

Thursday, November 4, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 44

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the November 4, 2021 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 28, 2021 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA14-0473 161891813-001	REVISION of conditionally approved tentative plan of subdivision to create 134 single detached residential lots, 18 semi-detached residential lots, one (1) multi-unit housing lot (MHL) and one (1) Municipal Reserve lot from Lot A, Plan 2759 MC, Lot 1, Block 1, Plan 022 0944, the SW 1-54-24-W4M, and the SE 1-54-24-W4M, located north of 167 Avenue NW and east of 50 Street NW; <b>CY BECKER</b>
2.	LDA21-0444 409740455-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33-34, Block 4, Plan 2239X, located north of 74 Avenue NW and east of 99 Street NW; <b>RITCHIE</b>
3.	LDA21-0455 410107083-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 3, Plan 5039ET, located north of 105 Avenue NW and west of 142 Street NW; <b>GROVENOR</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



November 4, 2021

File No. LDA14-0473

Select Engineering Consultants Ltd.  
100 - 17413 107 Avenue NW  
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

RE: REVISION of conditionally approved tentative plan of subdivision to create 134 single detached residential lots, 18 semi-detached residential lots, one (1) multi-unit housing lot (MHL) and one (1) Municipal Reserve lot from Lot A, Plan 2759 MC, Lot 1, Block 1, Plan 022 0944, the SW 1-54-24-W4M, and the SE 1-54-24-W4M, located north of 167 Avenue NW and east of 50 Street NW; **CY BECKER**

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This subdivision was first approved on October 8, 2015 for 168 low density residential lots. The first change request, approved on May 13, 2021, reduced the overall number of low density residential lots to 152 (removed all row housing) and introduced phasing. This second change request will split Phase 1 (10A) into two. The storm and sanitary services within Phase 2 (10B), along 168 Avenue and 47 Street, will be constructed with Phase 1 and registered as an off-site utility right of way.

**I The Subdivision by Plan is APPROVED on November 4, 2021, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.27 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 \$317,879.09 representing 0.536 ha for the SW 1-54-24-W4M 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 dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for 167 Avenue NW from 44 Street NW to the west subdivision boundary, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (5), the owner clear and level 167 Avenue NW as required for road right of way dedication to the satisfaction of Subdivision and Development Coordination;

7. that the phasing boundary of Phase 1 be amended to include that complete collector / local road intersection between Phase 1 and 2, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the illustrated lots be withheld from registration until the temporary 12 m radius gravel surface turnaround is no longer required for transportation purposes, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the storm and sanitary servicing, located within Phase 2, be registered as an offsite utility-right-of-way with Phase 1; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision for the construction of arterial roadways in the catchment area;
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 Complete Streets Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner pay a boundary assessment for municipal improvements constructed by other developers within the 44 Street NW road right-of-way from which this development benefits (Cy Becker Stage 1; Servicing Agreement DS1631);
8. that the owner construct a temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or at the discretion and direction of Subdivision and Development Coordination);
9. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkways, as shown on the "Conditions of Approval" map, Enclosure I, with connections to the adjacent sidewalks along 167 Avenue NW;
10. that the owner construct a noise attenuation fence, within residential property lines for all lots backing onto 167 Avenue NW and 50 Street NW, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway, as shown on Enclosure I;

11. that subject to Condition 1 (9), the owner constructs the storm and sanitary servicing, located within Phase 2, with Phase 1 of this subdivision;
12. that the owner construct all fences wholly on privately-owned lands, within residential property lines for all lots flanking the walkway and CY Becker Drive NW, and the Municipal Reserve (MR) lot, to the satisfaction of, 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 reserve lot, road rights of way, and walkways to the satisfaction of City Departments and utility agencies.

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

Municipal Reserve (MR) for Lot 1, Block 1, Plan 022 0944 was addressed with LDA15-0121 by transferring MR in the amount 0.026 ha to the SE 1-54-24-W4M.

MR for a portion of the SE 1-54-24-W4M was addressed with LDA15-0121 by registering a 0.026 ha Deferred Reserve Caveat (DRC # 202 249 405). The DRC will be fully discharged to assemble part of the 0.27 ha MR parcel with this subdivision.

