

Thursday, August 1, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 30

PRESENT	Kristen Rutherford, Acting Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Kristen Rutherford That the Subdivision Authority Agenda for the August 1, 2019 meeting be adopted.	
FOR THE MOTION	Kristen Rutherford	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Kristen Rutherford That the Subdivision Authority Minutes for the July 25, 2019 meeting be adopted.	
FOR THE MOTION	Kristen Rutherford	CARRIED
3.	OLD BUSINESS	
1.	LDA19-0187 311470346-001	Tentative plan of subdivision to create one (1) multiple family residential (MFL) lot from the south half of the SW 5-52-23-W4M, located north of Anthony Henday Drive and east of 17 Street NW; ASTER
MOVED	Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION	Kristen Rutherford	CARRIED
4.	NEW BUSINESS	
1.	LDA19-0168 311192913-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL) from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 173 Avenue NE; MARQUIS
MOVED	Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION	Kristen Rutherford	CARRIED
2.	LDA19-0215 312438150-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 8, Plan 5710 HW, located north of 95 Avenue NW and east of 142 Street NW; CRESTWOOD

MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
3.	LDA19-0242 314574050-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 72, Block 14, Plan 4630 MC located north of 60 Avenue NW and east of 108A Street NW; PLEASANTVIEW	
MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:20 a.m.		



Subdivision Authority

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

August 1, 2019

File No. LDA19-0187

WSP Canada Inc.
1200 - 10909 Jasper Avenue NW
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create one (1) multiple family residential (MFL) lot from the south half of the SW 5-52-23-W4M, located north of Anthony Henday Drive and east of 17 Street NW;
ASTER

I The Subdivision by Plan is APPROVED on August 1, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that LDA19-0178 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the approved subdivision LDA19-0038 be registered prior to or concurrent with this application for the logical extension of roadway connections and necessary underground utilities;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the MFL as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for the remainder of the interim Storm Water Management Facility (SWMF) not covered by the existing Utility Right of Way, including the berm, to the satisfaction of Subdivision and Development Coordination; and
7. 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 the collector roadway abutting the site to an approved Complete Streets design and cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner designs and constructs the interim SWMF and ultimate storm water berm, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that a Final Acceptance Certificate (FAC) for sanitary sewers will not be issued until such time as the downstream permanent sanitary sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
11. 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
12. that the owner is responsible for the landscape design and construction within the road right 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 the south half of the SW 5-52-23-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA12-0248. The DRC will carry forward on the remainder of the title.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,



