

Thursday, September 27, 2018

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 39

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the September 27, 2018 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 20, 2018 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA17-0221
245632449-001 | REVISION of conditionally approved tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 16, Plan 182 0075 located south of Hiller Road SW and west of 170 Street SW; KESWICK |
| 2. | LDA18-0450
287769534-001 | Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit in four (4) parts from Lot 17, Block 22, Plan 152 3872, located south of 14 Avenue NW and east of 29 Street NW; LAUREL |
| 3. | LDA18-0452
288857370-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 49, Block 13, Plan 4978 HW, located north of 107A Avenue and west of 139 Street NW; NORTH GLENORA |

5. OTHER BUSINESS



September 27, 2018

File No. LDA17-0221

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

ATTENTION: Gage Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 16, Plan 182 0075 located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

The application has changed the subdivision boundary to include the full titled area. The original approval dated January 11, 2018 only included a portion of the titled area.

I The Subdivision by Plan is APPROVED on September 27, 2018, 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 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;
4. that the subdivision boundary be amended to include the dedication of 170 Street SW to conform to an approved Preliminary Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; 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; and
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.

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

Municipal Reserve for Lot 1, Block 16, Plan 182 0075 was addressed by Deferred Reserve Caveat (DRC) with LDA11-0056 and reduced through subsequent applications. The DRC (172 076 299) is registered against the NE 21-51-25-W4M.

