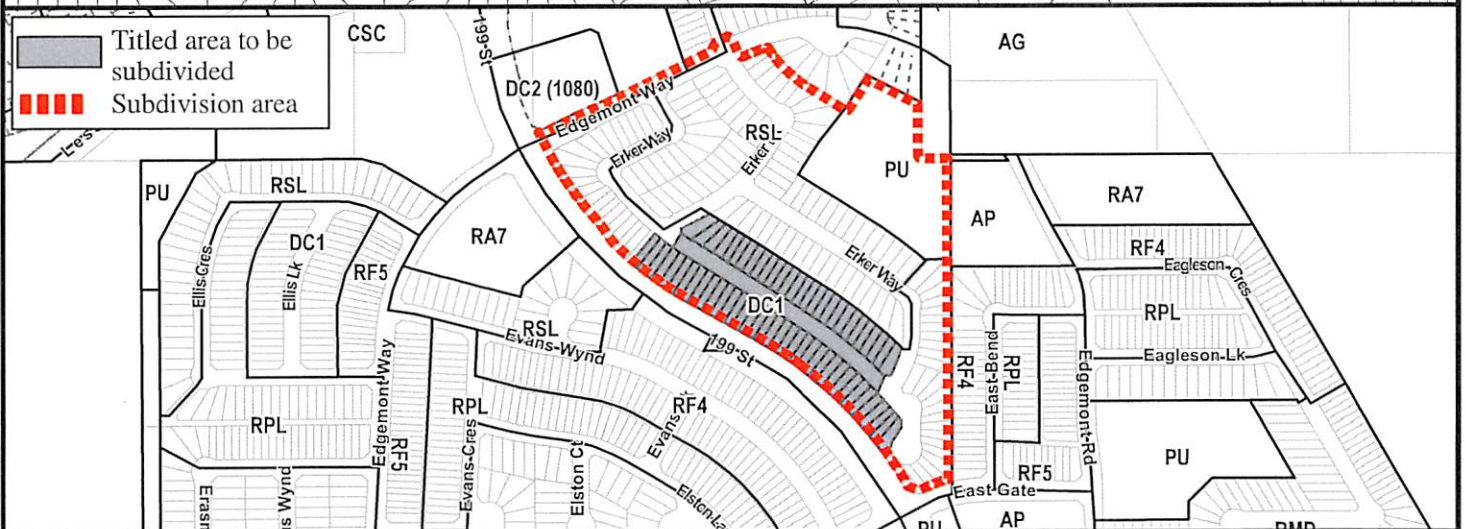
Limit of proposed subdivision
Phasing line

1.8 m uniform screen fence



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

Titled area to be subdivided
Subdivision area





Subdivision Authority

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

October 15, 2020

File No. LDA20-0227

Ivo Nedev Surveying Ltd
18811 96 Ave NW
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 5 and 6, Block 23, Plan 965 AH, located north of 102 Avenue NW and east of 154 Street NW; **CANORA**

The Subdivision by Plan is APPROVED on October 15, 2020, 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.

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,

Blair McDowell
Subdivision Authority

BM/mb/Posse #369056159-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

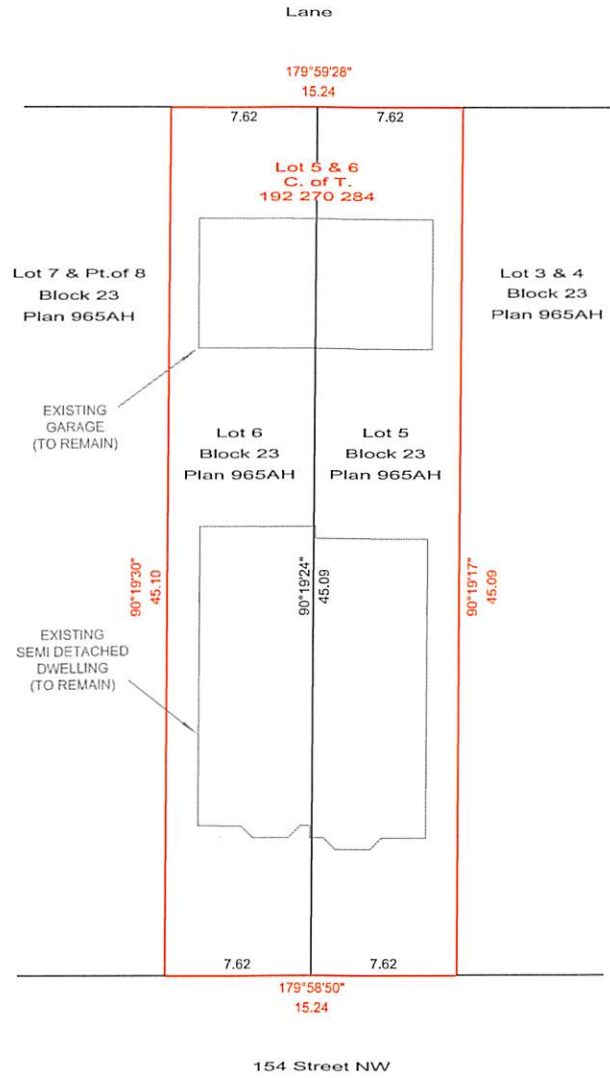
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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

