

Thursday, May 14, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 19

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 14, 2020 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 7, 2020 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0297 156696832-001	REVISION of conditionally approved tentative plan of subdivision to create 82 single detached residential lots, one (1) future Municipal Reserve lot, and one (1) Public Utility lot, from Lot 5, Block 5, Plan 182 1322 located west of Anthony Henday Drive and north of Fraser Vista NW; FRASER
2.	LDA20-0070 354824935-001	Tentative plan of subdivision to create one (1) commercial unit and one (1) remnant unit in two (2) parts from Lot 1, Block 24, Plan 172 3606, located north of 41 Avenue SW and east of Chappelle Way SW; CHAPPELLE AREA
3.	LDA20-0131 360662862-001	Tentative plan of subdivision to adjust the property lines of Lots 39 through 42, Block2, Plan 192 1203, located south of 32 Avenue SW and west of Glenridding Ravine Wynd SW; GLENRIDGING RAVINE
5.	OTHER BUSINESS	



Subdivision Authority

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

May 14, 2020

File No. LDA14-0297

Scheffer Andrew Ltd.
12204 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: REVISION of conditionally approved tentative plan of subdivision to create 82 single detached residential lots, one (1) future Municipal Reserve lot, and one (1) Public Utility lot, from Lot 5, Block 5, Plan 182 1322 located west of Anthony Henday Drive and north of Fraser Vista NW;
FRASER

LDA14-0297 was conditionally approved on May 14, 2015. Fraser Way NW was subsequently dedicated with LDA13-0441. This first change request shifts the phasing boundary to the west side of Fraser Way NW. This collector roadway and the eight (8) residential lots fronting onto it are now within Phase 1.

I The Subdivision by Plan is APPROVED on May 14, 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;
4. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a Utility Right of Way against the lots backing onto the SWMF to permit standing water on private lands during periods of high water, to the satisfaction of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following:

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 pay the Boundary Improvement Assessment for the municipal infrastructure of Fraser Way NW constructed under Fraser Stage 16 Agreement DS-1709, including associated engineering, surveying and administrative costs;
6. 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;
7. 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;
8. that the walkway contain a 3 m gravel roadway, including a gate, with a connection to the adjacent gravel roadway within the Transportation/Utility Corridor (TUC), as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the TUC, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, 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 Public Utility lot, the future Reserve lot, road rights of way and the walkway, 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 5, Block 5, Plan 182 1322 was addressed by dedication with LDA12-0041. The City intends to acquire the 0.10 ha future MR lot by means other than dedication.