MR for a portion of the SW 1-54-24-W4M in the amount of 0.78 ha is due and will be provided by dedicating a 0.244 ha park parcel and money in place in the amount of \$317,879.09, representing 0.536 ha. Money in place may change depending upon the final plan of survey.

MR for Lot A, Plan 2759MC was addressed with LDA07-0460 by registering a 0.325 ha (DRC # 112 347 540). The DRC will be carried forward on title. Money in place of MR for Lot A MC will be provided with LDA21-0160 instead of this application.

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/ak/Posse #161891813-001

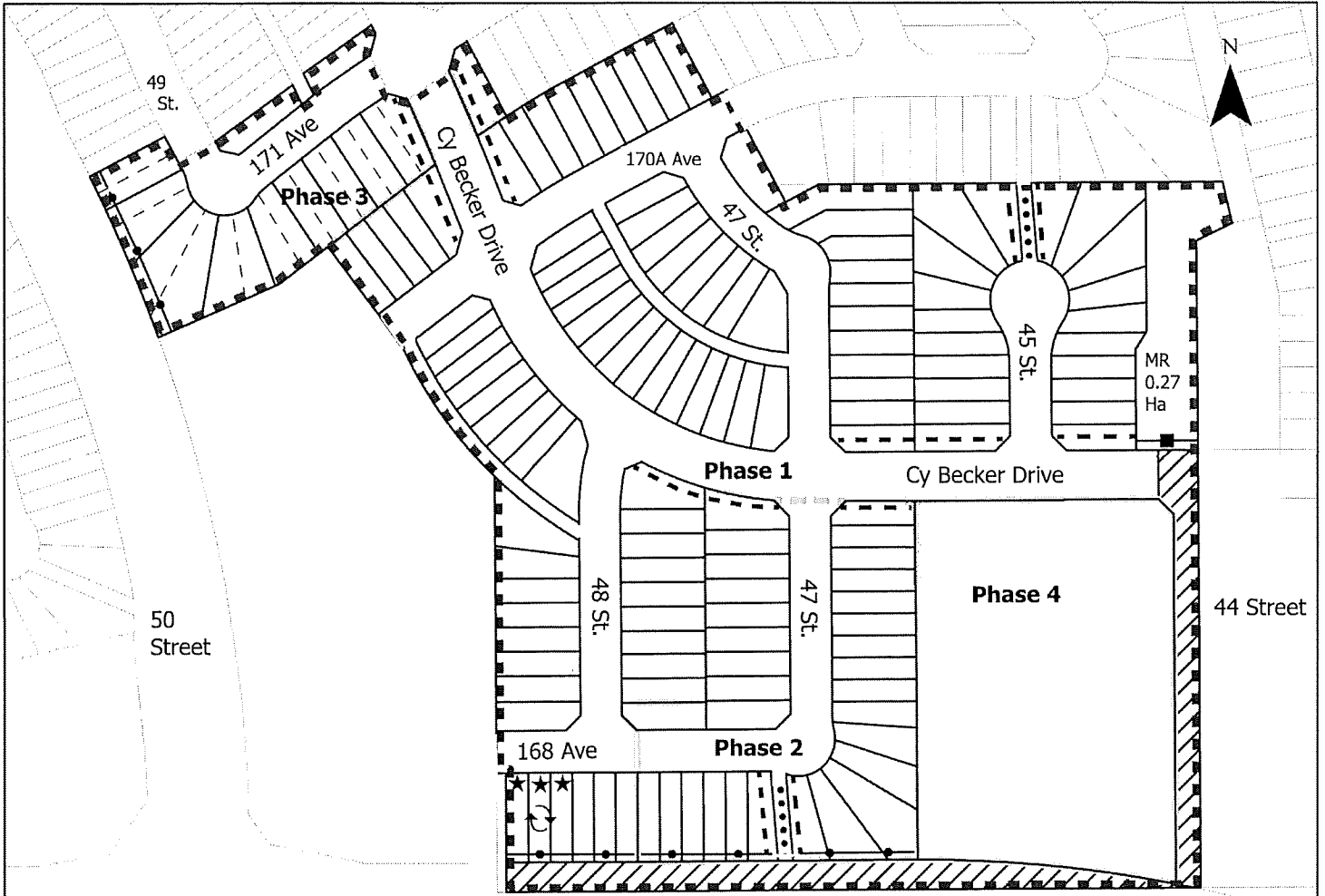
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

