

Thursday, April 13, 2023
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 15

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 13, 2023 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 6, 2023 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA22-0389 439448805-001	Tentative plan of subdivision to create 84 single detached residential lots and one (1) Municipal Reserve lot, from Block D, Plan 8922649, Lot 4, Block 1, Plan 2020206, and Lot 1, Block D, Plan 1620360, located south of Glenridding Ravine Road SW and east of 158A Street SW; GLENRIDDING RAVINE
2.	LDA22-0369 439509916-001	Tentative plan to subdivide a portion from fractional NW 17-51-24-W4M to consolidate with Area A, Plan 222 1363 to create 1 single detached residential lot, located south of Checknita Cove SW and east of Checknita Way SW; CAVANAGH
5.	OTHER BUSINESS	



Subdivision Authority

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

April 13, 2023

File No. LDA22-0389

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 84 single detached residential lots and one (1) Municipal Reserve lot, from Block D, Plan 8922649, Lot 4, Block 1, Plan 2020206, and Lot 1, Block D, Plan 1620360, located south of Glenridding Ravine Road SW and east of 158A Street SW;
GLENRIDDING RAVINE

I The Subdivision by Plan is APPROVED on April 13, 2023, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.27 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$1,409,962.74 representing 2.536 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Slope Stability Assessment; Proposed Glenridding Subdivision; West Slope Of Whitemud Creek; 2820 - 156th Street Sw; North Ne 15-51-25-W4m; Edmonton, Alberta" geotechnical report (File No. 2412-424;), as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 (3) 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 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 Complete Streets Design and City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways and alleys to an approved Complete Streets design and cross section. The Complete Streets design and cross section details for the collector and local roadways will be determined through the engineering drawings review and approval process, and as a result, may require adjustments to the road right of way;
8. that the owner construct 158 Street SW to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path, within the MR Lot and 28 Avenue SW, with connections to adjacent paths, 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 28 Avenue SW to the satisfaction of Subdivision and Development Coordination;
11. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR dedication and money in place of MR the existing DRC for Block D, Plan 8922649 will be discharged in full.

MR for Plan 2020206, Block 1, Lot 4 was addressed through LDA18-0496 with the balance being transferred to the NE-15-51-25-W4M.

MR for Plan 1620360, Block 1, Lot 4 was addressed through LDA18-0551.

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.

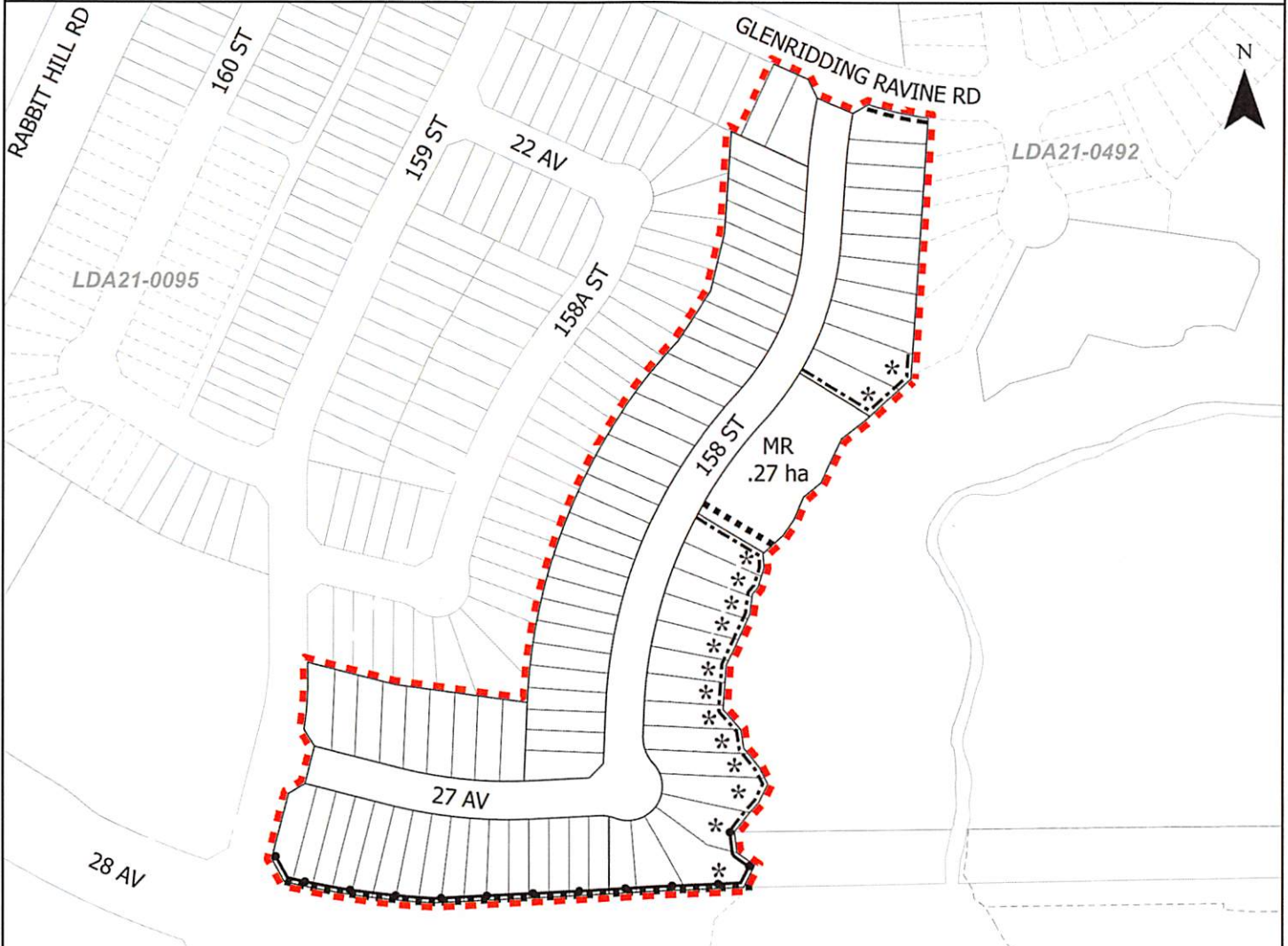
Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #439448805-001