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/kr/Posse #156696832-001

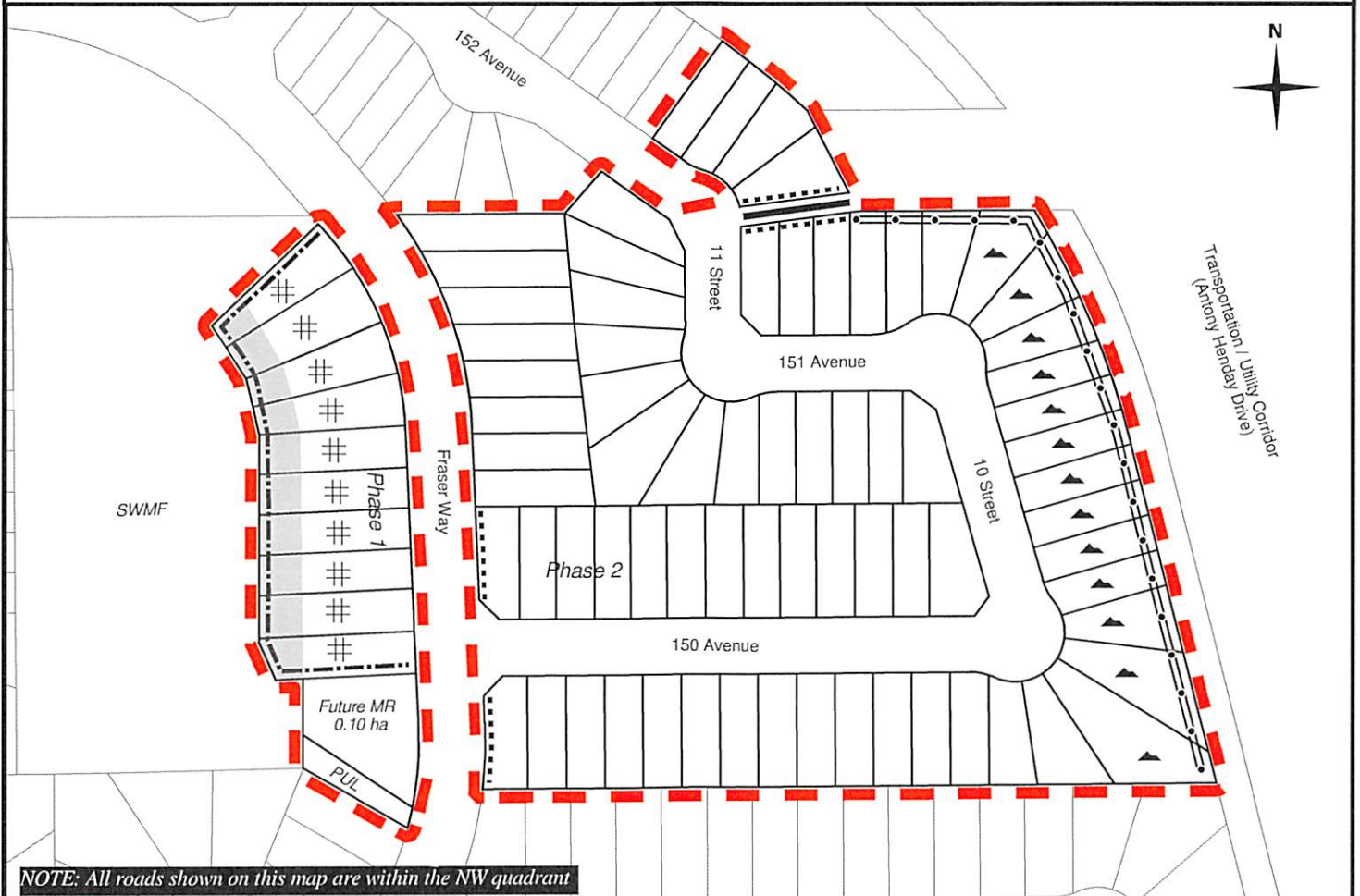
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

