

Thursday, August 15, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 32

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the August 15, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the August 8, 2019 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0070 304925501-001	Tentative plan of subdivision to create 49 single detached residential lots and 10 semi-detached residential lots from Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of Keswick Boulevard SW; KESWICK
2.	LDA16-0553 235598460-001	REVISION of conditionally approved tentative plan of subdivision to create 227 single-detached residential lots, 25 row housing lots, two (2) commercial lots, one (1) Public Utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; CRYSTALLINA NERA EAST AND CRYSTALLINA NERA WEST
3.	LDA18-0446 288767222-001	REVISION of conditionally approved tentative plan of subdivision to create 136 single detached residential lots, two (2) commercial lots, one (1) Public Utility lot and one (1) multiple family lot (MFL) from Lot 1, Plan 982 3999, located north of Ellerslie Road SW and west of 34 Street SW; CHARLESWORTH
4.	LDA19-0216 311792956-001	Tentative plan of subdivision to create four (4) bareland condominium units from the SE-22-53-25-W4M, located north of 131 Avenue NW and east of 131 Avenue NW; MISTATIM INDUSTRIAL
5.	LDA19-0299 325350023-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 36, Plan 8435 ET, located south of 79 Avenue NW and east of 99 Street NW; RITCHIE
5.	OTHER BUSINESS	



Subdivision Authority

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

August 15, 2019

File No. LDA19-0070

IBI Group
300 - 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 49 single detached residential lots and 10 semi-detached residential lots from Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of Keswick Boulevard SW; **KESWICK**

I The Subdivision by Plan is APPROVED on August 15, 2019, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$177,222.50 representing 0.287 hectares (ha) pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the approved subdivision LDA18-0004 be registered prior to or concurrent with this application for underground utilities; 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 (2) 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 constructs temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will also serve as emergency access routes for each phase and will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. 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 141 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. The upgrades on Ellerslie Road SW must be completed by the end of the 2020 construction season;
9. that the owner pays for the installation of "no parking" signage on 182 Steet SW and Kulay Green SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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 road right of way to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Subsequent to money in place of MR, the existing Deferred Reserve Caveat (DRC) for Lot 4, Block 1, Plan 172 3270 will be reduced accordingly, with the balance carrying 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #304925501-001

