

Thursday, January 5, 2023  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 01

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the January 5, 2022 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the December 22, 2022 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA22-0496 442336332-001	Tentative plan of subdivision to create one (1) Industrial lot and one (1) Public Utility lot, from Lot 1, Block 6, Plan 182 1412 located north of 137 Avenue NW and east of 170 Street NW; <b>ANTHONY HENDAY MISTATIM</b>
2.	LDA22-0558 453787835-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28 and the north half of Lot 29, Block 7, Plan 1345 AJ, located north of 90 Avenue NW and west of 91 Street NW; <b>BONNIE DOON</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



January 5, 2023

File No. LDA22-0496

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

ATTENTION: Scott Cole

RE: Tentative plan of subdivision to create one (1) Industrial lot and one (1) Public Utility lot, from Lot 1, Block 6, Plan 182 1412 located north of 137 Avenue NW and east of 170 Street NW;  
**ANTHONY HENDAY MISTATIM**

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**I The Subdivision by Plan is APPROVED on January 5, 2023, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) in proportional payments in accordance with phasing, in the total amount of \$1,275,259.60 representing 3.44 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 owner register a 11.5 m wide public access easement, for the purpose of providing access to Lots C and D, Block 4, Plan 2904 NY, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for cross lot access for the purpose of providing access to 14315 - 170 Street NW (Block 6, Plan 179 HW), as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate additional road right-of-way on 145 Avenue NW within the subdivision boundary to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings;
7. that the owner obtain consent from the landowner for the construction of 145 Avenue NW from the western subdivision boundary to 170 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that LDA22-0394 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
9. 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 (2) shall contain, among other things, the following conditions:**

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 a boundary assessment for municipal improvements constructed by others within 164 Street NW road right-of-way from which this development benefits (Anthony Henday Mistatim Stage 17; Servicing Agreement I-304);
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 145 Avenue NW and 164 Street NW to an approved Complete Streets design and cross-section, as shown on Enclosure I. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process. Construction will include the removal of the existing turnarounds located at the current terminus of 164 Street and 145 Avenue;
8. that the owner remove the existing access to 170 Street NW and remediate the access closure area, to the satisfaction of Subdivision and Development Coordination. All costs associated with removal of the access, including the removal of the road structure, constructing alternative access, re-grading of the land, landscaping and any utility relocation / modification deemed necessary as a result of the removal, will be the responsibility of the owner;
9. that the owner pay for the installation of traffic signals at the intersection of 145 Avenue NW and 156 Street NW, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to

provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

10. that the owner design 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;
11. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., 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 Public Utility lot and 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.

MR for Lot 1, Block 6, Plan 182 1412 in the amount of \$1,275,259.60 representing 3.44 ha, is being provided by money in place with this subdivision. Money in place may change depending upon the final plan of survey.

Ministerial consent is required for all construction within the Transportation Utility Corridor (TUC). The application for Ministerial Consent is to be made by the owner.

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 with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

