

Thursday, November 28, 2024
01:00 pm.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 48

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the November 28, 2024 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 November 21, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0055 491806309-001	Tentative plan of subdivision to create 214 residential lots from Lot 3, Plan 707RS and Lot 4, Plan 707RS located north of Ellerslie Road SW and east of 34 Street SW; ALCES
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA24-0350 527887155-001	Tentative plan of subdivision to create two (2) commercial lots from Lot 3, Block 105, Plan 242 1422 located east of Ebbers Boulevard NW and south of 153 Avenue NW; EBBERS
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT	
	The meeting adjourned at 10:10 a.m.	



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 28, 2024

File No. LDA24-0055

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 214 residential lots from Lot 3, Plan 707RS and Lot 4, Plan 707RS located north of Ellerslie Road SW and east of 34 Street SW; **ALCES**

I The Subdivision by Plan is APPROVED on November 28, 2024, 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 subdivision boundary be amended to include the dedication of 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, Enclosure I;
4. That the owner dedicate road right of way within the SW-30-51-23-4 to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, for the Ellerslie Road SW and 34 Street SW intersection, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Condition I (3) (4) above, the owner clear and level Ellerslie Road SW and 34 Street SW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
6. that the owner dedicate additional road right-of-way and that the property lines of the residential lots, flanking the emergency access walkway, be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination;
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 the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Ellerslie Road SW, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
10. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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 (1) 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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and that Complete Streets design and cross-section details to construct alley and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner shall pay for the installation of a rectangular rapid flashing beacon at the priority pedestrian crosswalk on 34 Street SW, in the interim, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct a 3 m hard surface shared use path on the east side of Alces Way SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct a 3 m hard surface shared use path with bollards and lighting, within the walkway and a connection to the adjacent shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. That the owner construct a 3 m concrete sidewalk with T bollards and lighting within the emergency access walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality of the walkway for emergency purposes, including additional widening if deemed necessary;
12. that the owner construct the alley to a 6 m commercial standard in accordance with the Complete Streets Design and Construction Standards, paved from property line to property line, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The limits of this alley will be further reviewed through detailed design;
13. that the owner construct the first two lanes of 34 Street SW from south of Charlesworth Drive SW (Alces Drive SW) to Ellerslie Road SW, including channelization, accesses, intersections, 3 m shared use path along the west side of 34 Street SW, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner construct the first two lanes of Ellerslie Road SW from east of Charlesworth Way SW to Alces Way SW, including channelization, accesses, intersections, 3 m shared use path along the north side of Ellerslie Road SW, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner construct the local roadways with the back to back curves to meet turning movement requirements and underground utility spacing offsets, as per the City of Edmonton Design & Construction Standards (Roadways, Drainage and Water), to the satisfaction of Subdivision and Development Coordination, Fire Rescue Services, and EPCOR. A swept path analysis will be required with engineering drawings to verify the required turning movements in accordance with Fire Rescue Services Guidelines. The details for the road design will be determined through the engineering drawing review process, and as a result, may require adjustments to the road right-of-way;
16. that the owner construct underground utilities including watermain and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
17. that the owner is responsible for the landscape design and construction within road rights of way and walkways to the satisfaction of City Departments and affected utility agencies;
18. 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; and

19. that the owner construct a 1 m berm centred on the property line, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2000), and a 1.8 m noise attenuation fence wholly within private property lines, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), for all lots backing onto Eilerslie Road SW as shown on Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve (MR) for Lot 3, Plan 707RS was previously addressed with LDA22-0137 by registering a deferred reserve caveat (DRC 232 318 358) on title. The DRC will be adjusted accordingly to account for the future greenway dedication and the remainder will be transferred to Lot 4, Plan 707RS.

MR for Lot 4, Plan 707RS was previously addressed with LDA09-0245 by registering a deferred reserve caveat (DRC 102 392 505) on title. The DRC will be adjusted accordingly to account for the 0.39 ha arterial roadway dedication. The remaining balance of 3.3 ha of MR will carry forward on 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 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 #491806309-001

