

Thursday, May 14, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 19

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the May 14, 2020 meeting be adopted.		
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the May 7, 2020 meeting be adopted.		
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA14-0297 156696832-001	REVISION of conditionally approved tentative plan of subdivision to create 82 single detached residential lots, one (1) future Municipal Reserve lot, and one (1) Public Utility lot, from Lot 5, Block 5, Plan 182 1322 located west of Anthony Henday Drive and north of Fraser Vista NW; FRASER	
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.		
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA20-0070 354824935-001	Tentative plan of subdivision to create one (1) commercial unit and one (1) remnant unit in two (2) parts from Lot 1, Block 24, Plan 172 3606, located north of 41 Avenue SW and east of Chappelle Way SW; CHAPPELLE AREA	
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.		
FOR THE MOTION		Blair McDowell	CARRIED

3.	LDA20-0131 360662862-001	Tentative plan of subdivision to adjust the property lines of Lots 39 through 42, Block2, Plan 192 1203, located south of 32 Avenue SW and west of Glenridding Ravine Wynd SW; GLENRIDDING RAVINE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.		



May 14, 2020

File No. LDA14-0297

Scheffer Andrew Ltd.
12204 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: REVISION of conditionally approved tentative plan of subdivision to create 82 single detached residential lots, one (1) future Municipal Reserve lot, and one (1) Public Utility lot, from Lot 5, Block 5, Plan 182 1322 located west of Anthony Henday Drive and north of Fraser Vista NW;
FRASER

LDA14-0297 was conditionally approved on May 14, 2015. Fraser Way NW was subsequently dedicated with LDA13-0441. This first change request shifts the phasing boundary to the west side of Fraser Way NW. This collector roadway and the eight (8) residential lots fronting onto it are now within Phase 1.

I The Subdivision by Plan is APPROVED on May 14, 2020, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. 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 berm, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the owner register a Utility Right of Way against the lots backing onto the SWMF to permit standing water on private lands during periods of high water, to the satisfaction of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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:

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 Boundary Improvement Assessment for the municipal infrastructure of Fraser Way NW constructed under Fraser Stage 15 Agreement DS-1709, including associated engineering, surveying and administrative costs;
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 to the satisfaction of the City Departments and affected utility agencies;
8. that the walkway contain a 3 m gravel roadway, including a gate, with a connection to the adjacent gravel roadway within the Transportation/Utility Corridor (TUC), as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the TUC, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, 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 Public Utility lot, the future Reserve lot, road rights of way and the walkway, 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 5, Block 5, Plan 182 1322 was addressed by dedication with LDA12-0041. The City intends to acquire the 0.10 ha future MR lot by means other than dedication.

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 subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority









BM/kr/Posse #156696832-001

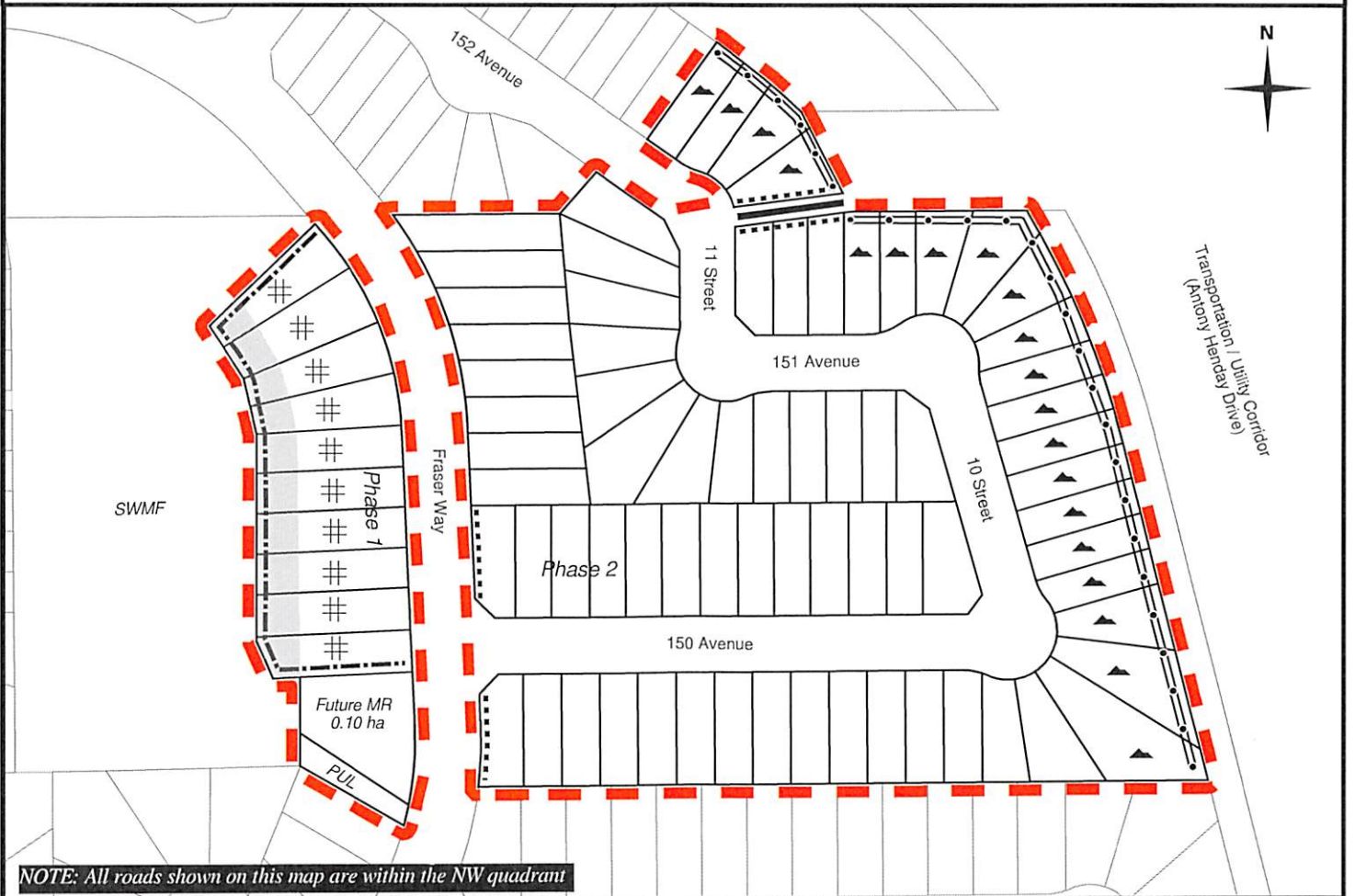
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