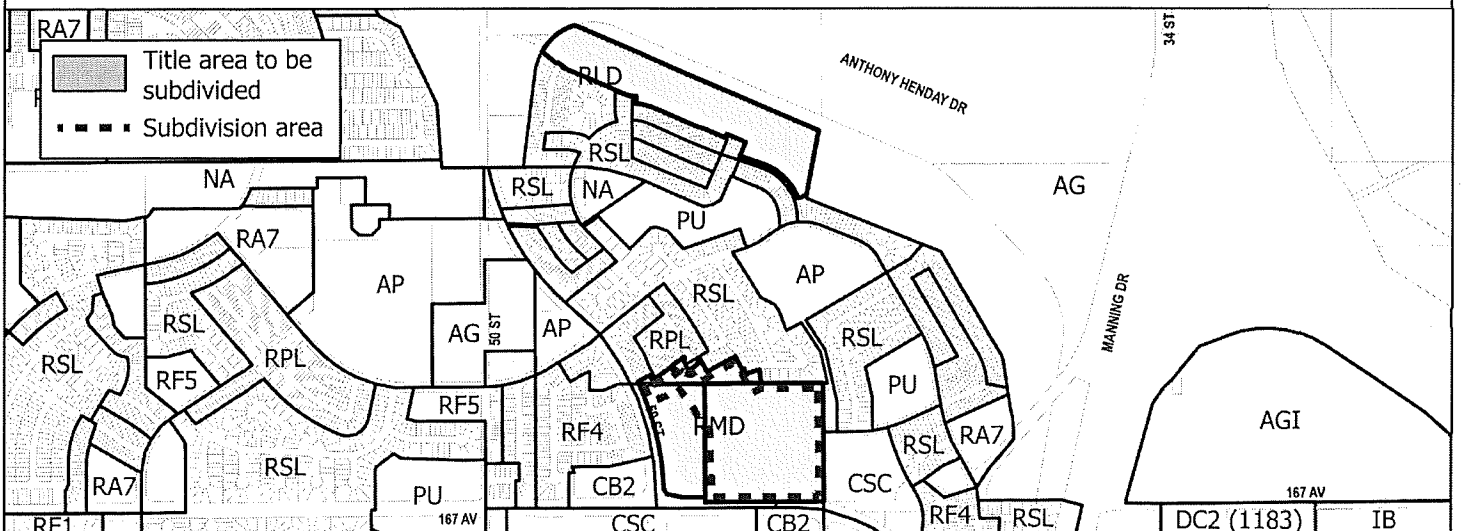
November 4, 2021

LDA14-0473

- ▬▬▬ Limit of proposed subdivision
- ▬▬▬ Phasing line
- ▬▬▬ Amend phase boundary
- ▬▬▬ 1.8 m uniform screen fence
- Noise attenuation fence
- Post and rail fence
- ★ Withhold lots from registration
- ▨ Dedicate as road right of way
- Construct 1.8m concrete sidewalk
- ↻ Temporary 12 m radius turnaround



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





November 4, 2021

File No. LDA21-0444

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 33-34, Block 4, Plan 2239X, located north of 74 Avenue NW and east of 99 Street NW;  
**RITCHIE**

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**The Subdivision by Plan is APPROVED on November 4, 2021, 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. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits);
2. 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](mailto:development.coordination@edmonton.ca)), 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/cb/Posse #409740455-001

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 - 2021 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 74 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- 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 9.0 m east of the west property line of Lot 34 off 74 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 (distance between fire hydrants) adjacent to the property. City of Edmonton Standards requires hydrant spacing of 90m for the zoning. Hydrant spacing in the area is approximately 130m. The owner/applicant is advised to review on site fire protection to ensure adequate coverage.
- 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