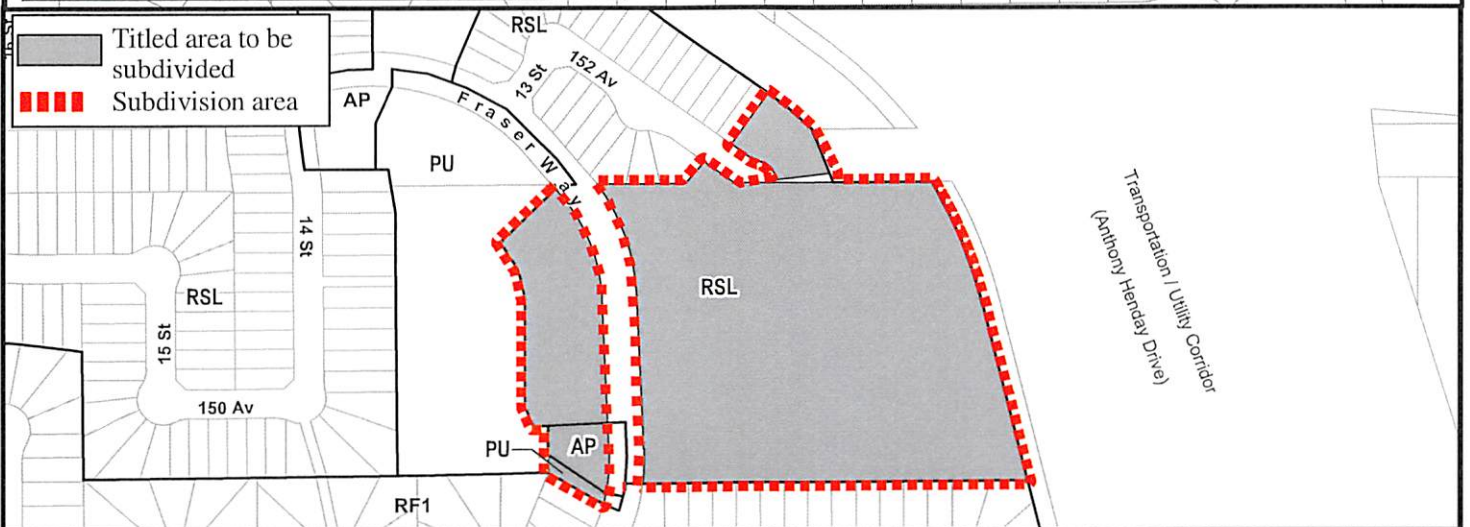
May 14, 2020

LDA 14-0297

- | | | | |
|--|--|---|---|
|  | Limit of proposed subdivision |  | Berm and noise attenuation fence |
|  | 1.2 m uniform fence |  | Restrictive covenant re: Freeboard |
|  | 3 m gravel roadway |  | Restrictive covenant re: Berm |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Utility Right of Way re: Standing water |



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

May 14, 2020

File No. LDA20-0070

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) commercial unit and one (1) remnant unit in two (2) parts from Lot 1, Block 24, Plan 172 3606, located north of 41 Avenue SW and east of Chappelle Way SW; **CHAPPELLE AREA**

The Subdivision by Phased Condominium is APPROVED on May 14, 2020, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. to construct three (3) on-street hydrants, as shown on the attached sketch (contact EPCOR Water Services at waterdtinfrastructure@epcor.com); 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.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #354824935-001

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 (\$2,127.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.
- Please be advised that there are private water mains within the proposed subdivision area that provide water service to the Whitemud Water Co-op. Proper abandonment and reconnection of all water services associated with the Whitemud Water Co-op with permanent water services is required.

TENTATIVE PLAN

SHOWING PROPOSED PHASED CONDOMINIUM

LOT 1, BLK.24, PLAN 172 3606

IN THE
S.E.1/4 SEC.15-51-25-4

EDMONTON ALBERTA

SCALE 1:750 2020 N.R. RONSKO, A.L.S.



NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS. AND CONTAINS 2.02 ha.

