

Thursday, December 5, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 48

<b>PRESENT</b>		<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the December 5 2019 meeting be adopted.		
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>		
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the November 28, 2019 meeting be adopted.		
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>	
<b>3.</b>	<b>OLD BUSINESS</b>		
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA18-0604 295551127-001	REVISION of conditionally approved tentative plan of subdivision to create 28 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; <b>KESWICK</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>	
2.	LDA19-0483 344461246-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 49, Plan 1870 P, located north of 72 Avenue NW and west of 105A Street NW; <b>QUEEN ALEXANDRA</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>	

3.	LDA19-0487 344055403-001	Tentative plan of subdivision to create one (1) industrial lot from Lot 6, Block 7, Plan 192 0698 to be consolidated with Lots 7, 8, 9, Block 7, Plan 192 0698 located north of 93 Avenue SW and west of 130 Street SW; <b>EDMONTON SOUTH CENTRAL</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA19-0489 343758691-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 14, Plan 1909 HW, located north of 97 Avenue NW and east of 160 Street NW; <b>GLENWOOD</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA19-0491 339592528-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 14, Plan 1909 HW, located south of 98 Avenue NW and east of 160 Street NW; <b>GLENWOOD</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:05 a.m.		



Subdivision Authority

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

December 5, 2019

File No. LDA18-0604

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 28 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**

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The revision adds two lots to the original approval of September 12, 2019.

**I The Subdivision by Plan is APPROVED on December 5, 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 \$2,284,750.00 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 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;
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 the ECO Station access located east of Rabbit Hill Road SW to 135 Street SW, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements 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 [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).