- 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).



RF2 UNDERLYING ZONING
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

1. This plan is subject to the approval of the local approving authority.
2. All dimensions are in meters and decimals thereof.
3. All areas and dimensions are subject to confirmation by a legal survey.
4. Bearings are assumed.

REVISION HISTORY

| | |
|----------------------|------------|
| 1. Issued for Review | July 29/20 |
| | |
| | |

LEGAL DESCRIPTION: Lot 5 & 6, Block 23, Plan 965AH
MUNICIPAL ADDRESS: 10211 - 154 Street NW (Canora), Edmonton, AB
BUILDER/OWNER: Tech View Homes <techviewhomes@telus.net>

TENTATIVE PLAN SHOWING PROPOSED
SEPARATION OF TITLE 192 270 284

REVISION: 1 DATE: July 29/20 SCALE: 1:300 PROJECT #: 2019083



18811 - 96 Avenue NW Edmonton, AB, T5T 5L2
www.ivosurveys.ca
Ph: (780) 666-2511
Fax: (780) 666-2359



Subdivision Authority

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

October 15, 2020

File No. LDA20-0234

William Yin
8307 Saskatchewan Drive NW
Edmonton, AB T6G 2A7

ATTENTION: William Yin

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 5, Plan 600 MC, located north of 62 Avenue NW and west of 129 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on October 15, 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 received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell
Subdivision Authority

BM/mb/Posse #369498903-001

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 62 Avenue 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.
- There is an existing access to 62 Avenue NW. Upon redevelopment of proposed Lot A, the existing residential access to 62 Avenue 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.
- The Grandview Heights neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2020/2021. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

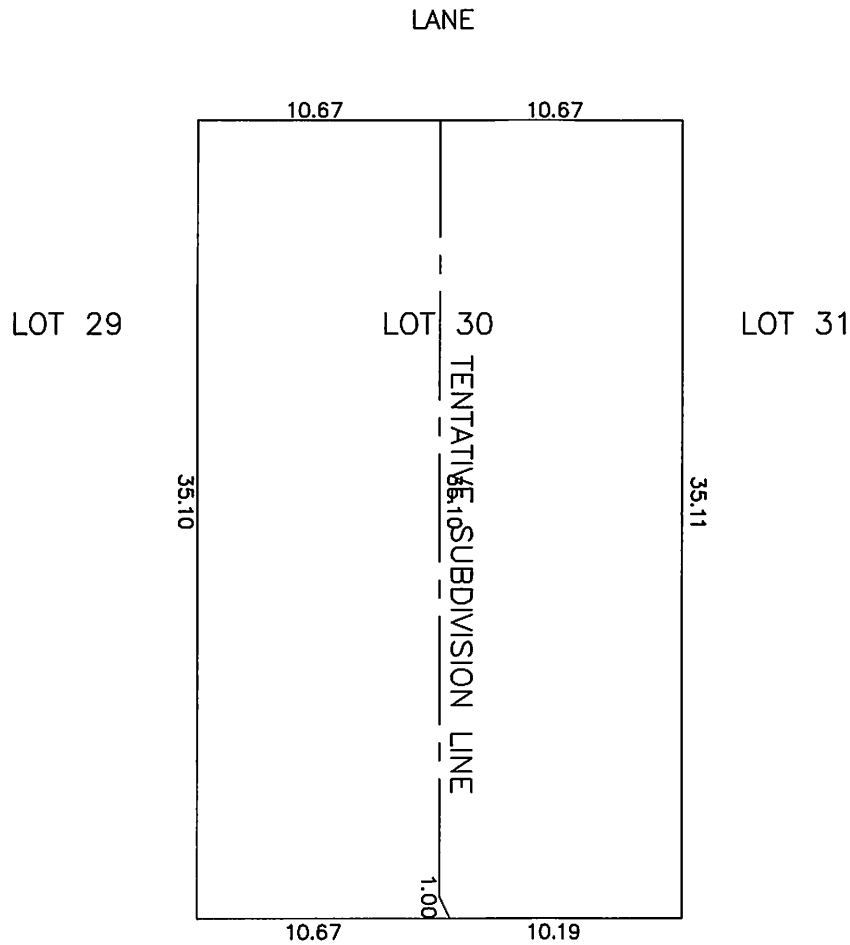
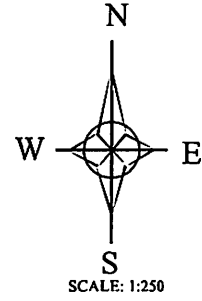
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.5 m west of the east property line of Lot 30 off of the lane. The existing storm service enters the proposed subdivision approximately 10.67 m west of the east property line of Lot 30 off of 62 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.
- 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 SUBDIVISION PLAN FOR
LOT 30 BLOCK 5 PLAN 600MC
12908-62 AVE. NW
CITY OF EDMONTON