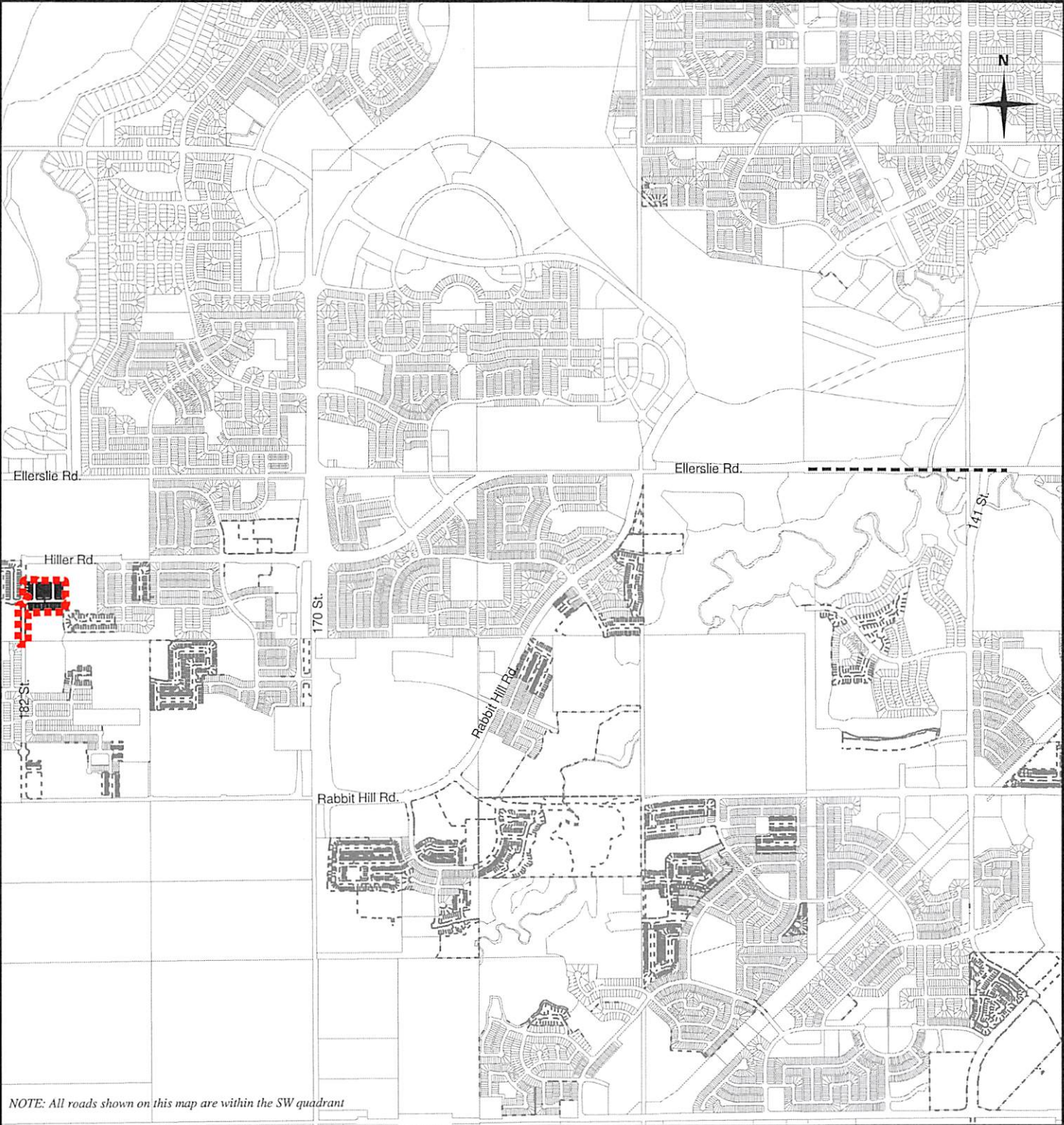
Enclosures



Limit of proposed subdivision



Construct two lanes to an arterial roadway standard



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



Subdivision Authority

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

August 15, 2019

File No. LDA16-0553

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

ATTENTION: Blaydon Dibben

RE: REVISION of conditionally approved tentative plan of subdivision to create 227 single-detached residential lots, 25 row housing lots, two (2) commercial lots, one (1) Public Utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST AND CRYSTALLINA NERA WEST**

LDA16-0553 subdivision was originally approved on February 15, 2018. Since this time, Crystallina Nera Stage 13A (Phase 1), containing 25 residential lots have been registered. This is the third proposed revision to this subdivision file. The applicant proposes to decrease the total number of residential lots will from 278 to 277.

I **The Subdivision by Plan is APPROVED on August 15, 2019 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as 1.92 ha and a 0.26 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the owner register a sewer easement in favour of EPCOR Drainage Services from the SWMF, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the lots identified be withheld from registration until the temporary 6 m roadway connections, the temporary 3 m shared use path and the temporary alley turnaround are no

longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

7. 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;
8. that Charter Bylaw 18956 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
9. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the SWMF as shown on the "Conditions of Approval" map, Enclosure I;
10. that the proposed Public Utility lot be dedicated as road right of way, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 (2) 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 shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs temporary 6 m gravel surface roadway connections with Phases 6 and 7 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

9. that the owner construct a roundabout at the intersection of 178 Avenue NW and 70 Street NW (south) to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs 178 Avenue NW to an urban collector standard from the existing terminus to 66 Street with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a right-in/right-out access to the commercial site, located a minimum of 40 m from 66 Street, as per the Access Management Guidelines, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a right-in/right-out/left-in curb return access to the commercial site, located a minimum of 30 m west of the right-in/right-out commercial access, as per the Access Management Guidelines, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 2.5 m hard surface shared use path along the west side of 66 Street in Phase 2, from 178 Avenue to the existing 2.5 m shared use path north of the subdivision boundary, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a temporary alley turnaround in Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a temporary 3 m hard surface shared use path with bollards in Phase 6, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot in Phase 5, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot in Phase 7, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter in Phase 7, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

20. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway in Phase 5, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage in, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner provide curb extensions at the shared use path crossing on the collector roadway, to the satisfaction of Subdivision and Development Coordination;
23. that the owner designs the ultimate SWMF and constructs the interim facility, including all necessary inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner constructs underground utilities including watermain with temporary road, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;
25. that the owner submits a Bird Hazard Assessment to Subdivision and Development Coordination, according to the Edmonton Garrison Heliport Zoning Regulations and incorporates the recommendations of the study in the design and construction of the SWMF, prior to the approval of the engineering drawings;
26. 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
27. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, and walkways, 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 3, Block 1, Plan 172 0306 in the amount of 1.92 ha and 0.26 ha is being provided by dedication with this subdivision. MR for Lot 3, Block 1, Plan 172 0306 in the amount of 6.55ha was provided by a DRC with this subdivision.

MR for Lot 1, Block 1, Plan 112 3855 was addressed by DRC and dedication with LDA13-0553.