Regards,

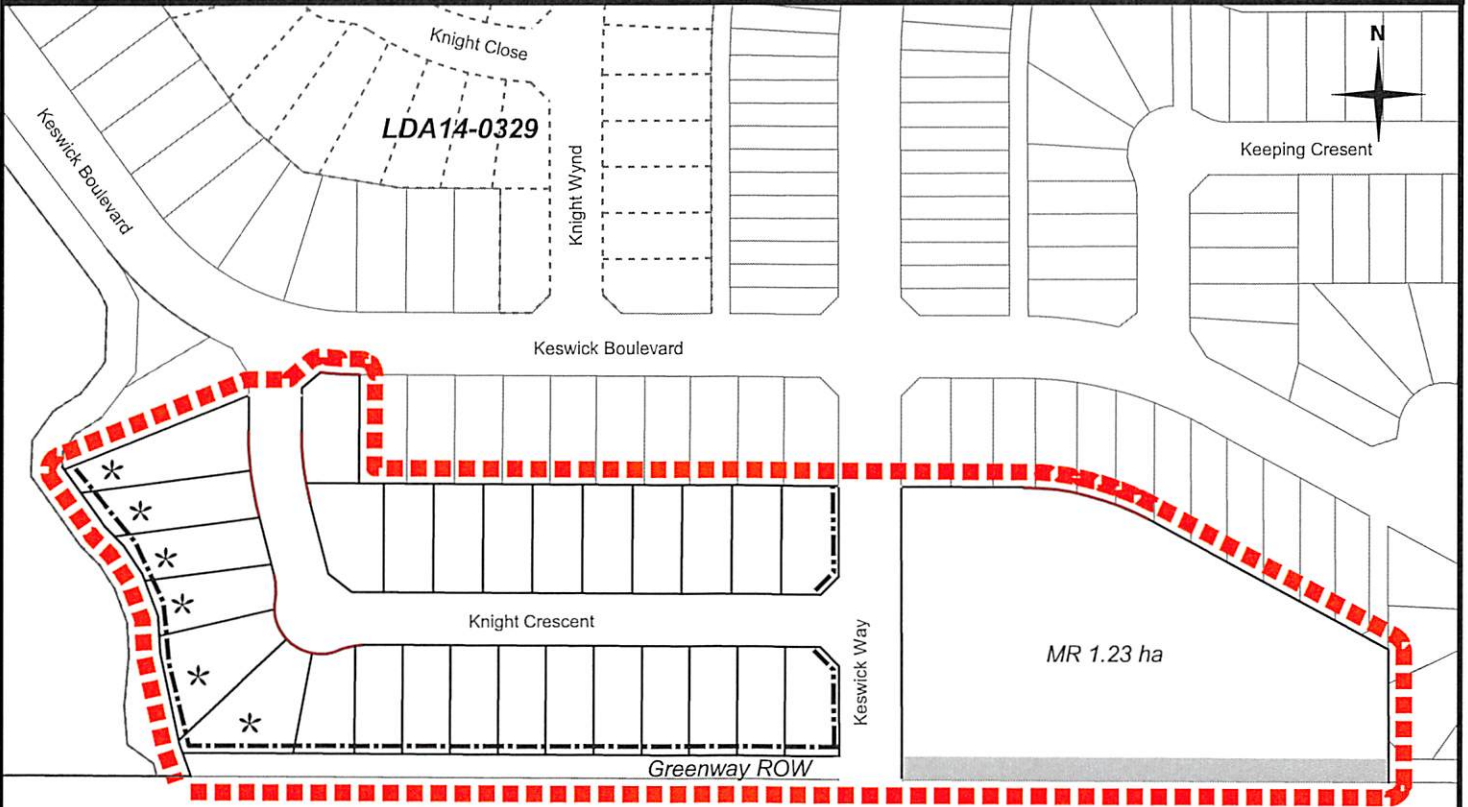


Blair McDowell  
Subdivision Authority

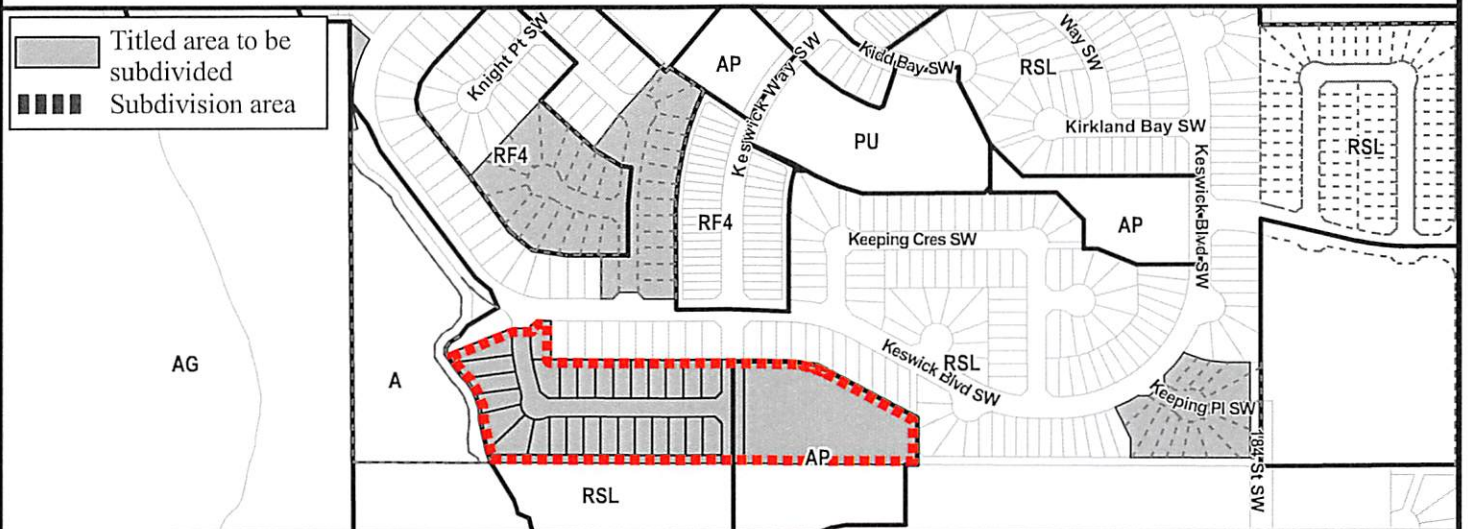
BM/mb/Posse #295551127-001

Enclosures