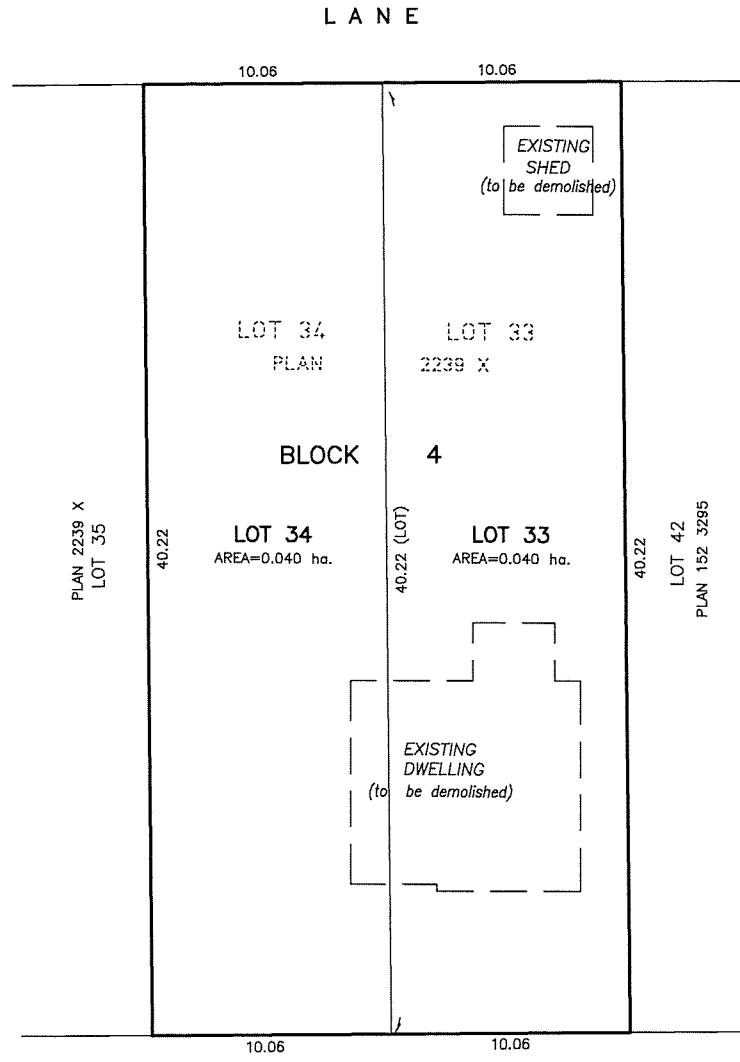
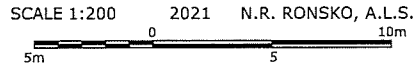
SHOWING PROPOSED SUBDIVISION OF

**LOT 33 & LOT 34, BLK.4, PLAN 2239 X.**

IN THE

**N.W.1/4 SEC.21 TWP.52 RGE.24 W. 4M.**

**EDMONTON, ALBERTA**



**NOTES:**

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



**HAGEN SURVEYS**

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	SEPTEMBER 24, 2021	REVISED:	--
DRAWING	21S0685T	FILE NO.	21S0685

**74th AVENUE**

TO 99th STREET



Subdivision Authority

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

November 4, 2021

File No. LDA21-0455

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

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 3, Plan 5039ET, located north of 105 Avenue NW and west of 142 Street NW;  
**GROVENOR**

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**The Subdivision by Plan is APPROVED on November 4, 2021, 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/cb/Posse #410107083-001

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 - 2021 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 142 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- 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 142 Street NW. Upon redevelopment of proposed Lot 10, the existing residential access to 142 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