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,

Blair McDowell
Subdivision Authority
























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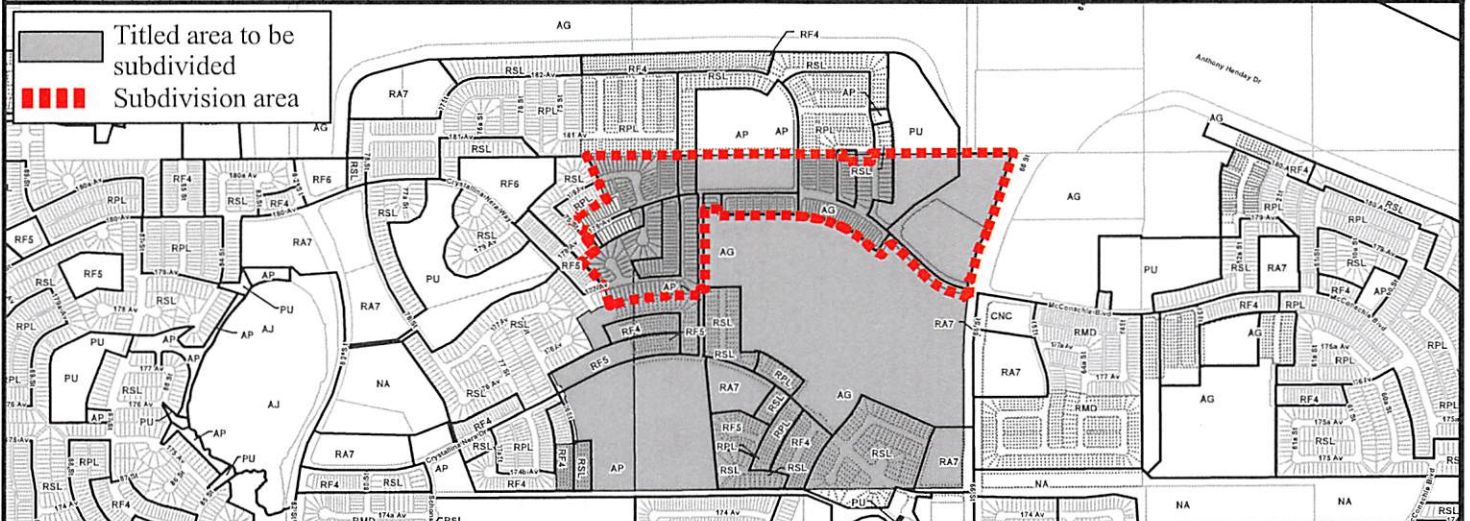
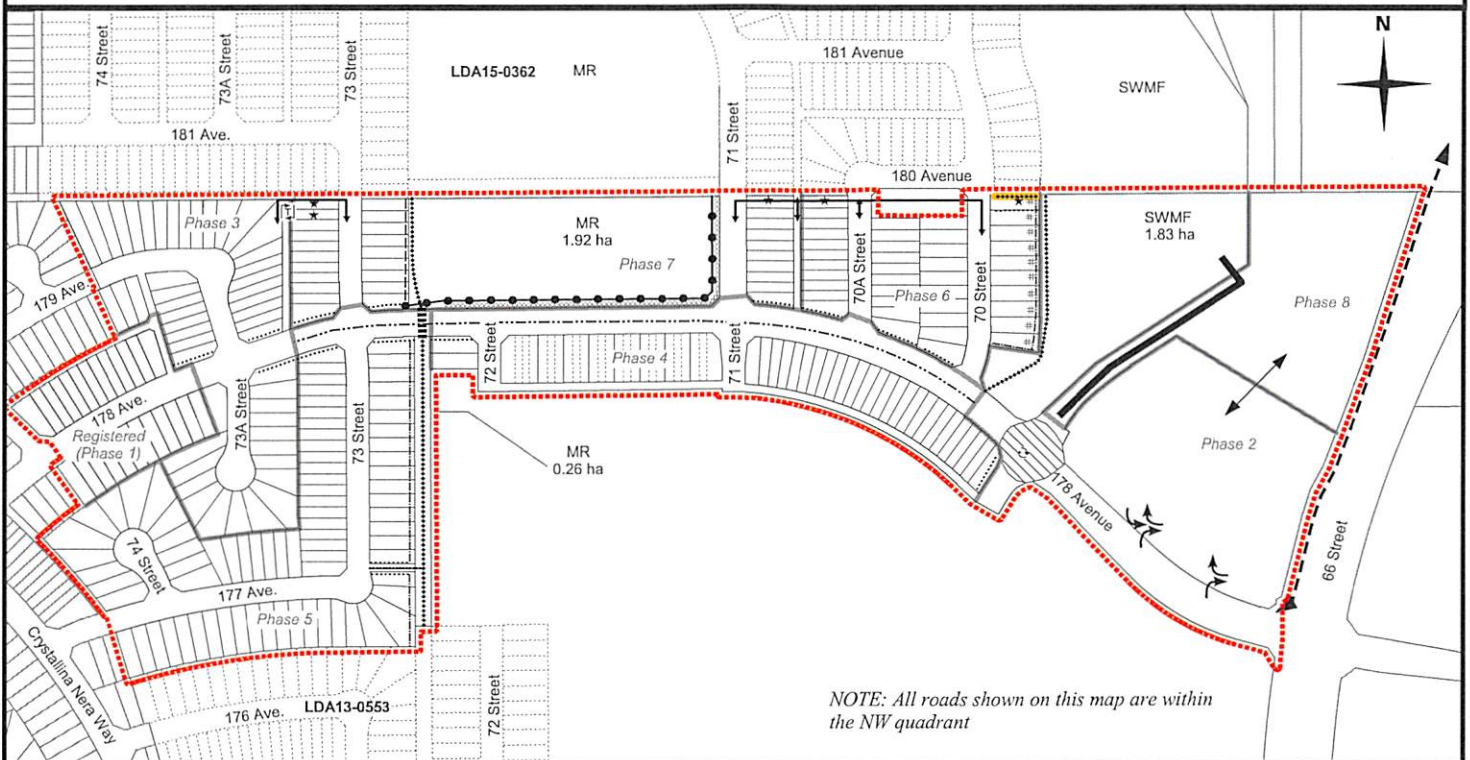
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 15, 2019