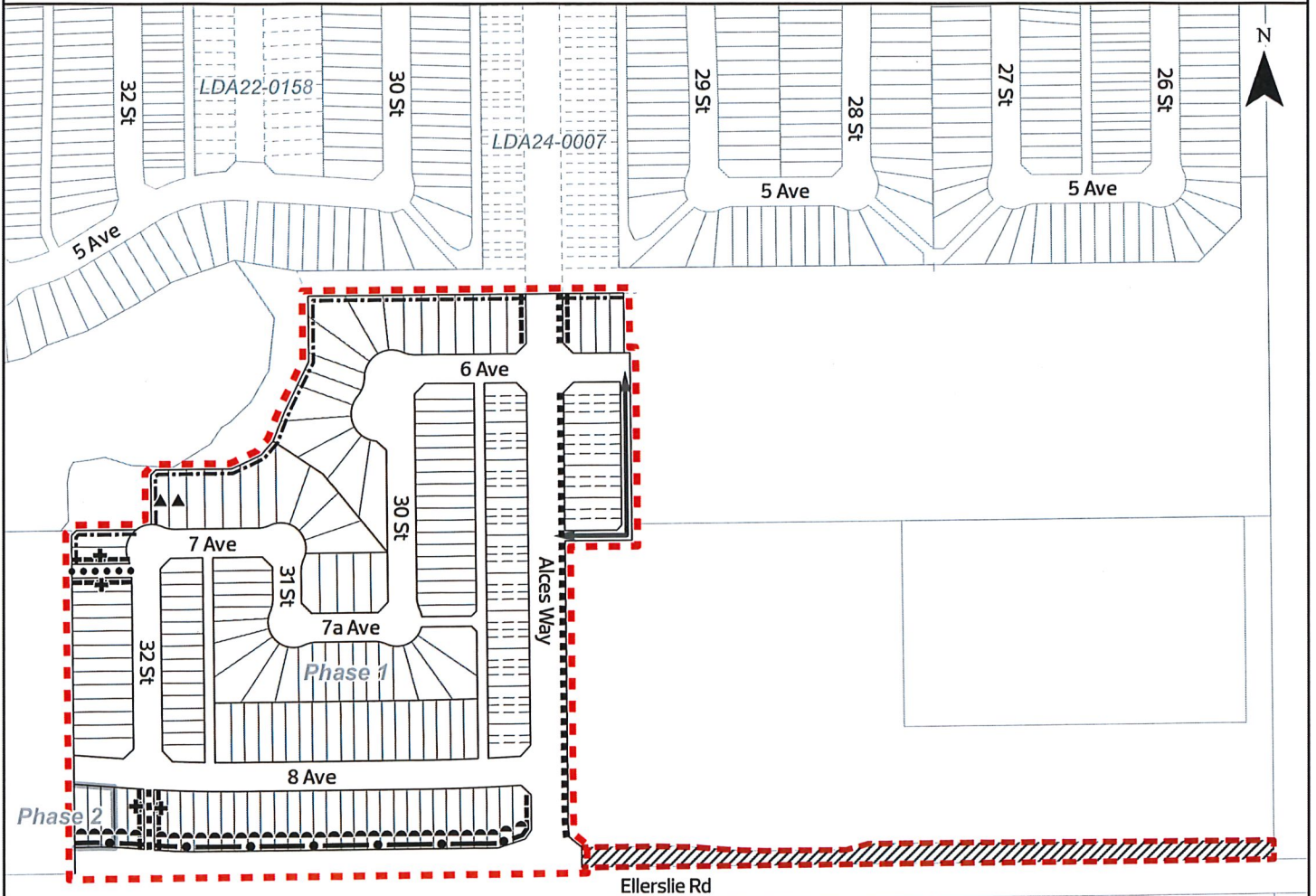
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