DATUM: ASCM ELEV: ____m
TO ALL ELEVATIONS SHOWN, ADD: 60000m
9 OCTOBER 2020



62th AVENUE

→
TO 129nd STREET



Subdivision Authority

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

October 15, 2020

File No. LDA20-0257

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 24, Block 20, Plan 1738HW, located south of 81 Avenue NW and west of 83 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is **APPROVED** on October 15, 2020, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca); 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. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell'.

Blair McDowell
Subdivision Authority

BM/td/Posse #371688464-001
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 81 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.
- The King Edward Park neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in the 2020 - 2021 construction season. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

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 5.0 m east of the west property line of Lot 24 off 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).
- There is an existing power pole in the alley that may impact access to the proposed Lot 24B. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closed edge of the proposed driveway.
- 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 24, BLOCK 20, PLAN 1738 H.W.

IN THE

S.1/2 SEC.27-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2020 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET NW, EDMONTON. Ph: (780) 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

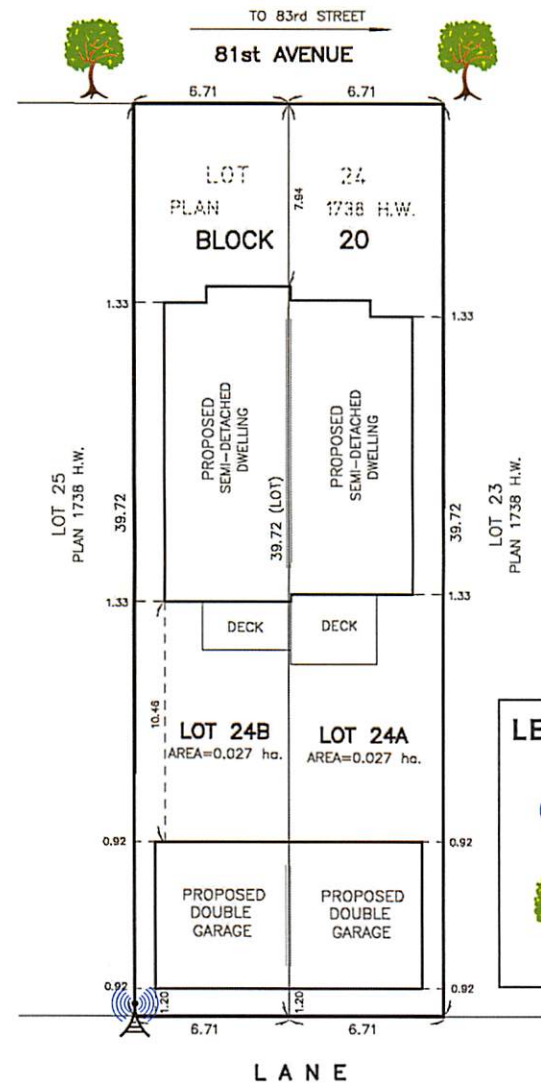
DATE: AUGUST 31, 2020
 REVISED: -

FILE NO. 20S0457

DWG.NO. 20S0457T

ENCLOSURE II

FILE: LDA20-0257



LEGEND



EXISTING POWER POLE. SITE ACCESS MUST MAINTAIN A MINIMUM CLEARANCE OF 1 M



EXISTING BOULEVARD TREES THAT MUST BE PROTECTED DURING CONSTRUCTION