LDA16-0553

- | | | | | | |
|---|---|---|--|---|------------------------------------|
|  | Limit of proposed subdivision |  | Zebra marked crosswalk |  | 1.8 m concrete sidewalk |
|  | Right-in/right-out access |  | Temporary 6 m roadway |  | 2.5 m mono-walk |
|  | Right-in/right-out/left-in curb return access |  | Construct roundabout |  | Restrictive covenant re: Freeboard |
|  | Withhold lots from registration |  | 1.8 m uniform fence |  | Phasing line |
|  | Temporary 3 m hard surface shared use path |  | 1.2 m uniform fence |  | Post and rail fence |
|  | 3 m hard surface shared use path |  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Dedicate as road right-of-way |
|  | 2.5 m Shared use path |  | Construct collector roadway with Phase 2 |  | Sewer Easement |
| | |  | Temporary alley turnaround |  | Cross Lot Access Easement |





Subdivision Authority

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

August 15, 2019

File No. LDA18-0446

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

ATTENTION: Mark Michniak

RE: REVISION of conditionally approved tentative plan of subdivision to create 136 single detached residential lots, two (2) commercial lots, one (1) Public Utility lot and one (1) multiple family lot (MFL) from Lot 1, Plan 982 3999, located north of Ellerslie Road SW and west of 34 Street SW;
CHARLESWORTH

This subdivision application was previously conditionally approved by the Subdivision Authority on January 25, 2019 – to be registered in *two* phases. This new application proposes an additional *third* phase involving the deferral of two (2) previously approved single detached residential lots. This will help to facilitate future changes to an anticipated submission of Stage 25C (LDA18-0119) pertaining to lands located to the west.

I The Subdivision by Plan is APPROVED on August 15, 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 owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the Transportation Utility Corridor (TUC), as shown on the "Conditions of Approval" map, Enclosure I;
4. 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;
5. 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;
6. that the subdivision boundary be amended to include the dedication of 34 Street SW and Ellerslie Road SW to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I and II;

7. that subject to Condition I (6) above, the owner clear and level 34 Street SW and Ellerslie Road SW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination; and
8. 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 constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner constructs sanitary and storm sewer main extensions with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner constructs 36 Street SW to an enhanced local roadway standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include grading plans for the future 34 Street SW urban arterial roadway to the satisfaction of Subdivision and Development Coordination;
11. that should the owner construct temporary improvements to connect Charlesworth Drive SW to 34 Street SW before 34 Street SW is upgraded to a permanent arterial roadway standard, improvements will be required to the intersections of Charlesworth Drive SW/34 Street SW and Ellerslie Road SW/34 Street SW. A Safety Review of these intersections must be submitted prior to engineering drawings to determine the extent of the improvements to the satisfaction of Subdivision and Development Coordination. Preliminary plans are required to be approved for

the connection to 34 Street SW, prior to the approval of engineering drawings for subdivision to the satisfaction of Subdivision and Development Coordination;

12. that the owner constructs temporary 6 m gravel surface roadway connections with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
13. that the owner provide a zebra marked crosswalk with curb ramps and curb extensions, and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m hard surface shared use path within the Charlesworth Drive SW road right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a minimum 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with a submitted noise study, for all lots backing onto or flanking the TUC, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A noise study must be provided prior to submission of engineering drawings to confirm the noise attenuation requirements;
18. 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
19. that the owner is responsible for the landscape design and construction within the Public Utility lot and road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve for Lot 1, Plan 982 3999 will be addressed by dedication with LDA18-0119.

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 Craig Walker at craig.walker@edmonton.ca or 780-442-4852.