Enclosure

- Limit of proposed subdivision
- 1.2 m uniform screen fence
- 1.8 m uniform screen fence as per Zoning Bylaw
- Noise attenuation fence
- 3 m hard surface shared use path
- * Restrictive covenant re: Top of Bank



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

April 13, 2023

File No. LDA22-0369

IBI Group
300 - 10120 103 Ave NW
Edmonton, AB T5J 3R6

ATTENTION: Michelle Sparks

RE: Tentative plan to subdivide a portion from fractional NW 17-51-24-W4M to consolidate with Area A, Plan 222 1363 to create 1 single detached residential lot, located south of Checknita Cove SW and east of Checknita Way SW; **CAVANAGH**

I The Subdivision by Plan is APPROVED on April 13, 2023, subject to the following conditions:

1. 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;
2. that LDA22-0494 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
3. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the proposed lot, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner shall submit redline revisions to Cavanagh Stage 18 or resubmit engineering drawings, subject to the extent of the proposed revisions, for the construction of a minimum 1 m berm centred on property line and 1.83 m noise attenuation fence or combination thereof to be contained wholly within private property, and in conformance with the submitted noise study and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that Schedule B for Cavanagh Sage 18 shall be amended to the satisfaction of Subdivision and Development Coordination; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve for fractional NW 17-51-24-W4M was addressed by money in place with LDA20-0223. The area of Area A, Plan 222 1363 will be less than 0.8 ha therefore no Deferred Reserve Caveat will be created.

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.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #439509916-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 13, 2023

LDA22-0369

- Limit of proposed subdivision
- • — Noise attenuation fence
- ▲ Restrictive covenant re:berm and fence



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



Thursday, April 6, 2023

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 14

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 6, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 30, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA22-0473
443914800-001

Tentative plan of subdivision to create 125 single detached residential lots, 20 semi-detached residential lots, 24 row housing lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve (ER) lot, and one (1) Public Utility lot, from the NE-13-53-26-W4M and NW-13-53-26-W4M located north of 122 Avenue NW and east of 231 Street NW; **KINGLET GARDENS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA22-0583
452904083-001

Tentative plan of subdivision to create 133 single detached residential lots, 20 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) Public Utility lot, from a portion of roadway to be closed, Block 3, Plan 762 0329, and the SW 7-52-25-W4M located north of Edgemont Boulevard NW and west of Edgemont Way NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA23-0039 459608674-001	Tentative plan of subdivision to create 150 single detached residential lots, 12 semi-detached residential lots, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot 2, Block 1, Plan 182 2466, located north of 167 Avenue NW and west of Meridian Street; MARQUIS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0654 266089764-001	REVISION of conditionally approved tentative plan of subdivision to create 116 single detached residential lots, 10 semi-detached residential lots, 11 row housing lots, three (3) multi-unit housing lots (MHL), and one (1) Public Utility lot, from the NE 29-53-24-W4M and the NW & SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA23-0050 464623164-001	Tentative plan of subdivision to create to create one (1) additional single detached residential lot from Lot 16, Block 7, Plan 600 MC, located west of 127 Street NW and south of 63 Avenue NW; GRANDVIEW HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA23-0064 465588206-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 22, Block 40, Plan 2686 HW, located east of 83 Street NW and south of 77 Avenue NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	