for

Blair McDowell
Subdivision Authority









BM/jv/Posse #311470346-001

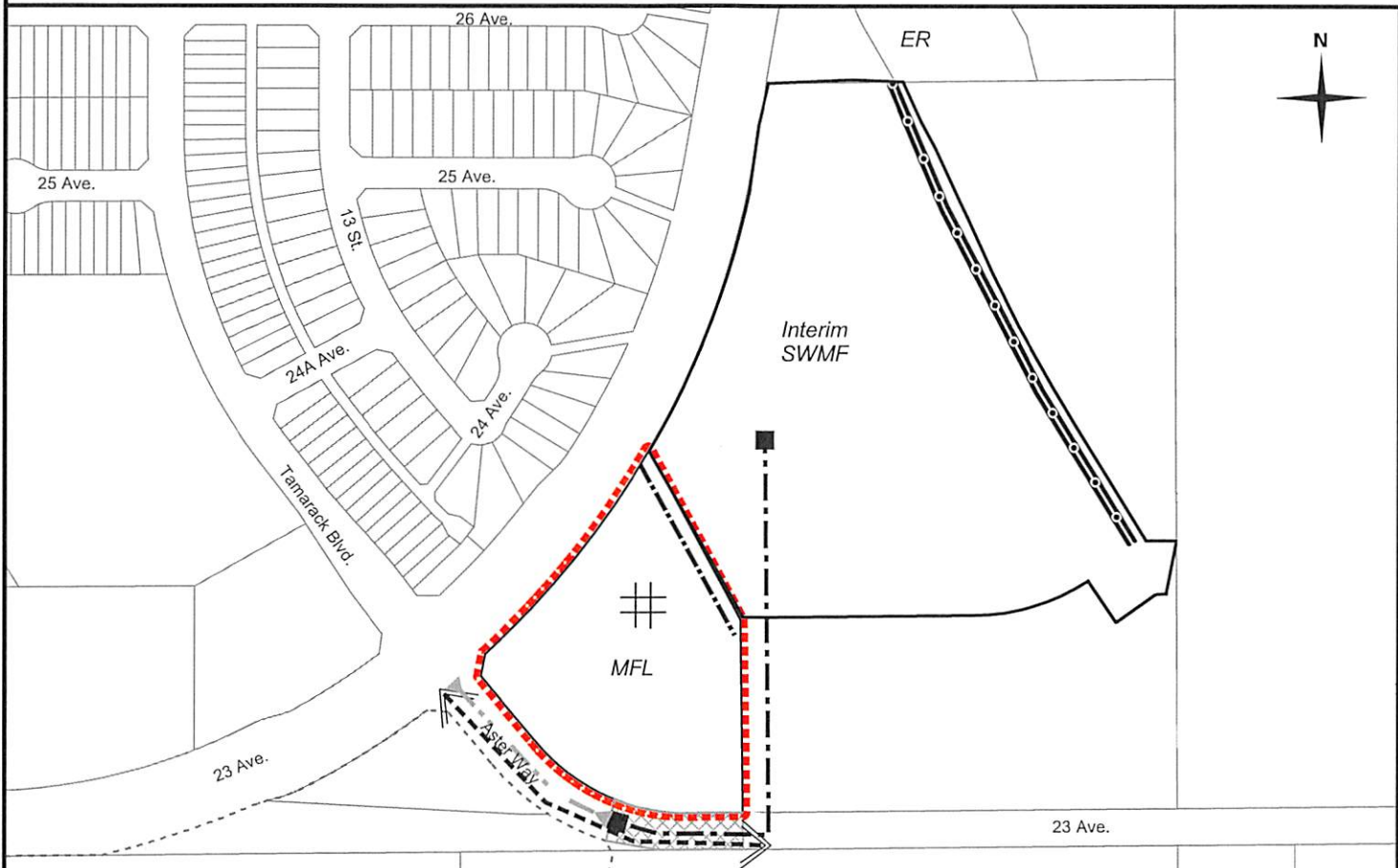
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 1, 2019