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



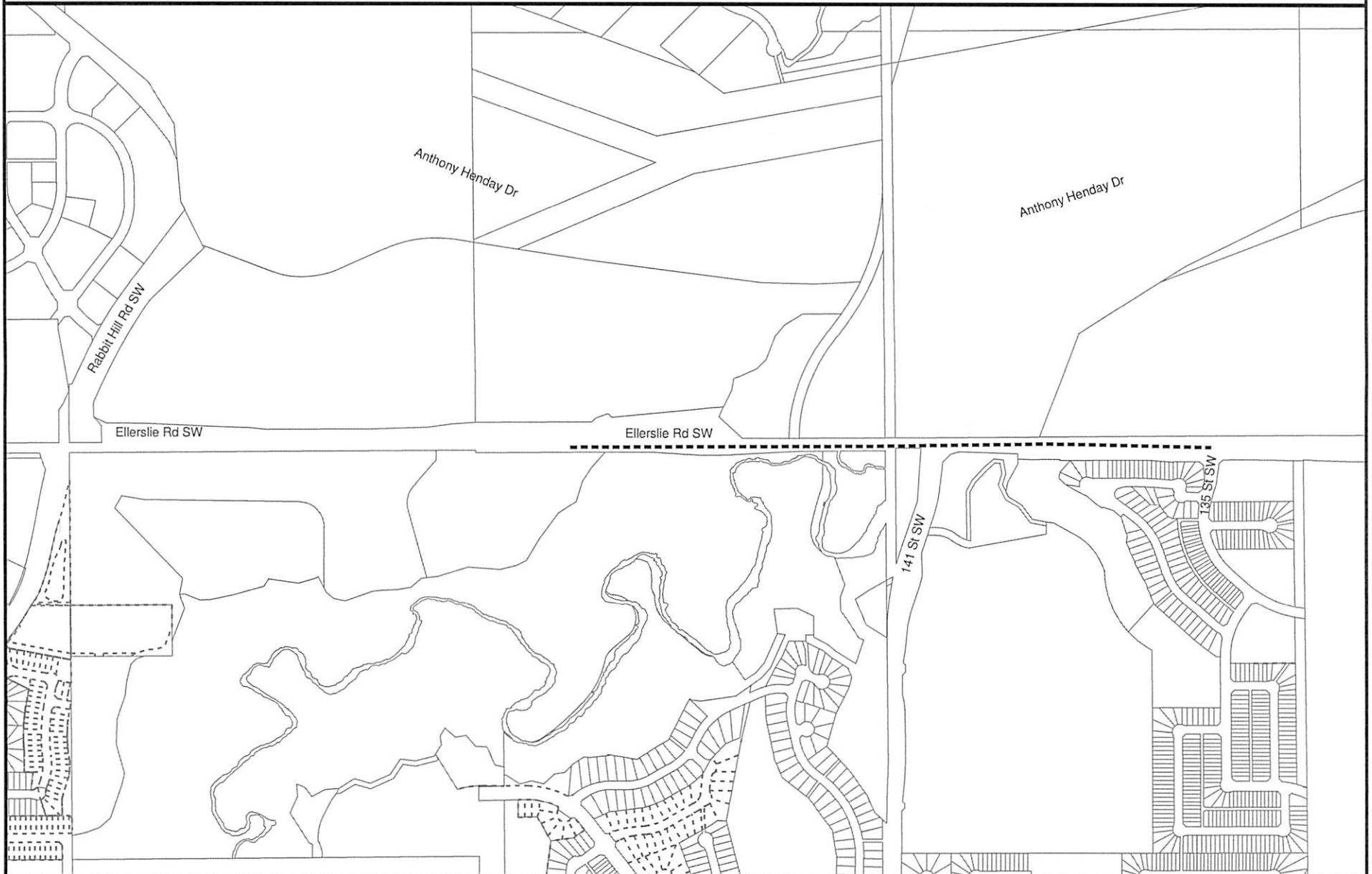
**NOTE:** All roads shown on this map are within the SW quadrant