Regards,

Blair McDowell
Subdivision Authority
















BM/cw/Posse #288767222-001

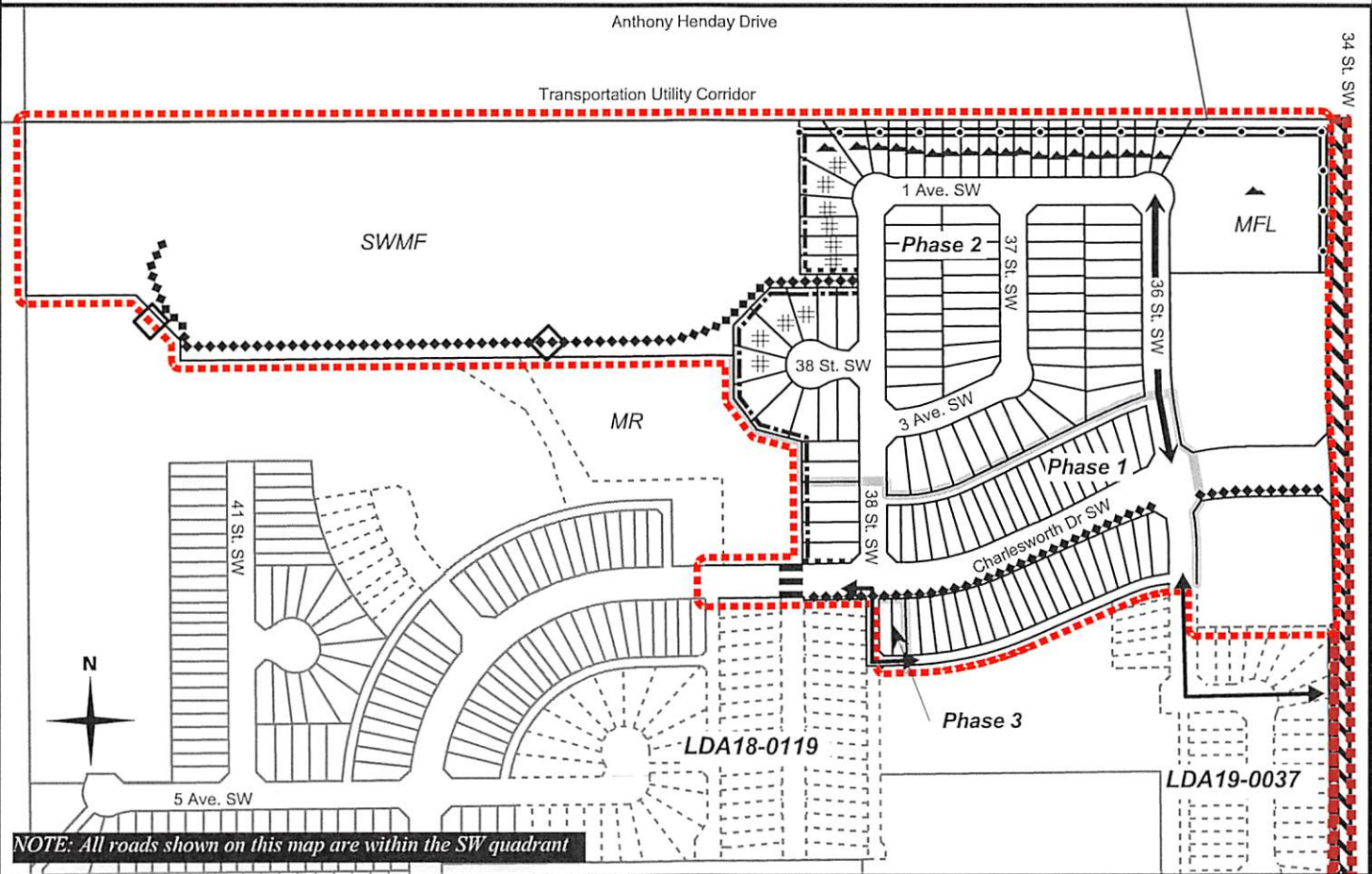
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

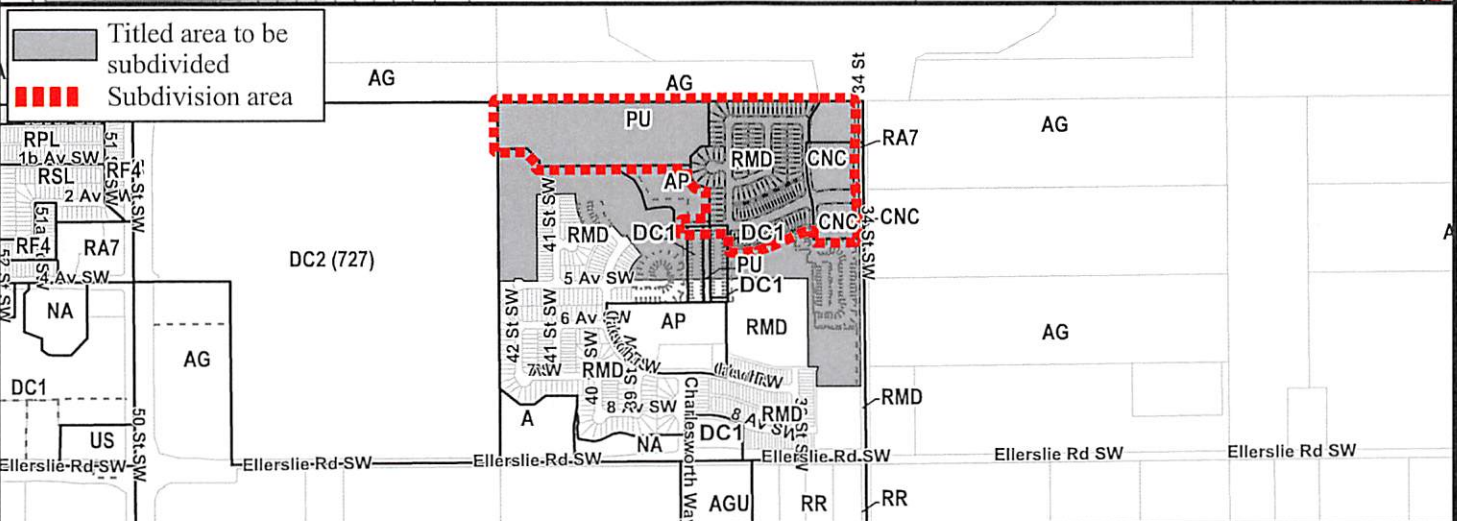
August 15, 2019

LDA18-0446

- | | | | |
|---|---|---|--|
|  | Limit of proposed subdivision |  | 1.8 m uniform screen fence as per Zoning Bylaw |
|  | Amend subdivision boundary |  | 1.8 m uniform screen fence |
|  | Phasing line |  | 1.2 m uniform fence |
|  | Restrictive covenant re: Berm and Fence |  | Enhanced local roadway |
|  | Berm and/or noise attenuation fence |  | Dedicate as road right of way |
|  | Temporary 6 m roadway |  | Zebra marked crosswalk |
|  | 3 m hard surface shared use path |  | Restrictive covenant re: Freeboard |
|  | Path Connection | | |