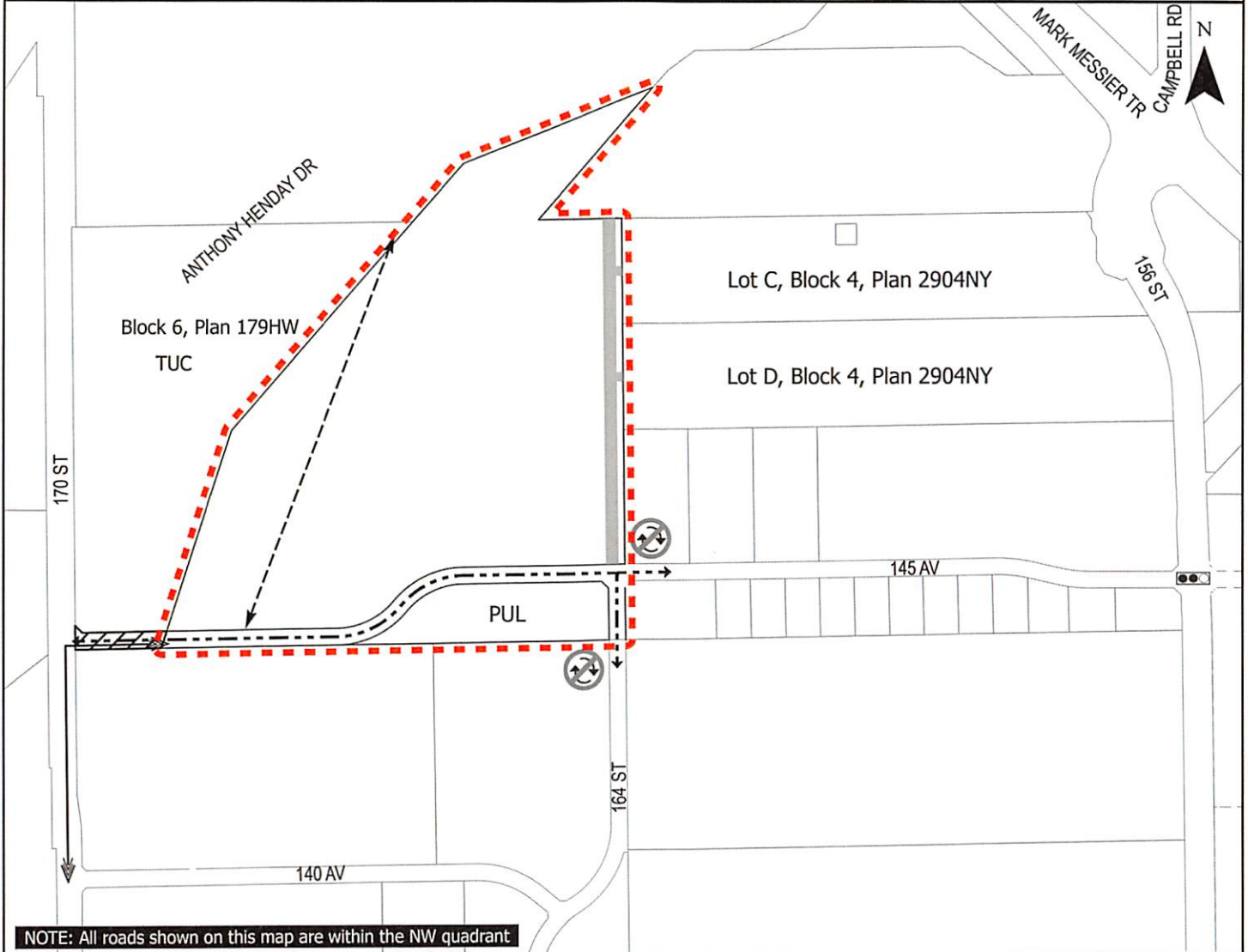
BM/cp/Posse #442336332-001

Enclosure(s)

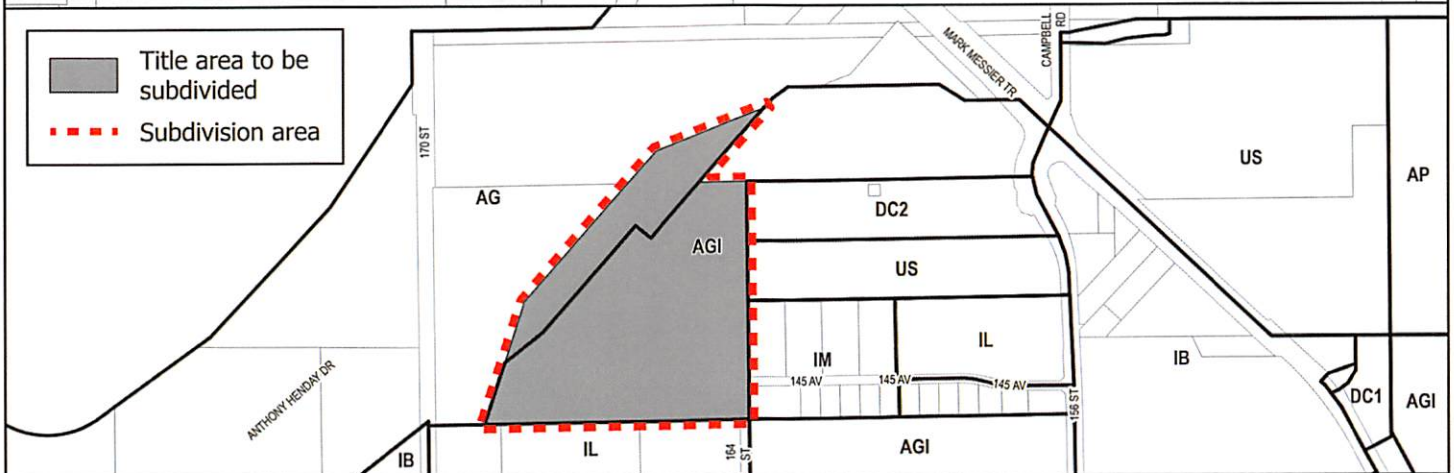
**SUBDIVISION CONDITIONS OF APPROVAL MAP**

January 5, 2022 LDA22-0496

- - - Limit of proposed subdivision
- - - Construct 145 Avenue NW & 164 Street NW to a complete streets design and cross-section
- - - Register cross-lot easement
- Register public access easement
- Obtain consent to construct
- Watermain extension
- Traffic signal
- Remove existing turnarounds



**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

January 5, 2023

File No. LDA22-0558

SATT Engineering Ltd.  
206 - 3132 Parsons Road NW  
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28 and the north half of Lot 29, Block 7, Plan 1345 AJ, located north of 90 Avenue NW and west of 91 Street NW; **BONNIE DOON**

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**The Subdivision by Plan is APPROVED on January 5, 2023, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits);
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed southern lot; 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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #453787835-001

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 (\$700.00 - 2022 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 91 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- 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 concrete walkway on the east side of the lot that connects the sidewalk to the Curb & Gutter/Road. The concrete walkway was constructed as a drainage pad, so if the applicant/owner chooses to remove that, it may not be supported by Subdivision Planning's transportation review team. Subdivision Planning highly recommends that the applicant/owner should contact [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) for more information.