■■■■ Limit of proposed subdivision

■■■■ Construct two lanes to an arterial roadway standard





Subdivision Authority

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

December 5, 2019

File No. LDA19-0483

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 49, Plan 1870 P, located north of 72 Avenue NW and west of 105A Street NW; **QUEEN ALEXANDRA**

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**The Subdivision by Plan is APPROVED on December 5, 2019, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services (780-412-3955) for the removal and replacement of the existing lead water service to proposed Lot 12B; 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 [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #344461246-001

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 105A 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

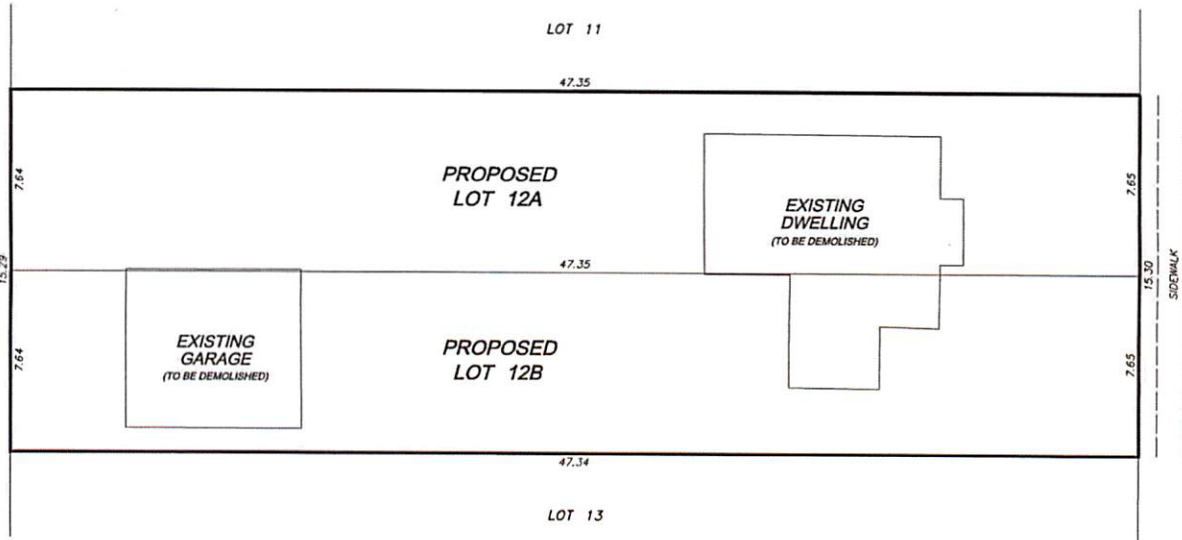
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 (lead) and sanitary) enter the proposed subdivision approximately 6.4 m north of the south property line of Lot 12 off 105A Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



LOT: 12 BLOCK: 49 PLAN: 1870 P

BUILDER/OWNER: OGGI HOMES INC.

ADDRESS: 7208 - 105A STREET EDMONTON

SUBDIVISION: QUEEN ALEXANDRA ZONING: RF3 SCALE 1:200

DRAWN BY: J.K. CHECKED BY: S.B./P.S. FILE: E18553

**NOTES:**

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY

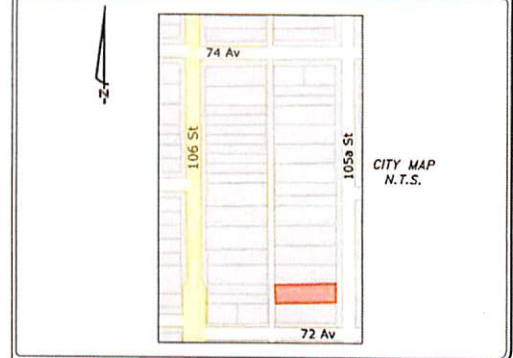
THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY  
ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.