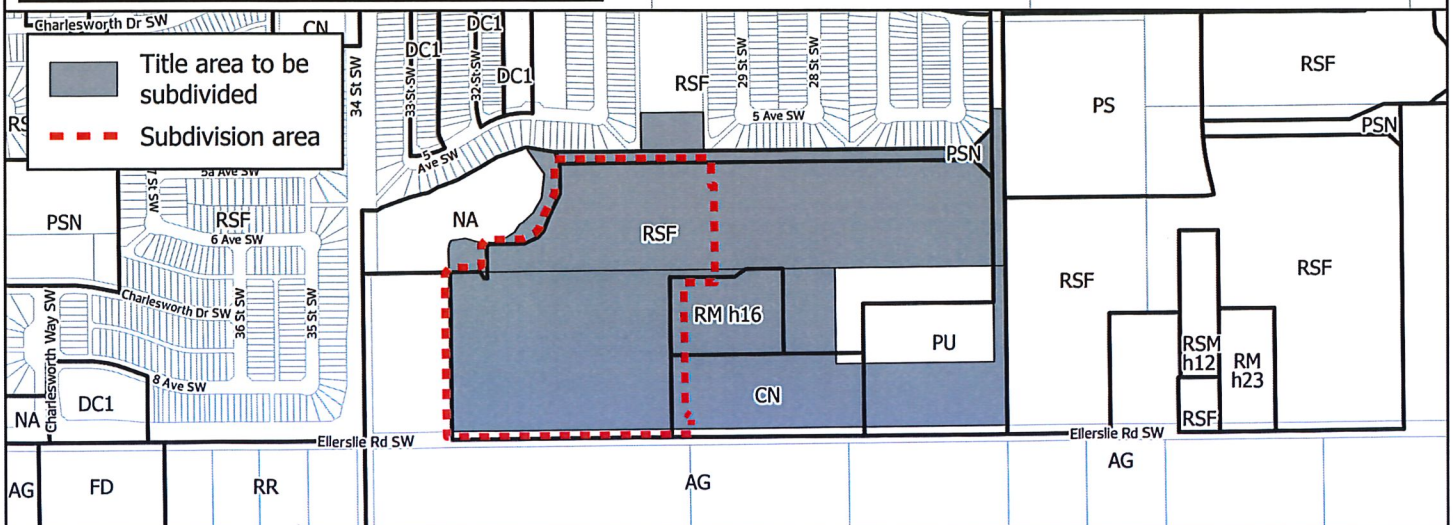
November 28, 2024

LDA24-0055

- - - - Limit of proposed subdivision
- - - - Amend subdivision boundary
- Phasing line
- - - - 1.2 m uniform fence
- - - - 1.8 m uniform fence as per Zoning Bylaw
- Berm and noise attenuation fence
- 3 m concrete sidewalk selection
- 3 m hard surface shared use path
- ↔ Construct alley to a commercial standard
- //// Dedicate as road right of way
- ▲ Restrictive covenant re: Berm
- + Restrictive covenant re: Disturbed soil
- ▲ Restrictive covenant re: Freeboard