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,

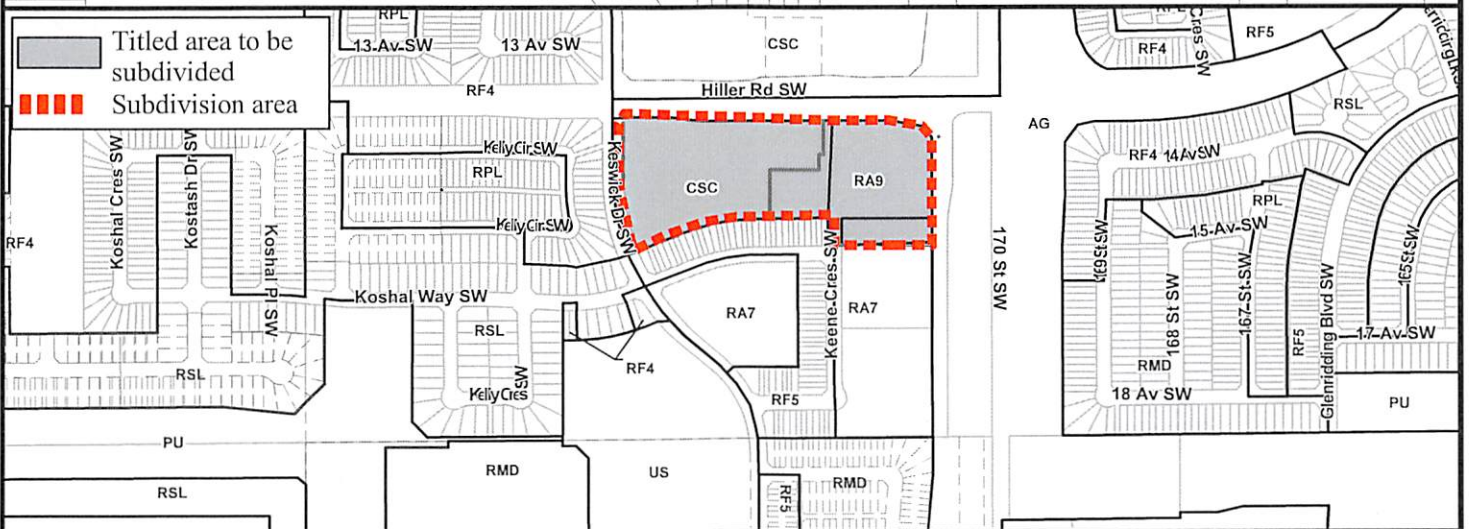
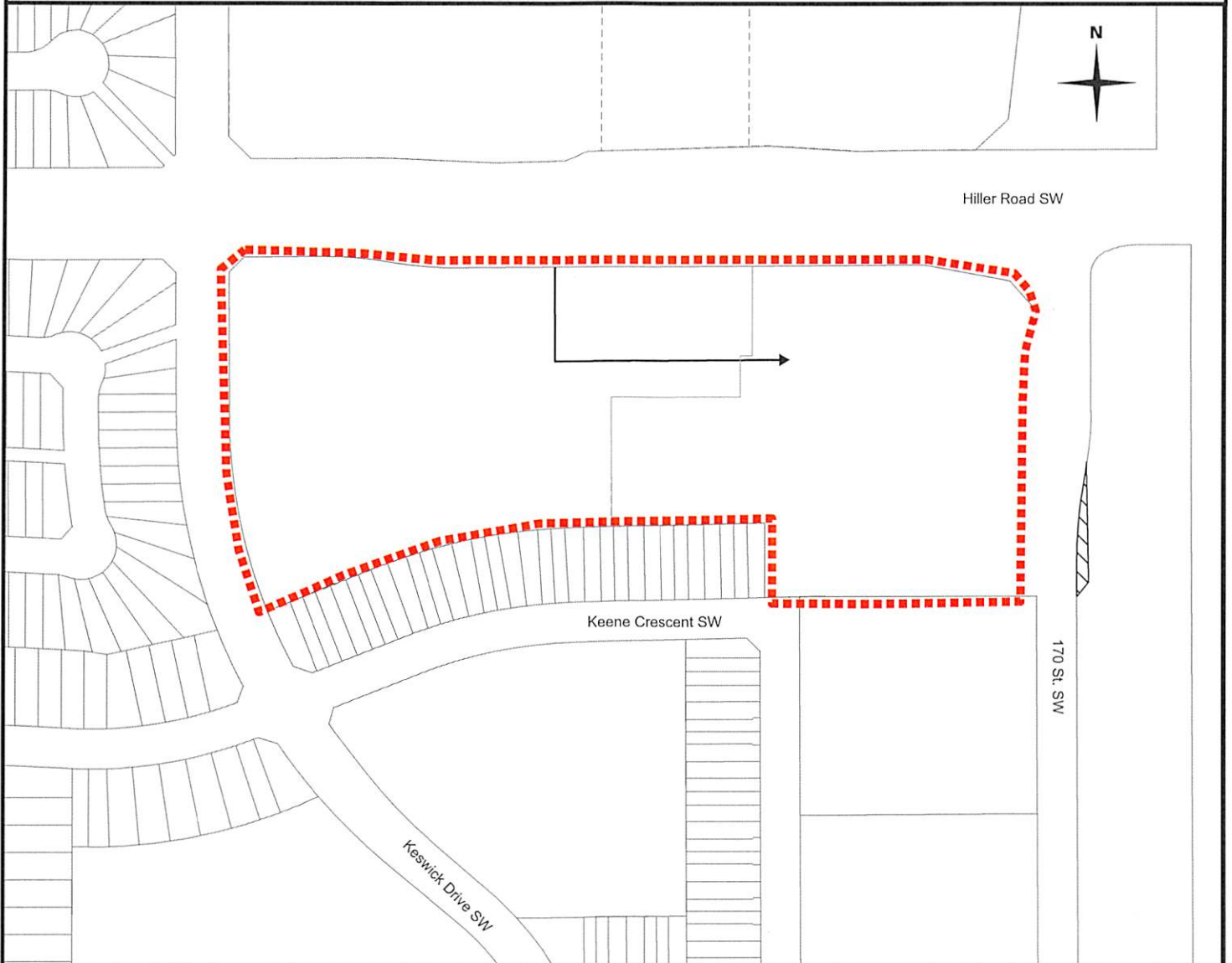
Blair McDowell
Subdivision Authority