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



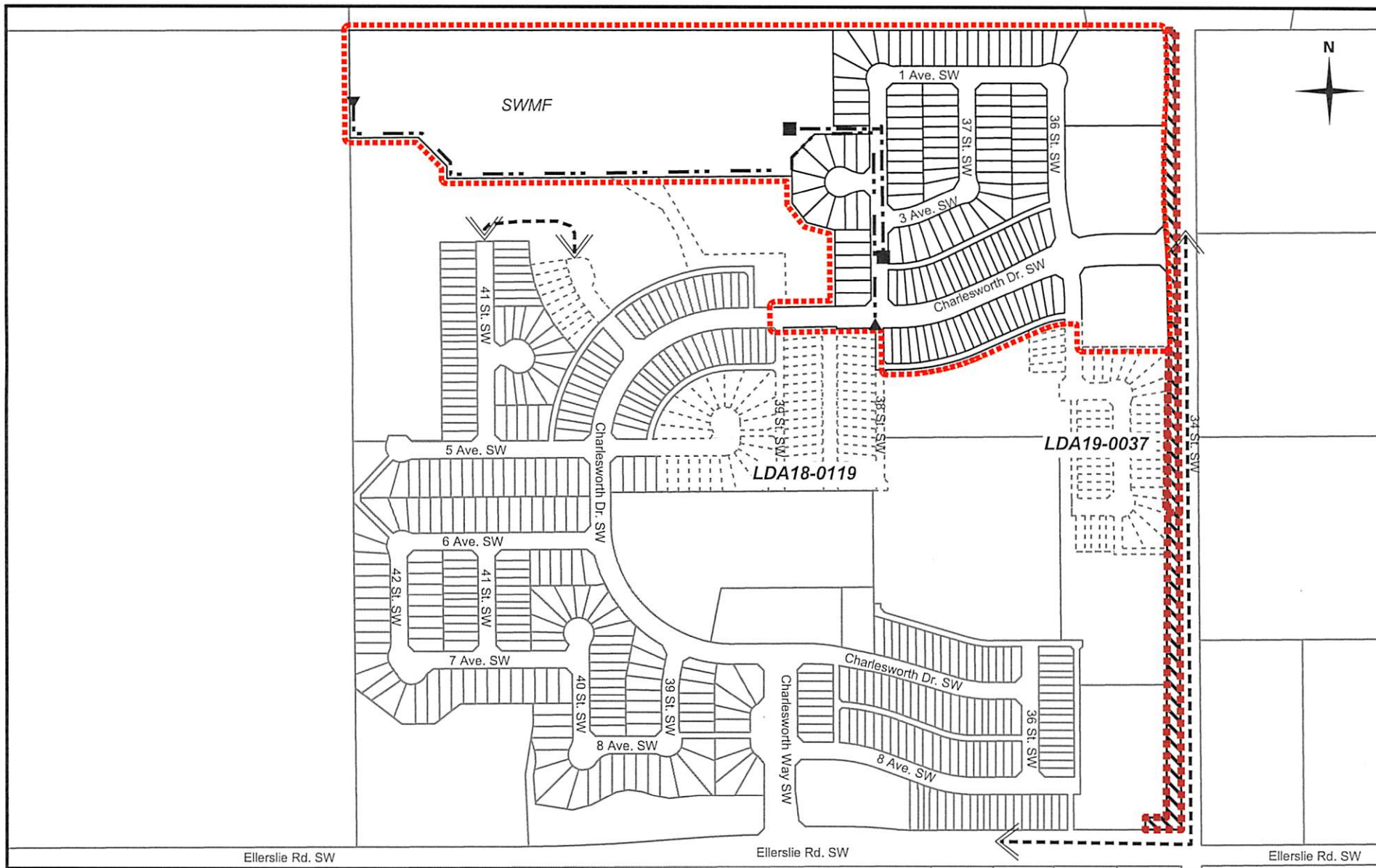
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 15, 2019

LDA18-0446

- Limit of proposed subdivision
- Amend subdivision boundary
- Dedicate as road right of way

- Sanitary sewer extension with phase 1
- Storm sewer extension with phase 1
- Watermain extension





Subdivision Authority

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

August 15, 2019

File No. LDA19-0216

Cushman & Wakefield
2700 - 10088 102 Avenue NW
Edmonton, AB T5J 2Z1

ATTENTION: Royce Johnson

RE: Tentative plan of subdivision to create four (4) bareland condominium units from the SE-22-53-25-W4M, located north of 131 Avenue NW and east of 131 Avenue NW; **MISTATIM INDUSTRIAL**