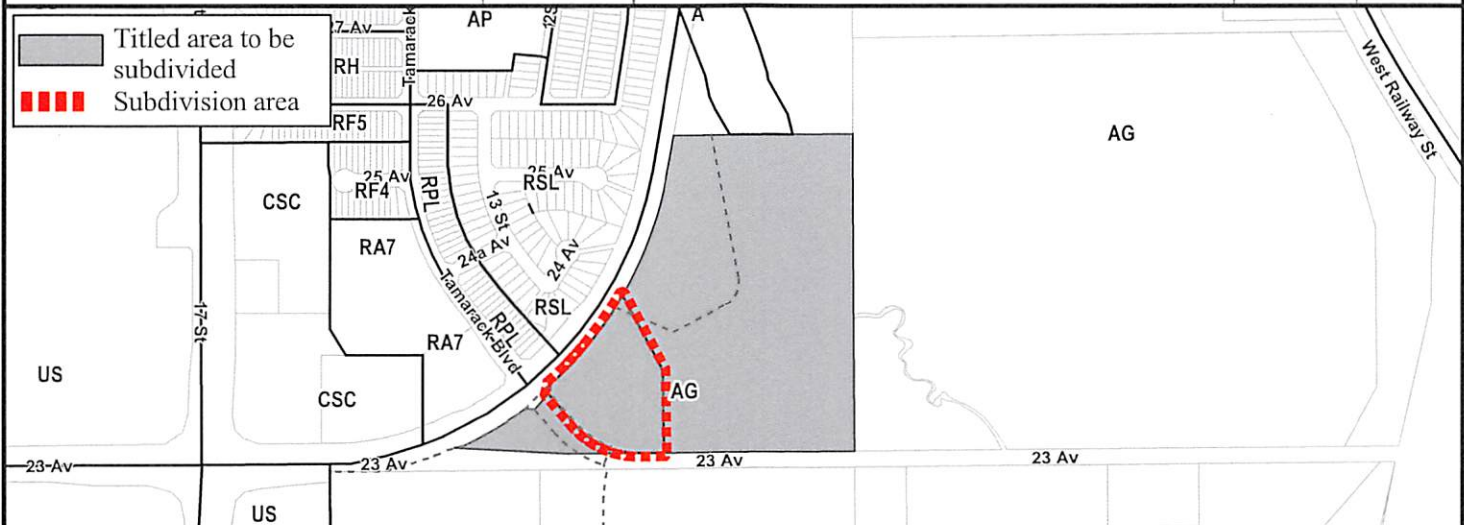
LDA19-0187

- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Limit of proposed subdivision |  | Storm sewer extension |
|  | Restrictive covenant re: Freeboard |  | Sanitary sewer extension |
|  | 1.2 m uniform fence |  | Watermain extension |
|  | Construct collector roadway |  | Construct Berm |



LDA19-0038

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

August 1, 2019

File No. LDA19-0168

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

ATTENTION: Matthew Gratton

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 173 Avenue NE; **MARQUIS**

I The Subdivision by Plan is APPROVED on August 1, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA18-0536 be registered prior to or concurrent with this application for the local roadway connection and necessary underground utilities;
4. that LDA19-0171 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. 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 is responsible, at their cost, for the operation and maintenance of the temporary storm servicing system, until such time that the permanent storm servicing is completed and operational to the satisfaction of Subdivision and Development Coordination; and
8. that the owner is responsible for the landscape design and construction within the road right(s) 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 2, Block 2, Plan 182 2406 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0607. The DRC will carry forward on the remainder of the title.