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



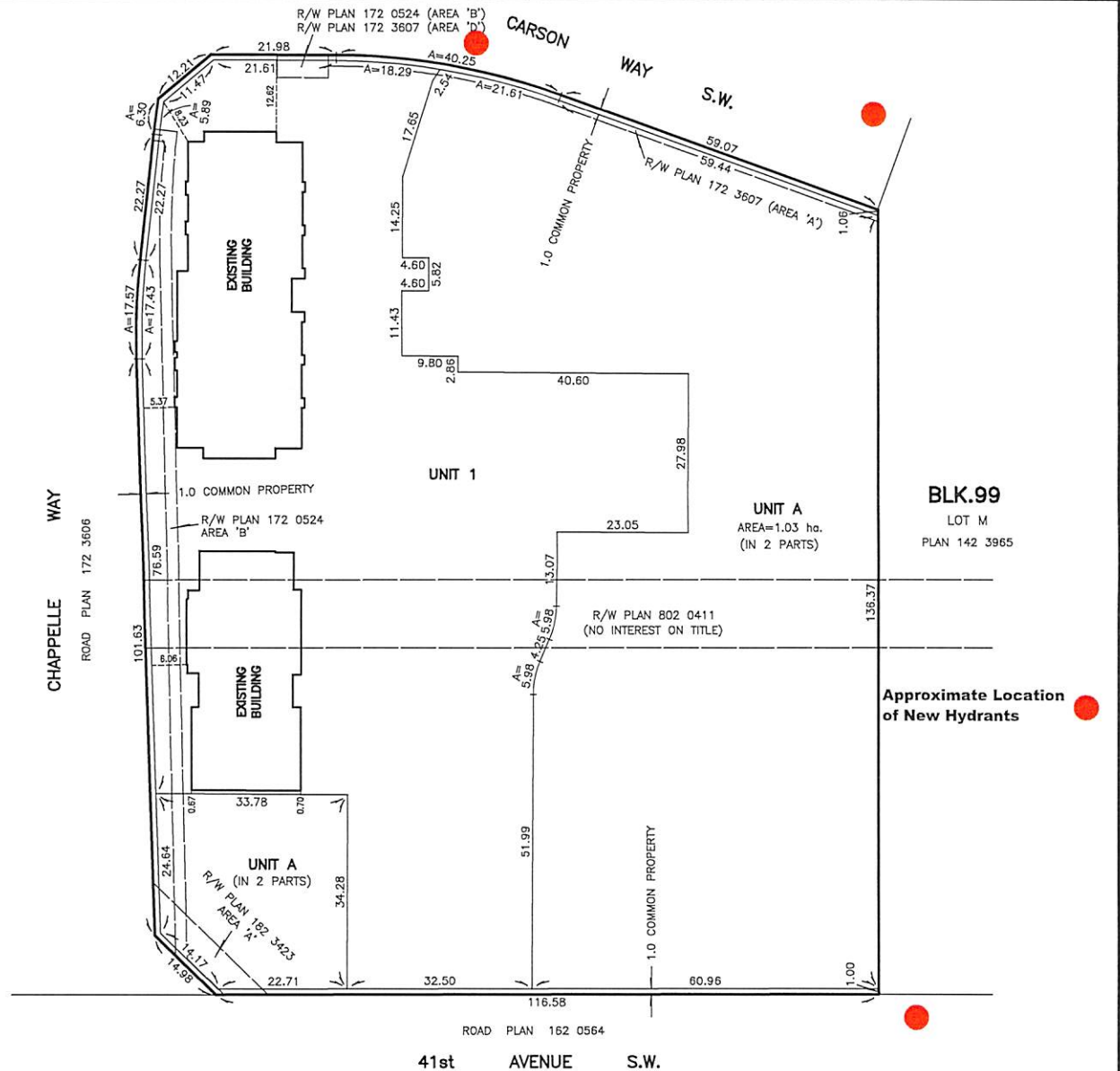
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 11, 2020
REVISED:

FILE NO. 20S0053

DWG.NO. 20S0053T



BLK.99
LOT M
PLAN 142 3965

Approximate Location
of New Hydrants



Subdivision Authority

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

May 14, 2020

File No. LDA20-0131

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

ATTENTION: Tanya McNeil

RE: Tentative plan of subdivision to adjust the property lines of Lots 39 through 42, Block2, Plan 192 1203, located south of 32 Avenue SW and west of Glenridding Ravine Wynd SW; **GLENRIDDING RAVINE**

The Subdivision by Plan is APPROVED on May 14, 2020, subject to the following conditions:

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Subdivision and Development Coordination; and
2. 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 identifying major conditions 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.