BM/mb/Posse #245632449-001

Enclosure

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

Register cross lot access easement





Subdivision Authority

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

September 27, 2018

File No. LDA18-0450

Meridian Surveys
101 - 1627 51 Avenue
Lloydminster, AB T9V 3A4

ATTENTION: Bob MacDormand

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit in four (4) parts from Lot 17, Block 22, Plan 152 3872, located south of 14 Avenue NW and east of 29 Street NW; **LAUREL**

The Subdivision by Phased Condominium is APPROVED on September 27, 2018, 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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #287769534-001

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 (\$2,927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

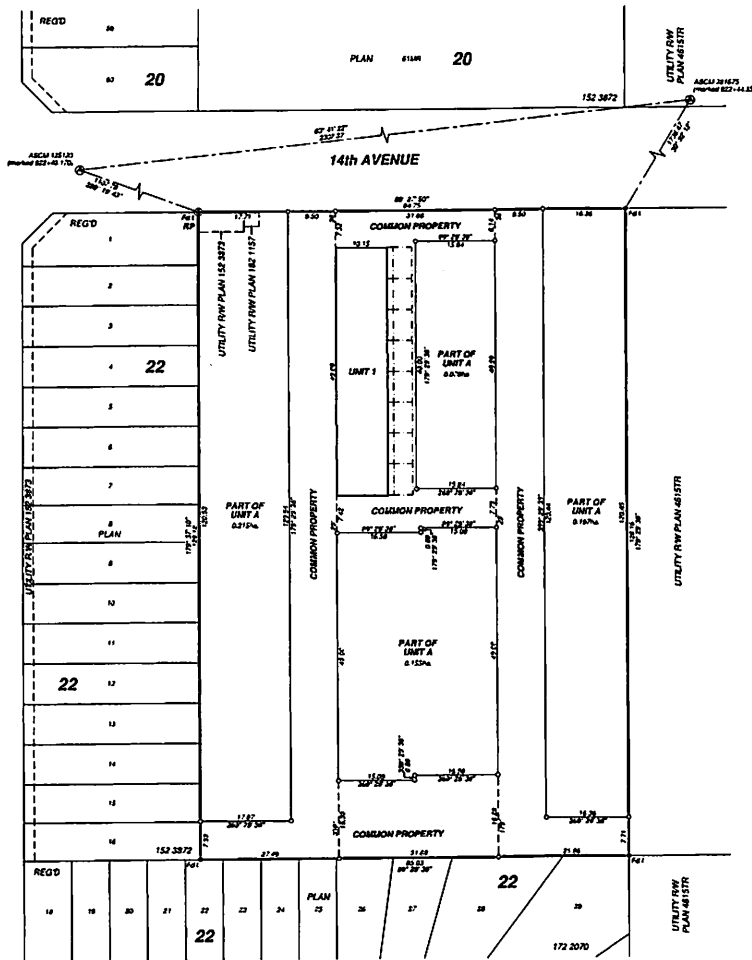
Building / Site

- 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 units 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.
- All municipal services must enter the site through Common Property.

29th STREET



PHASE 1 SHEET 1 OF 1
LAND TITLES OFFICE
PLAN No.
ENTERED AND REGISTERED ON
INSTRUMENT No. _____
A.D. REGISTRAR
K.A.L.R.D.

LANDRA ROW HOUSING
PROPOSED PLAN OF SURVEY
SHOWING
PHASED CONDOMINIUM DEVELOPMENT
OF PART OF
LOT 17, BLOCK 22, REG'D PLAN 152 3872
WITHIN
S.W. ¼ SEC. 31-TWP. 51-RGE. 23-W. 4M.
CITY OF EDMONTON
BOB MACDORMAND, A.L.S.
2018
SCALE 1:500