The Subdivision by Plan is APPROVED on August 15, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca);
2. that the owner enter into a Servicing Agreement with the City of Edmonton to design and construct onsite stormwater management requirements to accommodate the excess runoff from a 1 in 100 year design rainfall event with an outflow rate of 35 liters per second per hectare from parcel to the public storm sewer system; 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 #311792956-001

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 (\$5,390.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing access to 156 Street NW, as shown on the Enclosure. Any change to the existing access requires the review and approval of Subdivision and Development Coordination.
- Access to all units shall be provided via common property, as shown on the Enclosure. No additional access will be permitted to 156 Street NW.

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).
- Water supply to the site must be provided from the existing 100mm water service off 156 Street. The owner/developer will be responsible for all related costs of any modifications or additions to the existing water infrastructure required by this application/proposal.
- The existing water services enter the proposed subdivision approximately 29.3 m north of the south property line off the easement east of 156 Street NW. The existing sanitary services enter the proposed subdivision approximately 45.0 m north of the south property line off the easement east of 156 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.
- Please note there is a deficiency in on-street fire flows adjacent to the property. City of Edmonton Standards requires on-street fire flows of 300 l/s for the current zoning. On-street fire flows in the area are below the required flow rate. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage.
- Due to the size and configuration of the proposed lot, on-street fire protection is limited to portions of this site directly fronting 156 Street. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit stage.
- In order to maintain existing and future power facilities, EPCOR Distribution & Transmission Inc. will require easements within the proposed Unit 1, 2, 3 lots (the specific required length and width needed would be determined on the plans for the proposed lots). As part of the easement, EPCOR Distribution & Transmission Inc. may require the removal of any existing

fencing or obstruction crossing the subject property in order to facilitate the installation of and maintain any existing or future electrical system at the cost of the landowner. All costs of procuring the easement or Right of Way are the responsibility of the landowner or the City. Contact our Land Administrator at 780-412-3252 for the current documents to be used.

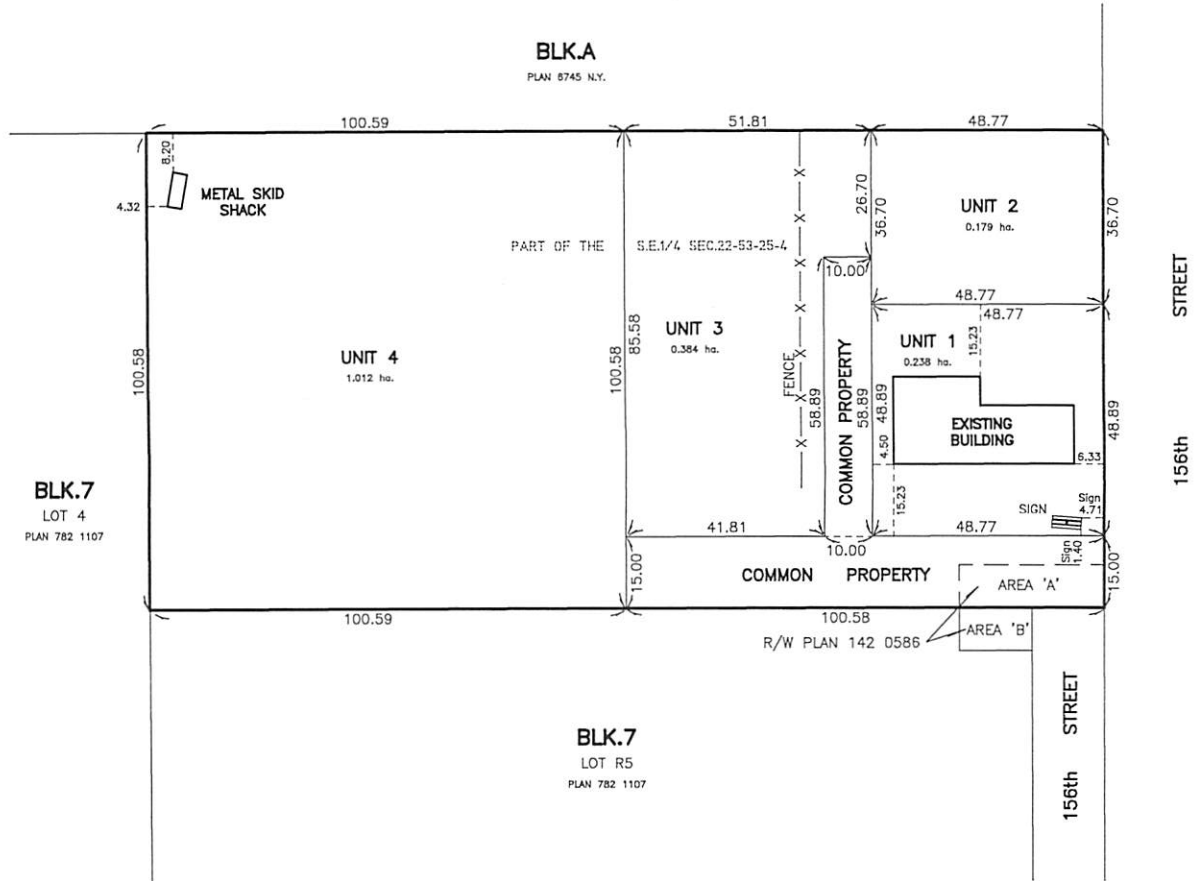
- For any proposed development of the industrial lot, grading plans will be submitted to Development services, City of Edmonton and mechanical site plans must be submitted to EPCOR Drainage for approval. The lot grading plan must demonstrate that the lot drains effectively away from any proposed buildings and does not negatively impact neighbouring properties or natural drainage courses.