**LEGEND:**

LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ●

CERTIFICATE OF TITLE AREA	0.072 ha
AREA IN PARCEL(S) BEING CREATED	0.036 ha
NUMBER OF PARCEL CREATED	2

REV. No.	DATE:	DESCRIPTION:



# TENTATIVE PLAN



6908 ROPER ROAD NW  
EDMONTON ALBERTA T6B 3H9  
email: abgeo@telus.net  
or: info@albertageo.com  
website: www.albertageo.com  
PH: (780) 437-8033  
FAX: (780) 437-8024



Subdivision Authority

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

December 5, 2019

File No. LDA19-0487

WSP Group Limited  
1200 - 10909 Jasper Ave NW  
Edmonton, AB T5J 3L9

ATTENTION: Audrey Zimmerman

RE: Tentative plan to subdivide a portion from Lot 6, Block 7, Plan 192 0698 to consolidate with adjacent Lots 7, 8, 9, Block 7, Plan 192 0698 located north of 93 Avenue SW and west of 130 Street SW; **EDMONTON SOUTH CENTRAL**

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The Subdivision by Plan is **APPROVED** on December 5, 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 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.

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Regards,

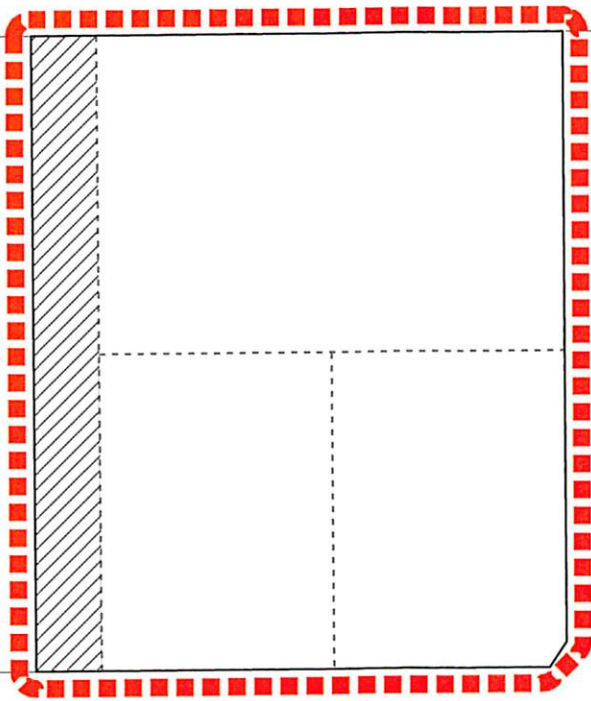
A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue ink stamp.

Blair McDowell  
Subdivision Authority

BM/mb/Posse #344055403-001

Enclosure

- Consolidated area
- Subdivided portion



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

- Titled area to be subdivided
- Subdivision area

AES





Subdivision Authority

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

December 5, 2019

File No. LDA19-0489

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 14, Plan 1909 HW, located north of 97 Avenue NW and east of 160 Street NW;  
**GLENWOOD**

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**The Subdivision by Plan is APPROVED on December 5, 2019, 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. In order to retain the existing garage, please make satisfactory arrangements with Development Services. 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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #343758691-001