LEGEND
STATUTORY SURVEY MONUMENTS FOUND SHOWN THIS
STATUTORY IRON SURVEY POSTS PLANTED SHOWN THIS
CALCULATED POINTS BY FIELD MEASUREMENT SHOWN THIS
ALBERTA SURVEY CONTROL MARKERS FOUND SHOWN THIS
GRID REFERENCED POINT SHOWN THIS
DISTANCES ARE IN METERS AND DIMENSIONS THEREOF
IRON SURVEY POSTS PLANTED AND MARKED WITH PERMIT NO. P123
BEARINGS ARE IN DEGREES, MINUTES AND SECONDS DERIVED FROM A THEODOLITE
ASCA 12150 AND ARCA 281675
DISTANCES SHOWN ARE DERIVED FROM PLANNED ARCA COORDINATES
LINES DEALT WITH BY THIS PLAN BOUNDARY LINES
AND CONTAINS WITHIN LOT 17, BLOCK 22, REG'D PLAN 152 3872 - 1/200 PLAN 2000000

1	STATUTORY IRON POST	SEC	SECTION
2	ROUND	TWP	TOWNSHIP
3	PLACED	RGP	RANGE
4	IRON BAR	M	MERIDIAN
5	MARKER POST	REGD	REGISTERED
6	COOKS MARKER	R/W	RIGHT OF WAY
7	ESTABLISHED	BLK	BLOCK
8	NE ESTABLISHED	MD	MUNICIPAL DISTRICT
9	POINT	C. of T.	CERTIFICATE OF TITLE
10	CHECK MEASURED	EA	ENVIRONMENTAL RESERVE
11	NORTH	MR	MUNICIPAL RESERVE
12	SOUTH	SR	SCHOOL RESERVE
13	EAST	PLS	PUBLIC LOTS
14	WEST	GOVT	GOVERNMENT
15	ALBERTA LAND SURVEY	ALS	ALBERTA LAND SURVEY
16	ALBERTA SURVEY CONTROL MARKER	ASCA	ALBERTA SURVEY CONTROL MARKER
17	GRID REFERENCED POINT	STM	SOUTH AMERICAN SATELLITE MARKER
18	UNIVERSAL TRANSVERSE MERCATOR	UTM	UNIVERSAL TRANSVERSE MERCATOR

SURVEYOR
NAME: BOB MACDORMAND, A.L.S.
DATE OF SURVEY: SURVEY INSTRUMENTS BEING THE DATE OF
OF P123 AND WAS
MADE IN ACCORDANCE WITH THE PROVISIONS
OF THE SURVEYS ACT.

NOTE
THE BOUNDARY OF ANY UNIT IS THE UNDECORATED EXTERIOR SURFACE OF THE FLOOR WALL,
OF CEILING AND ILLUSTRATED THEREON.
ALL UNIT DIMENSIONS AND FLOOR AREAS ARE MEASURED ALONG UNIT BOUNDARIES.
ALL BUILDING LOCATIONS DIMENSIONS AND EXTERIOR BUILDING DIMENSIONS ARE TO THE EXTERIOR
OF THE CONCRETE FOUNDATION WALLS AS SHOWN ON THE SURVEY PLAN.
ALL BUILDING LOCATIONS DIMENSIONS ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS
OTHERWISE SHOWN.
EXCLUSIVE USE AREAS ARE COMMON PROPERTY AND DELINEATED THEREON.
PATIO DECKS TO BE USED RESPECTIVELY ARE EXCLUSIVE USE AREAS THAT MAY BE LEASED
TO THE OWNER OF A COMMERCIAL UNIT PURSUANT TO SECTION 59 OF THE CONDOMINIUM
PROPERTY ACT.
YARDS DECKS TO BE USED RESPECTIVELY ARE EXCLUSIVE USE AREAS THAT MAY BE LEASED
TO THE OWNER OF A COMMERCIAL UNIT PURSUANT TO SECTION 59 OF THE CONDOMINIUM
PROPERTY ACT.
PARKING STALLS OF BOUNDARY UNIT 16, ARE SPECIALLY AND FOR VEHICULAR PARKING ONLY.