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 6.9m south of the north property line of Lot 28 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole that will interfere with access to the proposed Lot 28B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole with EPCOR Distribution & Transmission as soon as possible, as this pole will inhibit

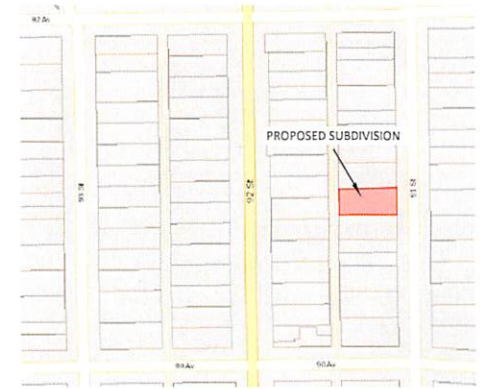
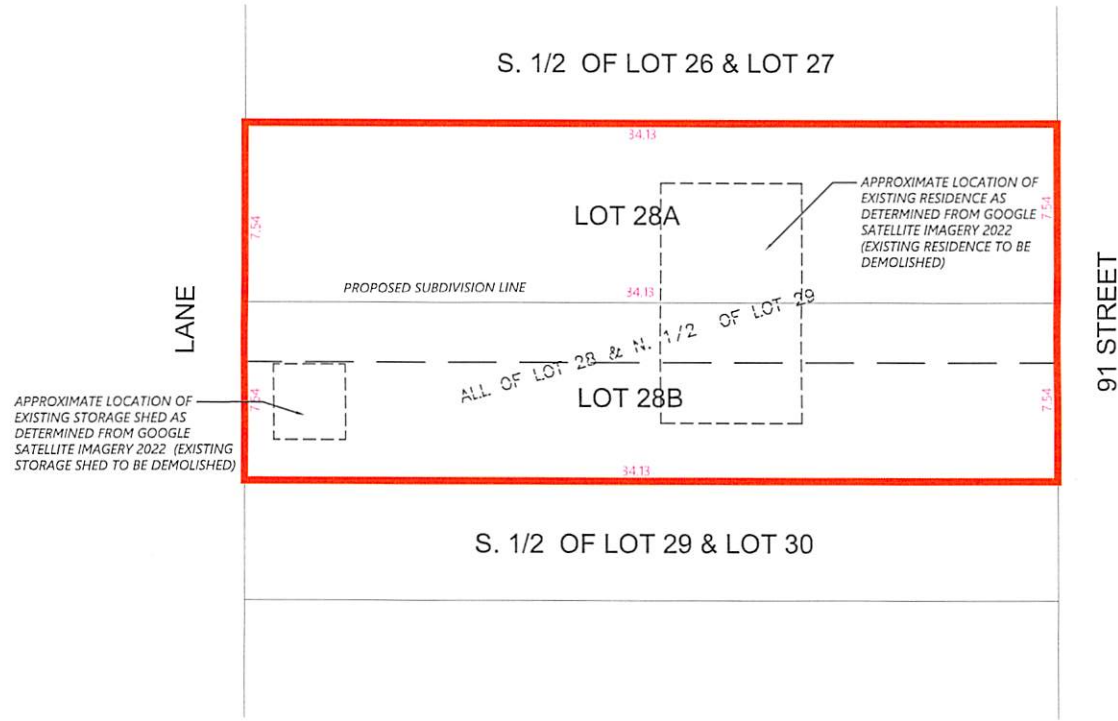



alley access to the site and will result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto:ces@epcor.com)).

- 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 28 AND THE NORTH HALF OF LOT 29 BLOCK 7 PLAN  
1345AJ WITHIN  
RIVER LOT 21 EDMONTON SETTLEMENT  
(THEO. TWP.52, RGE. 24 - W. 4th MER.)  
BOONIE DOON  
EDMONTON, ALBERTA  
SCALE: 1:200



- Note:**
1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
  2. PROPOSED SUBDIVISION OUTLINED THUS  AND CONTAINS 0.051 ha

 **Satt Associates Inc.**  
*Always Striving For Excellence.*

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
(587) 315 6887 | landsurvey@sattengg.com | www.sattengg.com

REVISED: DECEMBER 02, 2022

Job # : SUB22-353-3	Drawn by: DHP	Checked by: AA	Date: Nov. 10, 2022
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Thursday, December 22, 2022  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 51

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the December 22, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the December 15, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA22-0349 437296419-001	REVISION of conditionally approved tentative plan of subdivision to create two (2) bareland condo units from Lots 3 and 4, Block 14, Plan 812 0859, located north of 23 Avenue NW and east of Parsons Road NW; <b>PARSONS INDUSTRIAL</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA22-0545 453654454-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 23, Block 31, Plan 2338HW, located south of 61 Avenue NW and east of 108 Street NW; <b>PLEASANTVIEW</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA22-0550 453733455-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 34, Block 1, Plan 5070 HW, located south of 98 Avenue NW and east of 85 Street NW; <b>HOLYROOD</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.		