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

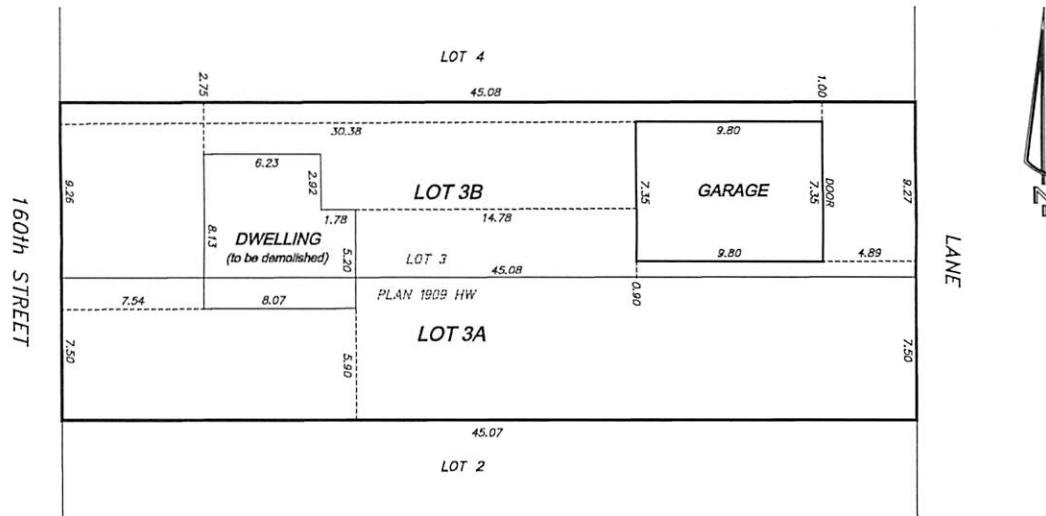
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 160 Street NW. Upon redevelopment of proposed Lot 3A, the existing residential access to 160 Street NW must be 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 / 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 south of the north property line of Lot 3 off 160 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LOT: 3 BLOCK: 14 PLAN: 1909 HW

BUILDER/OWNER: TECH VIEW HOMES LTD.

ADDRESS: 9711 - 160 STREET EDMONTON

SUBDIVISION: GLENWOOD ZONING: RF1 SCALE 1:250

DRAWN BY: J.M./D.S. CHECKED BY: S.B./P.S. FILE: E18467

**NOTES:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY  
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 OR OMISSIONS REPRESENTED BY THIS PLAN.

**LEGEND:**  
 LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ●

CERTIFICATE OF TITLE AREA 0.08 ha  
 AREA IN PARCEL(S) BEING CREATED 0.08 ha  
 NUMBER OF PARCEL CREATED 2

REV. No.	DATE:	DESCRIPTION:



## TENTATIVE PLAN

Alberta  
 Geomatics  
 Inc.

6908 ROPER ROAD NW  
 EDMONTON ALBERTA T6B 3H9  
 email: abgeo@al.us.net  
 or: info@albertageo.com  
 website: www.albertageo.com  
 PH: (780) 437-8033  
 FAX: (780) 437-8024



Subdivision Authority

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

December 5, 2019

File No. LDA19-0491

Vanessa Jia-Yee Hon  
10221 146 Street NW  
Edmonton, AB T5N 3A1

ATTENTION: Vanessa Jia-Yee Hon

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 14, Plan 1909 HW, located south of 98 Avenue NW and east of 160 Street NW;  
**GLENWOOD**

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**The Subdivision by Plan is APPROVED on December 5, 2019, 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; and
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If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue horizontal line.

Blair McDowell  
Subdivision Authority

BM/cs/Posse #339592528-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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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 160 Street NW. Upon redevelopment of proposed Lot 8A, the existing residential access to 160 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 / Site