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

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

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

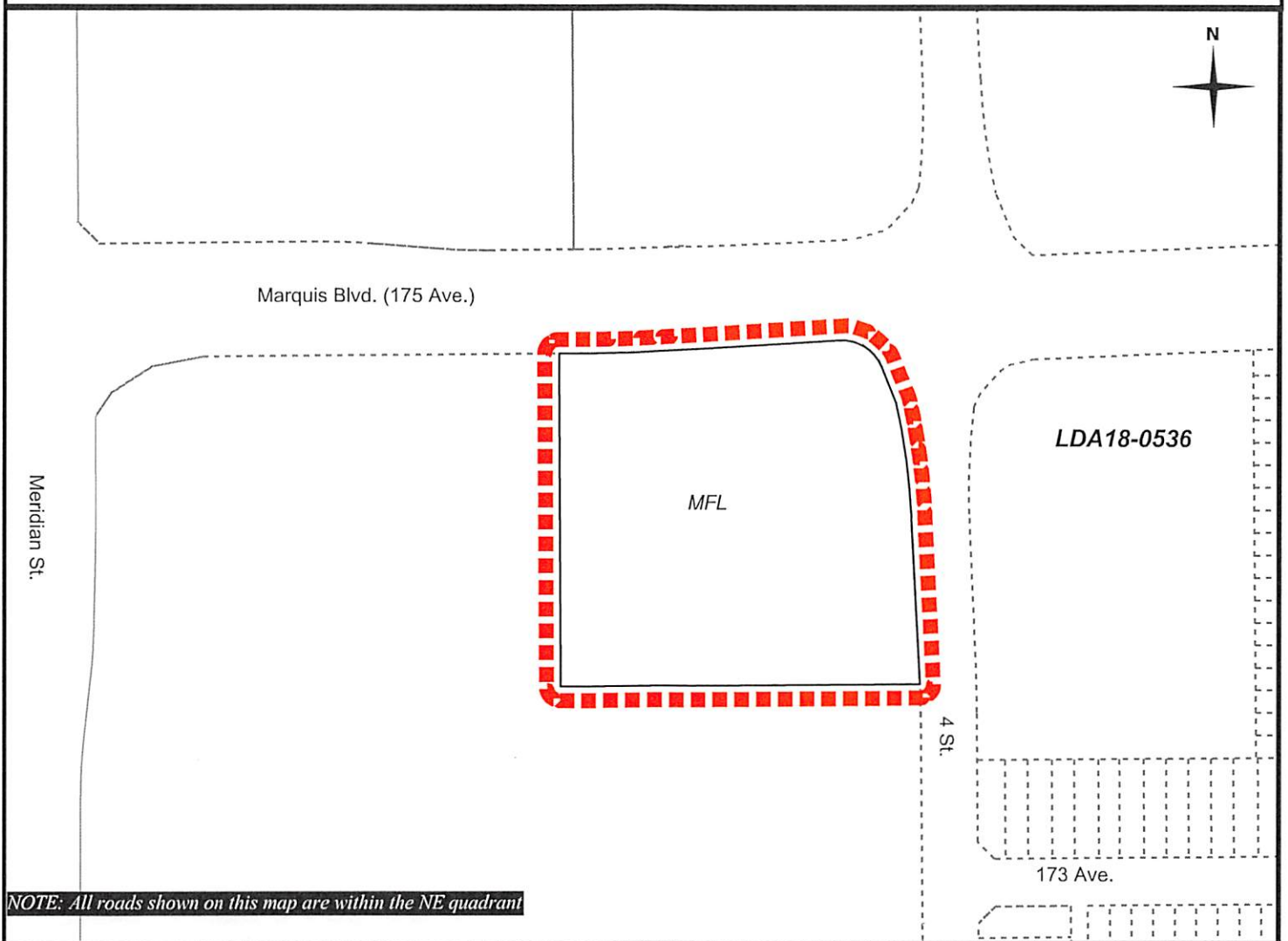


for
Blair McDowell
Subdivision Authority

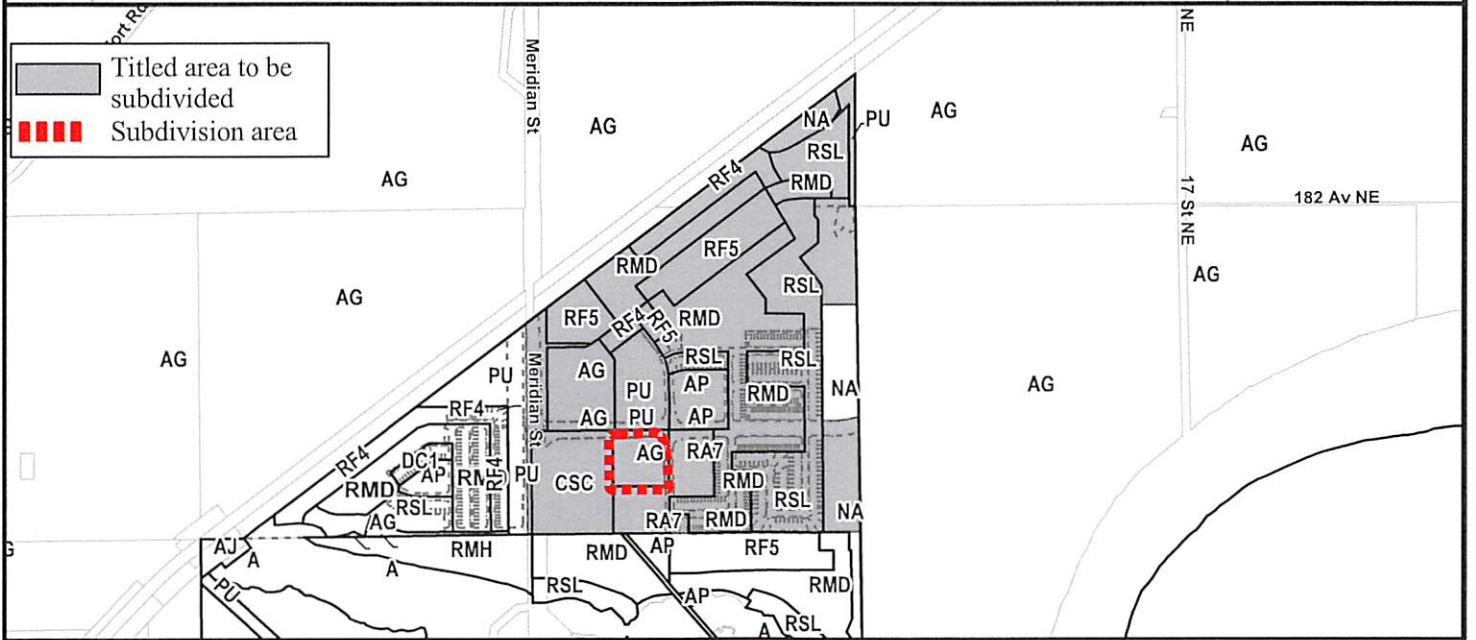
BM/sm/Posse #311192913-001

Enclosure

Limit of proposed subdivision



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





Subdivision Authority

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

August 1, 2019

File No. LDA19-0215

Northland Surveys
100 - 18103 105 Avenue NW
Edmonton, AB T5S 2L5

ATTENTION: Chad Finner

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 8, Plan 5710 HW, located north of 95 Avenue NW and east of 142 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on August 1, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
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.

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #312438150-001

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 142 Street NW. Upon redevelopment of proposed Lot 7B, 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 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 6.4 m north of the south property line of Lot 7 off 142 Street NW. The existing storm service enters the proposed subdivision approximately 16.3 m northwest of the southeast property line of Lot 7 off 142 Street. 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 an existing power pole in the alley. Site access must maintain a minimum clearance of 1.0 m from the closest edge of the power pole to the closest 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).

CRESTWOOD TENTATIVE PLAN

SHOWING A


PROPOSED SUBDIVISION

OF

LOT 7 BLOCK 8 PLAN 5710 HW EDMONTON ALBERTA

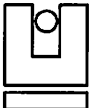
SCALE 1:250

LEGEND:

1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS  AND CONTAINS: 0.090 Hectares
3. EXISTING RESIDENCE IS INTENDED FOR DEMOLITION AND REMOVAL.