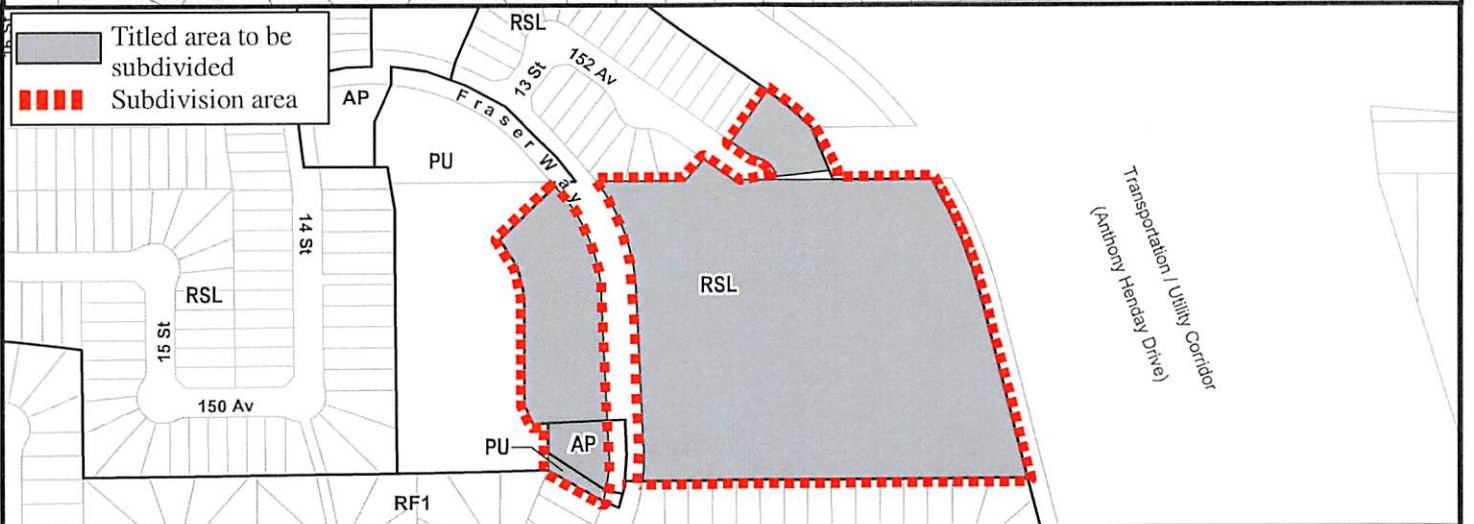
May 14, 2020

LDA 14-0297

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | Berm and noise attenuation fence |
|  | 1.2 m uniform fence |  | Restrictive covenant re: Freeboard |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Restrictive covenant re: Berm |
|  | 3m gravel roadway |  | Utility Right of Way re: Standing water |



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

May 14, 2020

File No. LDA20-0070

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) commercial unit and one (1) remnant unit in two (2) parts from Lot 1, Block 24, Plan 172 3606, located north of 41 Avenue SW and east of Chappelle Way SW; **CHAPPELLE AREA**

The Subdivision by Phased Condominium is APPROVED on May 14, 2020, subject to the following conditions:

1. that the owner shall enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Remnant Unit A a claim of interest by caveat of the Deferred Servicing Agreement, pursuant to Section 655 of the Municipal Government Act; 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. 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 subdivisions@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a faint, larger version of the same signature.

Blair McDowell
Subdivision Authority

BM/cs/Posse #354824935-001

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 (\$2,127.00 - 2020 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 unit 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 (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.
- Please be advised that there are private water mains within the proposed subdivision area that provide water service to the Whitemud Water Co-op. Proper abandonment and reconnection of all water services associated with the Whitemud Water Co-op with permanent water services is required.



Subdivision Authority

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

May 14, 2020

File No. LDA20-0131

WSP Group Limited
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Tanya McNeil

RE: Tentative plan of subdivision to adjust the property lines of Lots 39 through 42, Block2, Plan 192 1203, located south of 32 Avenue SW and west of Glenridding Ravine Wynd SW; **GLENRIDDING RAVINE**

The Subdivision by Plan is APPROVED on May 14, 2020, subject to the following conditions:

1. 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; and
2. 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.

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. 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 subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #360662862-001

Enclosure