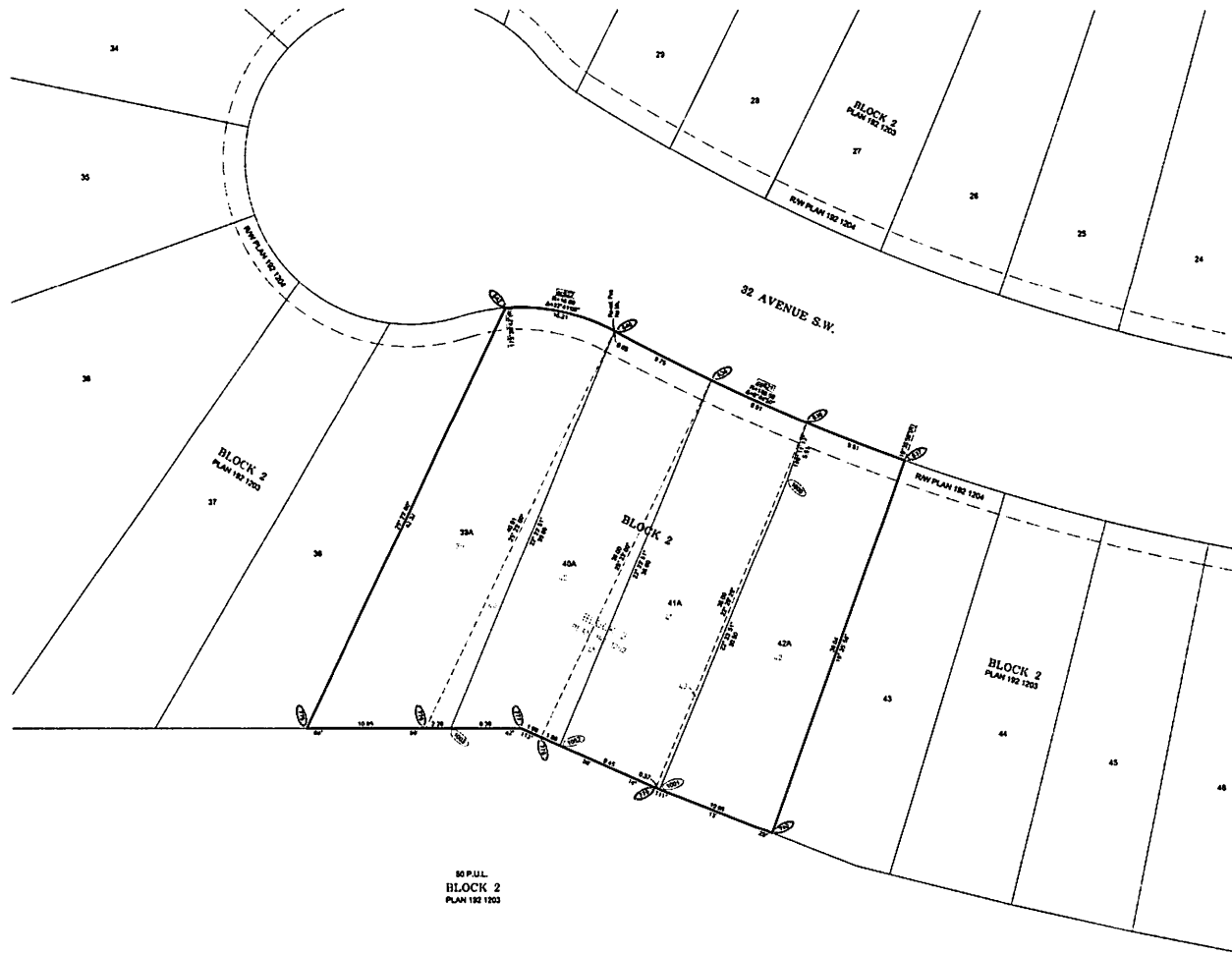
If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #360662862-001

Enclosure



SO P.L.L.
BLOCK 2
PLAN 192 1203

CERTIFICATE: SECTION 47, SURVEYS ACT
 REGISTERED ON _____
 AS NUMBER _____
 Copying that of Boundary Monuments were placed in the ground between the dates of _____ and are positioned in accordance with conditions shown on the plan or as the attached plan instrument except for the following _____
 A.D. REGISTRAR _____

REGISTRAR LAND TITLES OFFICE
 PLAN NO. _____
 ENTERED AND REGISTERED ON _____
 INSTRUMENT NO. _____
 A.D. REGISTRAR _____

GLENRIDDING RAVINE
 STAGE 4
EDMONTON, ALBERTA
 PLAN SHOWING SURVEY OF SUBDIVISION AND CONSOLIDATION OF
PLAN 192 1203
LOTS 39 TO 42 INCLUSIVE, BLOCK 2
 ALL WITHIN THE
N.W. 1/4 SEC. 15, TWP. 51, RGE. 25, W.4 MER.
 SCALE 1:200 2020
 MARIA DUGAND BARROS, A.L.S.