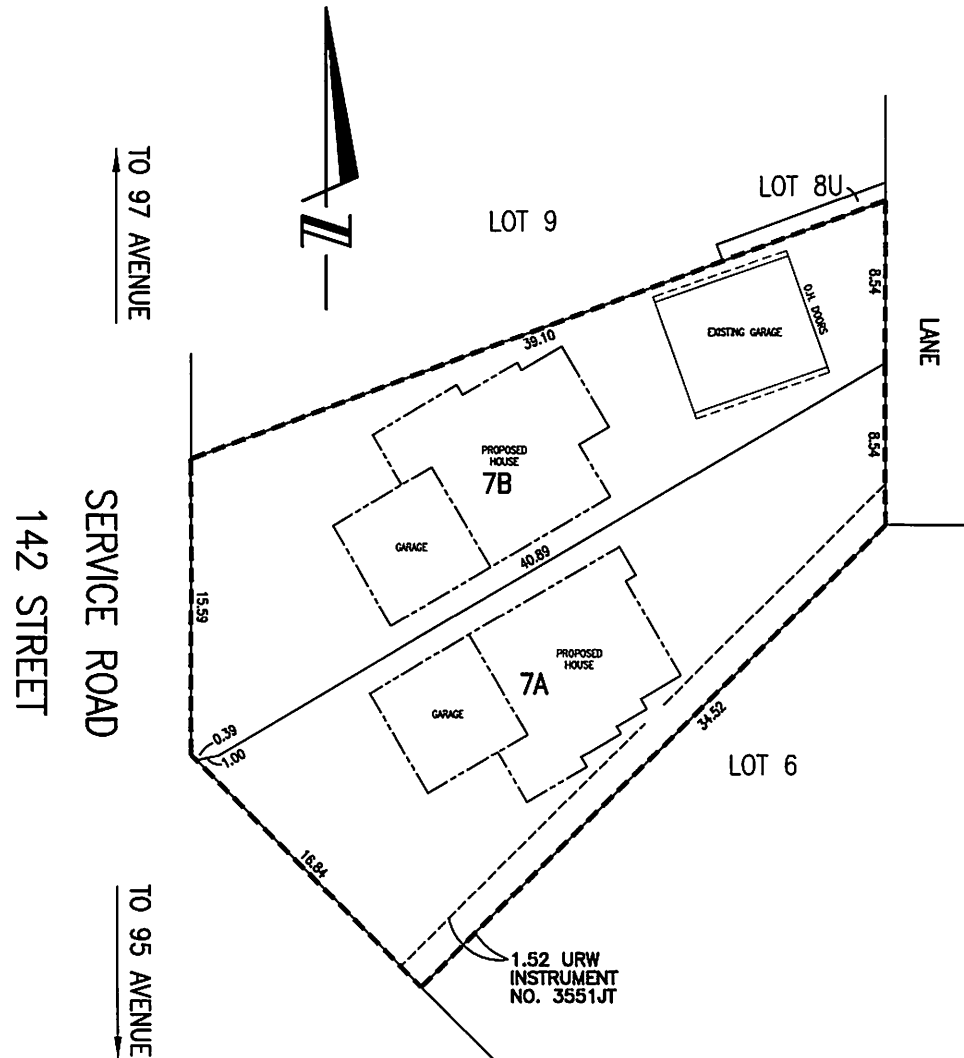
NORTHLAND SURVEYS

LAND INFORMATION



FILE: 2485PROP.DWG

JULY 24, 2019





Subdivision Authority

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

August 1, 2019

File No. LDA19-0242

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 72, Block 14, Plan 4630 MC located north of 60 Avenue NW and east of 108A Street NW;
PLEASANTVIEW

The Subdivision by Plan is **APPROVED** on August 1, 2019, subject to the following condition:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

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

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

Regards,

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

For
Blair McDowell
Subdivision Authority

BM/tv/Posse #314574050-001

Enclosure(s)

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 is an existing boulevard tree adjacent to the site on 60 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 60 Avenue NW. Upon redevelopment of proposed Lot 72B, the existing residential access to 60 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 Pleasantview neighborhood is on the Neighbourhood Renewal program. This specific site is scheduled for renewal in 2022. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right of way.