TENTATIVE PLAN

SHOWING BARELAND CONDOMINIUM OF
PART OF THE
S.E.1/4 SEC.22-53-25-4

EDMONTON ALBERTA

SCALE 1:1000 2019 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.
8929-20 STREET, EDMONTON. Ph: 464-5506

	SURVEYOR'S STAMP
	DRAWN BY: J.V./SMB
	CKD. BY: N.R.R.
	DATE: July 3, 2018 REVISED: March 26, 2019
	FILE NO. 18S0507
DWG.NO. 18S0507T	

BLK.7
LOT R5
PLAN 782 1107

BLK.7
LOT 4
PLAN 782 1107

BLK.A
PLAN 8745 N.Y.



Subdivision Authority

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

August 15, 2019

File No. LDA19-0299

Geodetic Surveys and Engineering Ltd.
9538 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 36, Plan 8435 ET, located south of 79 Avenue NW and east of 99 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on August 15, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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 #325350023-001

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 79 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.

Building / Site

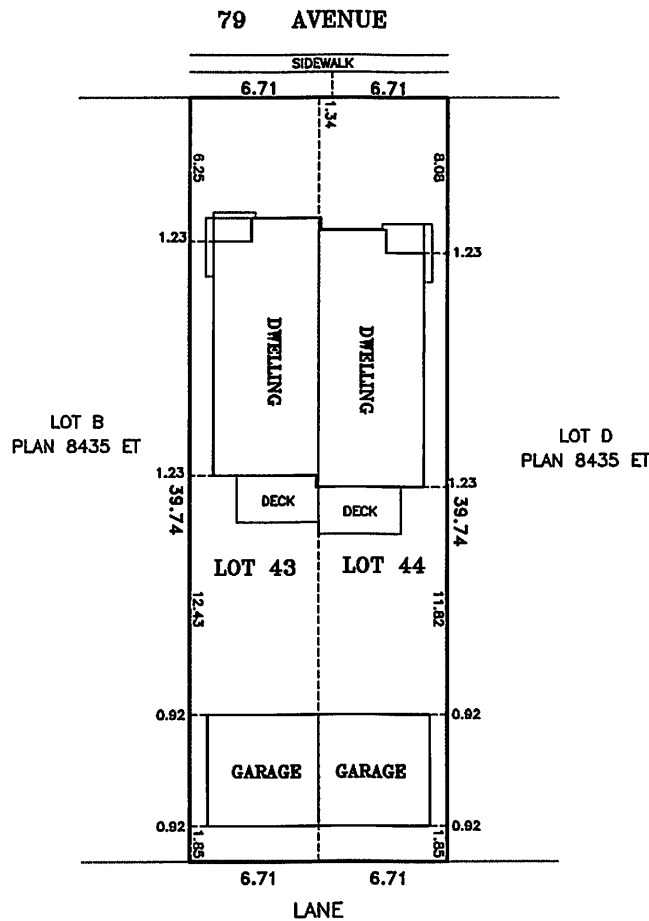
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT C, BLOCK 36, PLAN 8435 ET
SW1/4, SEC. 28, TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS.....
AND CONTAINS 0.053 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : JULY 12th, 2019.

SCALE 1 : 300

JOB No. 1141368

Thursday, August 8, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 31

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the August 8, 2019 meeting be adopted as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the August 1, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA18-0553 291357571-001	Tentative plan of subdivision to create three (3) commercial lots and one (1) Public Utility Lot from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and west of Parsons Road SW; ELLERSLIE INDUSTRIAL
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA19-0243 313944354-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28 and a portion of Lot 27, Block 3, Plan 2602 HW located north of Ravine Drive NW and east of 142 Street NW; GLENORA
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA19-0257 315256059-001	Tentative plan of subdivision to create three (3) multiple family strata lots from Lot 97, Block 7, Plan 152 5660, located south of 23 Avenue NW and east of May Common NW; MAGRATH HEIGHTS

MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA19-0279 323308634-001	Tentative plan of subdivision to create one (1) commercial strata lot and one (1) mixed-use strata lot from Lot 47, Block 16, Plan 192 0717, located south of Hiller Road SW and east of Keswick Drive SW; KESWICK	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA19-0288 324319444-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 7, Plan 2831 HW, located north of 74 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.	LDA19-0296 325257003-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 11, Plan 3543 HW, located north of 67 Avenue NW and east of 106 Street NW; ALLENDALE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:15 a.m.		