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

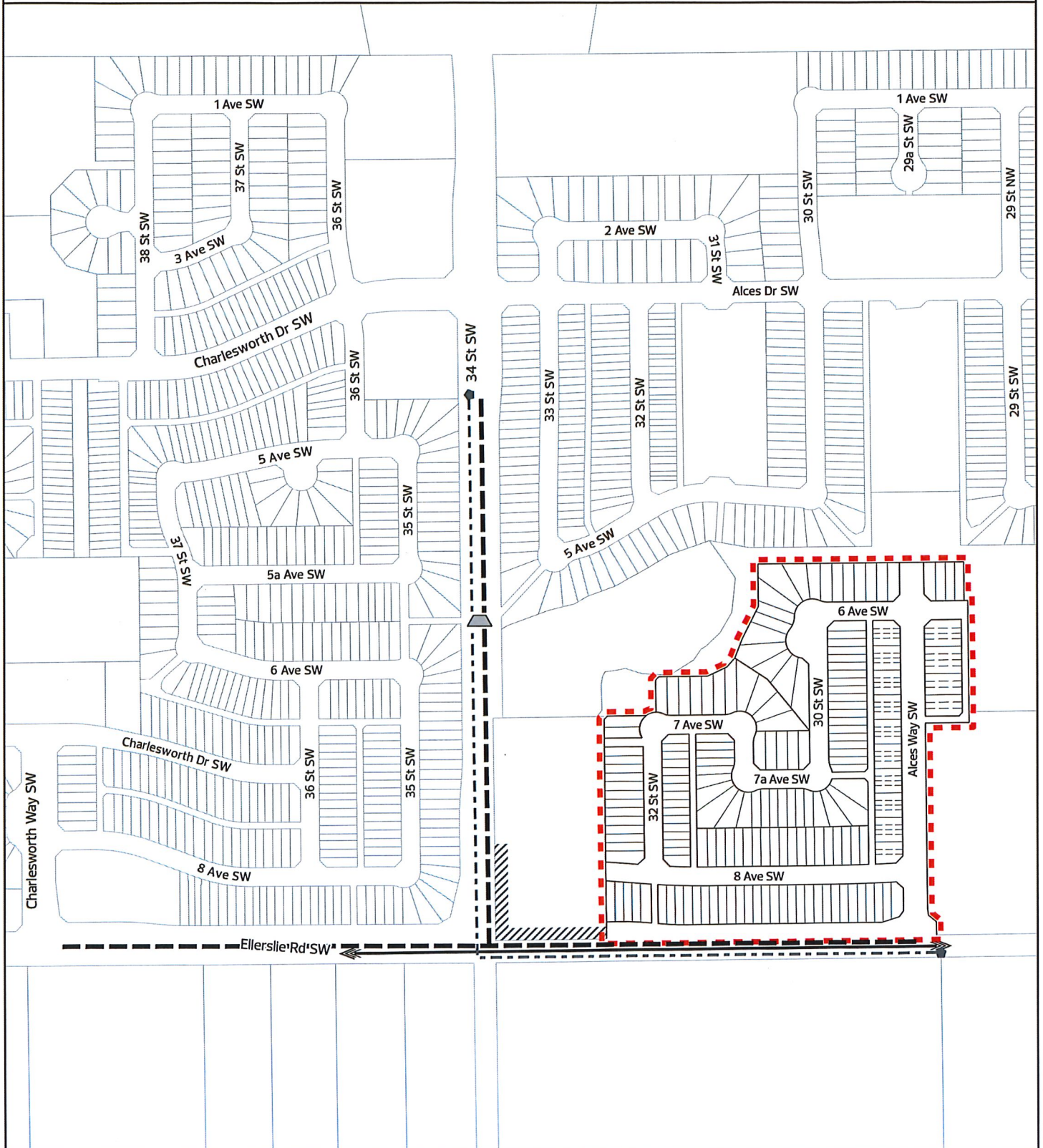


SUBDIVISION CONDITIONS OF APPROVAL MAP

November 28, 2024

LDA24-0055

- Limit of proposed subdivision
- Construct arterial roadway
- /// Dedicate as road right of way
- ▲ Rapid flashing beacon
- ↔ Watermain extension
- Storm sewer extension





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 28, 2024

File No. LDA24-0350

Invistec Consulting Ltd.
1700-10130 103 St NW
Edmonton AB T5J 3N9

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 3, Block 105, Plan 242 1422 located east of Ebbers Boulevard NW and south of 153 Avenue NW; **EBBERS**

The Subdivision by Plan is APPROVED on November 28, 2024, 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 the approved subdivisions LDA22-0106 be registered prior to or concurrent with this application to provide logical roadway and utility connections; 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.

Municipal Reserve (MR) for Lot 1, Block 105, Plan 212 2527 was addressed by money in place with LDA06-0164 and by dedication with LDA16-0448.

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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 received comments from adjacent landowners and community members. 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 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/tv/Posse #527887155-001

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 (\$5,010 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- Phase 1 of LDA22-0106 (to create 3 commercial lots) must be registered prior to or concurrent with this subdivision. LDA24-0350 proposes to create one additional commercial lot relative to the approved phase 2 of LDA22-0106.

Transportation

- Payment of Arterial Roadway Assessments have been conditioned with the initial subdivision (LDA22-0106) of the parent parcel.
- Additional road dedication for 153 Avenue will be required with the endorsement of Phase 1 of LDA22-0106. The applicant shall provide an overlay of the approved engineering drawings onto the Plan of Survey to confirm that the arterial dedication aligns with the detailed engineering drawings.
- Access to the site is existing. Any changes to the existing access requires the review and approval of Subdivision and Development Coordination. Subdivision Planning recommends that the owner consider registering private access easement(s) within the proposed lots to ensure access is maintained to 153 Avenue 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).
- The existing services (water, sanitary, and storm) enter the parent parcel off of Ebbers Boulevard. Requirements for utility construction will be captured under the Servicing Agreement for LDA22-0106. Provision of utility right-of ways will be necessary for all water and sewer mains that are not within a public road right of way.
- 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). A request for an Infill Fire Protection Assessment was submitted on November 5, 2024 by Epcor Water.

- 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).



- Legend:**
- - - Subdivision Boundary
 - - - Existing Subdivision Lines
 - - - Proposed Property Lines
 - - - Approved Subdivision (LDA22-0106)

NOTES:

- All distances are shown in metres and decimals thereof.
- Distances on the curved boundaries are arc lengths.
- Area dealt with by this plan shown bounded thus - - - contains 1.383 ha (3.417 Acres) & 2 Commercial Parcels.

THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

DATE: AUGUST 26, 2024

PROJECT MANAGER: RETREA CHAMNEY

CLIENT: CAMERON DEVELOPMENT CORPORATION

PROJECT: MANNING VILLAGE EAST - PHASE 4
SE/4 SEC. 36-53-24-4 &
LOT 1, BLOCK 105, PLAN 212527

DRAWING TITLE: TENTATIVE PLAN OF SUBDIVISION

PROJECT NO.: 2017-033

SCALE: 1:1000

DRAWING NO.: 2017033-001



Invistec Consulting Ltd.
Suite 1700, 10130 - 103 Street NW
Edmonton, Alberta, T5J 3N9
(780) 283 - 7373
www.invistec.ca

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DISTANCES AND BEARINGS SHOWN ON THIS PLAN. ANY DISCREPANCIES SHALL BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