- NOTES:**
1. Boundary Iron Survey Post found shown that.
 2. Boundary Iron Survey Post, approved P223, shown shown that.
 3. Alberta Survey Control Marker (A.S.C.M.) shown that.
 4. Reference Corner Point shown that.
 5. Positions where Boundary Iron Survey Posts, marked with inspection journal number P223, are to be placed pursuant to section 47 of the Survey Act are shown that and are shown on a table of coordinates attached to the plan instrument.
 6. Curve notes shown shown that.
 7. Features stipulated on our registered PLAN 192 1203 shown shown that.
 8. See SHEET 1 OF 2 SHEETS for the general return and key plan of point numbers for outlined measurement of boundaries.
 9. The Gas-Referenced Point is a FDI at the "DESCRIPTION" and is shown that.
 10. The Gas-Referenced Point coordinates are 500000.0, and 500000.0.
 11. Bearings are Old and are marked with CHCS Observations are shown on the plan.
 12. All distances are shown in metres and decimals thereof.
 13. All distances on curved boundaries are in lengths.
 14. All corner points are 0.02 to 0.03 unless otherwise noted.
 15. Temporary easement lines shown that.
 16. Area registered shown shown that.
- | | |
|--------------------------------|------------------|
| LOT 39, BLOCK 2, PLAN 192 1203 | 0.641 ha. |
| LOT 40, BLOCK 2, PLAN 192 1203 | 0.637 ha. |
| LOT 41, BLOCK 2, PLAN 192 1203 | 0.637 ha. |
| LOT 42, BLOCK 2, PLAN 192 1203 | 0.637 ha. |
| TOTAL: | 2.552 ha. |

LEGEND:

3 Degree Transverse Mercator	headS	North American Datum 1983
ITM	headS	Point
A.L.S.	PL	Position
A.S.C.M.	P.L.L.	Public Utility Lot
A	PL	Radius
CA	PL	Rail
E	PL	Reference
E.A.	PL	Re-Conditioner
E.A.	PL	Restored
Estab	PL	Range
Estab	PL	Right of Way
G.N.S.B.	PL	Square Metres
NA	PL	Section
NA	PL	Survey
NA	PL	Township
NA	PL	Unsub
NA	PL	Other

SURVEYOR:
 MARIA DUGAND BARROS, A.L.S.
 Licensed under the name of
 3841 20 AND 3841 CO, YYYY
 in accordance with the provisions
 of the Survey Act.

REGISTERED OWNER
 ROHIT LAND AT GLENRIDDING SOUTH LTD.

SUBDIVISION AUTHORITY
 NAME: CITY OF EDMONTON
 FILE NO.: 6323

FILE NO. _____
 Created by: _____

38 GROUP EDWARDS/PCS (CANADA) INC.
 Suite 101 1010 101 Avenue
 Edmonton, Alberta, T6A 2B1



Thursday, May 7, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 18

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the May 7, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the April 30, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0452 161720915-001	REVISION of conditionally approved tentative plan of subdivision to create 34 single detached residential lots, two (2) semi-detached residential lots, one (1) future Municipal Reserve lot, and four (4) Public Utility lots from the SE 19-52-25-W4M located north of Glastonbury Boulevard NW and east of Ginsburg Crescent NW; GLASTONBURY
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA18-0142 276666378-001	REVISION of conditionally approved tentative plan of subdivision to create 74 single detached residential lots, and one (1) Public Utility lot from the SE 13-51-25-W4M and the SW 13-51-25-W4M, located south of 35 Avenue SW and west of Desrochers Drive SW; DESROCHERS
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA20-0100 357632953-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 6, Plan 3334 HW, located north of 74 Avenue NW and west of 119 Street NW; BELGRAVIA	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA20-0109 358410380-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 69, Block 10, Plan 2938 HW, located north of 72 Avenue NW and east of 119 Street NW; BELGRAVIA	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA20-0116 358805353-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 11, Block 14A, Plan 2109 HW located west of 113 Street NW and south of 111 Avenue NW; QUEEN MARY 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.		