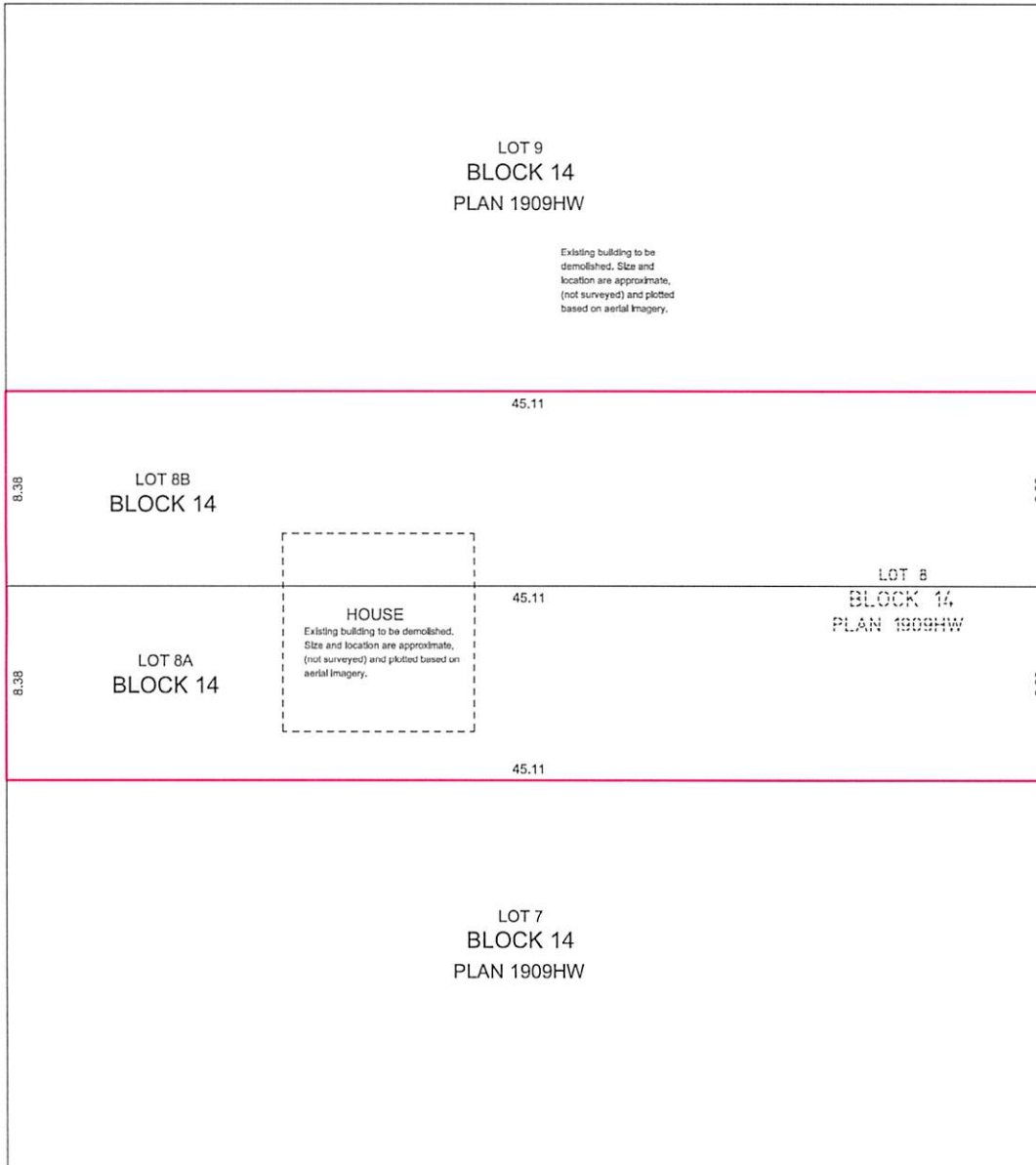
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- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
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160 STREET NW

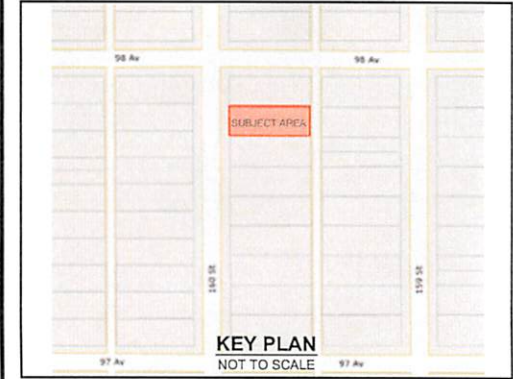


LANE

VANESSA HON

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.076 ha.



REV. NO.	DATE	ITEM	BY
1	OCT. 17/19	T-PLAN	CN
REVISIONS			

**GLENWOOD**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

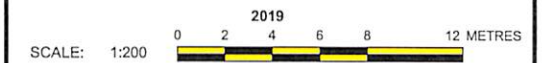
OF

LOT 8, BLOCK 14, PLAN 1909HW

WITHIN THE

E. SEC. 34 - TWP. 52 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**



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 10704-176 Street NW, Edmonton, Alberta T5S 1G7

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