THIS PLAN IS ACCOMPANIED BY A CERTIFICATE
RECALCULATING POST-TENSIONED CARDS
AND BOUND BY _____ NAME OF ENGINEER OR ARCHITECT
STATING THEREON THE AREAS AND POST-TENSIONED CARDS LOCATED THEREON OR ON WITHIN THE
BUILDINGS OR THE PROPERTY ON WHICH THE BUILDINGS ARE LOCATED.

THE GEO-REFERENCED POINT IS THE ANGLE CORNER OF UNIT A
CALCULATED FROM MACDORMAND'S REFERENCE MERIDIAN 174 W
SECTION 2888 81
40221770 8
COMBINED SCALE FACTOR 0.999913
GRID BEARINGS ARE DERIVED FROM PLANNED ARCA COORDINATES
FROM ARCA 12150 TO ARCA 281675

REGISTERED OWNERS
BERRY HOMES LTD

SUBDIVISION AUTHORITY
NAME: CITY OF EDMONTON
FILE NO. _____

CONDOMINIUM CORPORATION ADDRESS
861 MCCORD ROAD
EDMONTON, AB
T5Y 2W4

DEVELOPERS ADDRESS
861 MCCORD ROAD
EDMONTON, AB
T5Y 2W4

Meridian Surveys (Alta.) Ltd.
1001 103rd
LLOYDMINSTER, ALBERTA
T8Y 2M4
866-782-7575 Fax: 782-7575-6113

DWG FILE NO. L1418114.PPC.dwg
DRAFTED BY: W.M.H.
CHECKED BY: W.B.H.

CLIENT: BERRY HOMES
FILE NO.: L1418114



Subdivision Authority

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

September 27, 2018

File No. LDA18-0452

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 49, Block 13, Plan 4978 HW, located north of 107A Avenue and west of 139 Street NW; **NORTH GLENORA**

The Subdivision by Plan is APPROVED on September 27, 2018, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. 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; 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #288857370-001

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 (\$662.00 - 2018 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 107A Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 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 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, sanitary and storm) enter the proposed subdivision approximately 7.9 m west of the east property line of Lot 49 off 107A 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.
- 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

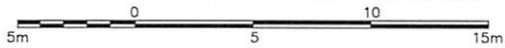
SHOWING SUBDIVISION OF

LOT 49, BLOCK 13, PLAN 4978 H.W.

IN THE
N.W.1/4 SEC.1-53-25-4

EDMONTON ALBERTA

SCALE 1:200 2018 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



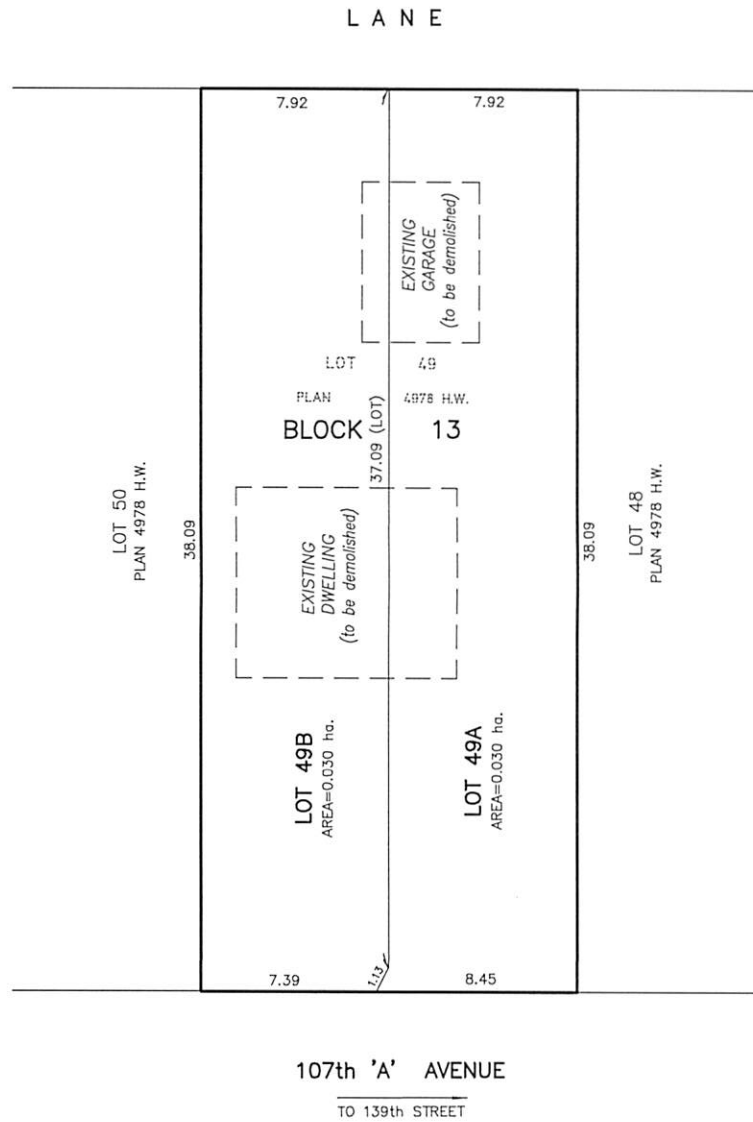
DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: JULY 30, 2018
REVISED: -