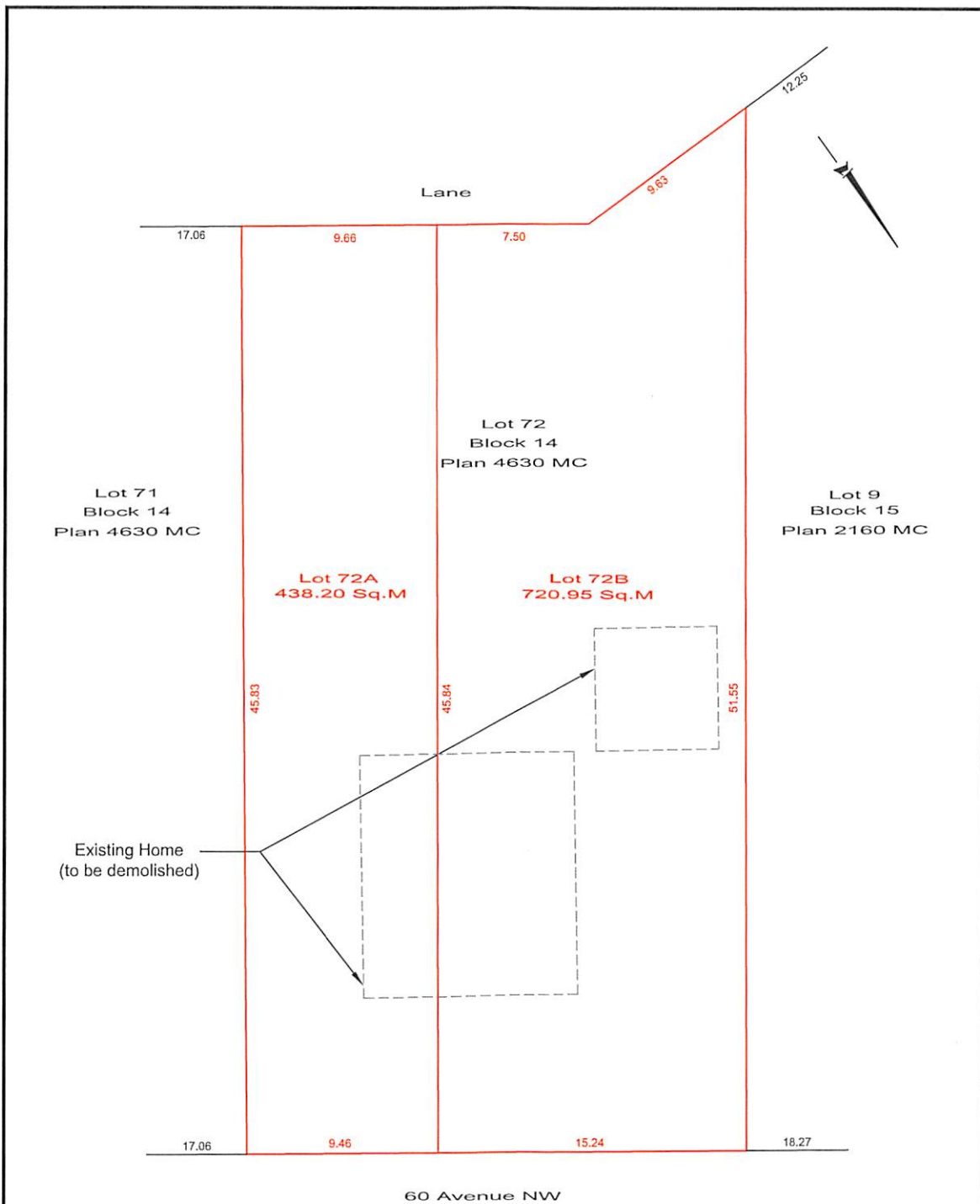
Building / Site

- 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 12.2 m west of the east property line of Lot 72 off of 60 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 and fire flows 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 are two (2) existing power poles that may interfere with access to the alley for proposed Lots 72A and 72B and affect the location of the garage overhead doors. Subdivision Planning highly recommends that the applicant/owner contact EPCOR, prior to Development Permit application, to ensure the power poles do not impede the location of the alley access to the site. The applicant should contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering for more information.

- 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).



RF1 UNDERLYING ZONING
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

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

REVISION HISTORY

1. Issued for Review	MAY 22/19

LEGAL DESCRIPTION: Lot 72 Block 14 Plan 4630 MC
MUNICIPAL ADDRESS: 10724 - 60 Avenue NW
BUILDER/OWNER: Mehrdad Zarei

TENTATIVE SUBDIVISION PLAN

REVISION: 1 DATE: MAY 22/19 SCALE: 1:250 PROJECT #: 2019036

Ivo Surveys

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