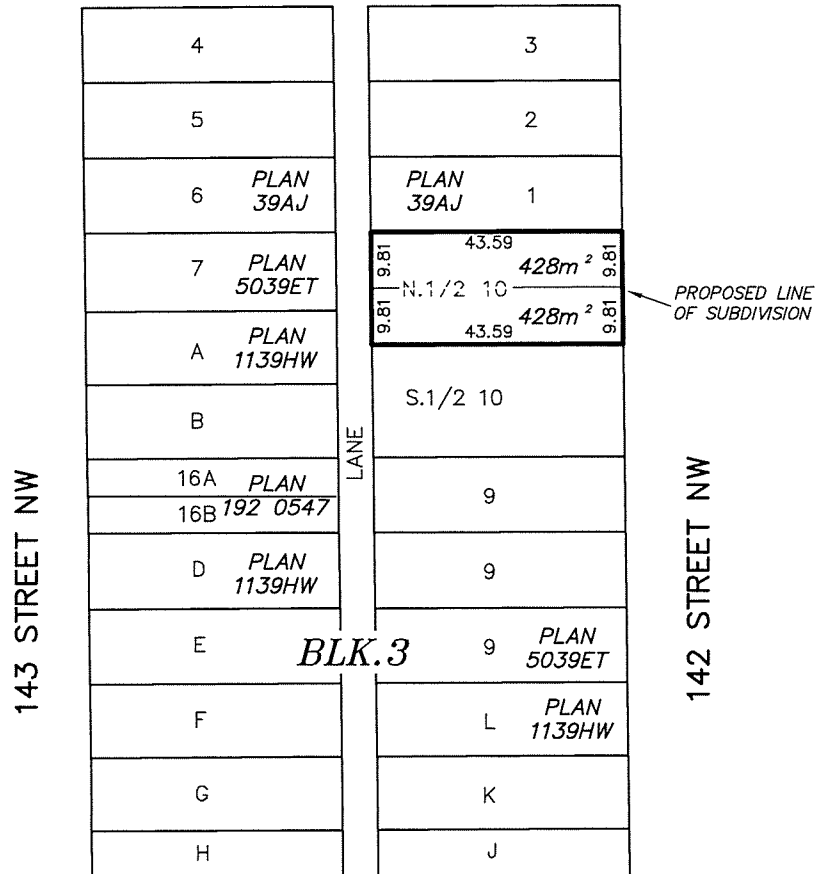
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 3.8 m south of the north property line of Lot 10 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.
- 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).



106 AVENUE NW



Stantec Geomatics Ltd.  
10160-112th Street NW  
Edmonton, Alberta, Canada  
T5K 2L6  
Tel. 780-917-7000  
Fax. 780-917-7289  
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.  
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Client  
ENSTYLE HOMES

TENTATIVE PLAN SHOWING  
PROPOSED SUBDIVISION

OF  
THE NORTH HALF OF LOT 10, BLOCK 3, PLAN 5039ET  
WITHIN  
S.E.1/4 SEC.2 TWP.53 RGE.25 W.4 MER.

GROVENOR

SCALE 1 : 1000  
SEPTEMBER 2021

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus
- Containing 0.09 Hectares, including 1 residential lot.

Thursday, October 28, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 43

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 28, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 21, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.

LDA21-0390  
401846749-001

Tentative plan of subdivision to create 58 single detached residential lots from SW 21-51-25-W4M located north of 28 Avenue SW and east of 182 Street SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA21-0391  
401867733-001

Tentative plan of subdivision to create 31 single detached residential lots and 28 semi-detached residential lots from SW 21-51-25-W4M located north of 28 Avenue SW and east of 182 Street SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA20-0006 350254137-001	Tentative plan of subdivision to create three (3) Public Utility lots (PUL) and one (1) commercial lot from the SE-13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; <b>DESROCHERS AND HERITAGE VALLEY TOWN CENTRE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA21-0305 392141989-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) commercial lot from Lot 2, Block L, Plan 052 1161 located south of 82 (Whyte) Avenue NW and east of Gateway Boulevard; <b>CPR IRVINE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA21-0446 409716712-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 12, Plan 5587 MC, located north of 132 Avenue NW and west of 68 Street NW; <b>DELWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA21-0450 409859027-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 76, Plan 3875 P, located north of 104 Avenue NW and east of 136 Street NW; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA21-0451 409917612-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 36, Plan 1916 HW, located north of 116 Avenue NW and east of 122 Street NW; <b>INGLEWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA21-0452 410010815-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 9, Plan 6072 ET, located north of 104 Avenue NW and west of 147 Street NW; <b>GROVENOR</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

5.

**ADJOURNMENT**

The meeting adjourned at 10:20 a.m.