FILE NO. 18S0607

DWG.NO. 18S0607T



Thursday, September 13, 2018
10:00 am.



PLACE: ET 6 MR SE 06-524

SUBDIVISION AUTHORITY MINUTES MEETING NO. 38

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the September 20, 2018 meeting be adopted.
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FOR THE MOTION	Blair McDowell		CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the September 13, 2018 meeting be adopted.
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FOR THE MOTION	Blair McDowell		CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA18-0002 270893397-001	Tentative plan of subdivision to create 24 single detached residential lots and one (1) Public Utility lot from the south half of the SE 23-51-24-W4M, located west of 50 Street SW and south of 22 Avenue SW; WALKER
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell		CARRIED
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2.	LDA12-0439 132387579-001	REVISION of conditionally approved plan of subdivision to create 203 single detached residential lots, 38 semi-detached residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, one (1) Public Utility lot, and three (3) future Municipal Reserve lots, from Lot 22, Block 12, Plan 142 4643 and Lot 66ER, Block 17, Plan 132 0806 located south of 35 Avenue NW and west of 199 Street NW; EDGEMONT
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell		CARRIED
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3.	LDA18-0061 273302578-001	REVISION of conditionally approved tentative plan of subdivision to create four (4) semi-detached residential lots, three (3) row housing lots and two (2) multiple family lots (MFL) from Lot 24, Block 10, Plan 162 4358 located east of May Crescent NW and north of Anthony Henday Drive NW; MAGRATH HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0172 276392379-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6 and Lot OT, Block 114, Plan 2803 AF, located south of 103 Avenue NW and east of 134 Street NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0319 279832883-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4A, Block 12, Plan 882 0573, located north of 57 Avenue NW and east of 110 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0436 288082222-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots C and D, Block 99, Plan 8036 ET, located north of 85 Avenue NW and west of 105 Street NW; STRATHCONA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0448 289360363-001	Tentative plan of subdivision to create three (3) bareland condominium units from Lots 103-106, Block 6, Plan NB, located north of 97 Avenue NW and west of 106 Street NW; DOWNTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0460 289768983-001	Tentative plan of subdivision to create separate titles for two (2) semi-detached dwellings from Lots 10 and 11, Block 8, Plan 5484 HW, located south of 88 Avenue NW and east of 87 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA18-0463 289982067-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 7, Plan 1324 HW, located south of 75 Avenue NW and west of 112 Street NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA18-0464 290101171-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13 and the west half of Lot 14, Block 9, Plan 5036 S, located north of 78 Avenue NW and west of 89 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA18-0468 289929687-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 1, Plan RN2 4A, located south of 109A Avenue NW and west of 130 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA18-0488 290718895-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot Q, Block 6, Plan 8438 ET, located south of Connors Road NW and east of 94 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 11:00 a.m.	