

Thursday, May 23, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 20

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 23, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 16, 2019 meetings be adopted.	
3.	OLD BUSINESS	
1.	LDA18-0706 299414153-001	Tentative plan of subdivision to create 21 single detached lots and 82 row housing lots, from Lot 1, Block 1, Plan 182 1976 and Lot 1, Plan 972 0280, located south of 23 Avenue NW and west of 199 Street NW; STILLWATER
4.	NEW BUSINESS	
1.	LDA19-0008 299241814-001	Tentative plan of subdivision to create one (1) Multiple Family Lot (MFL) from Lot 10, Block 1, Plan 142 4279, located north of 167 Avenue NW and west of 127 Street NW; ALBANY
2.	LDA19-0142 309830160-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 26, Plan 4065 AE, located west of 64 Street NW and north of 114 Avenue NW; HIGHLANDS
5.	OTHER BUSINESS	



Subdivision Authority

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

May 23, 2019

File No. LDA18-0706

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

ATTENTION: Matthew Gratton

RE: Tentative plan of subdivision to create 21 single detached lots and 82 row housing lots, from Lot 1, Block 1, Plan 182 1976 and Lot 1, Plan 972 0280, located south of 23 Avenue NW and west of 199 Street NW; **STILLWATER**

I The Subdivision by Plan is APPROVED on May 23, 2019, 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 a portion of the 199 Street NW and Sunwapta Way intersection 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 approved subdivision LDA18-0417 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities;
5. that LDA18-0424 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
6. 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;
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 engineering drawings include the construction of the first two lanes of 199 Street to an arterial roadway standard, from 18 Avenue to Sunwapta Way, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 199 Street prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
8. that the owner construct the collector roadways to an approved Complete Streets cross-section, including a 3 m shared use path on the south side of Sunwapta Way from Stillwater Boulevard to 199 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that Construction Completion Certificate (CCC) for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational, to the satisfaction of Subdivision and Development Coordination;
10. that the owner is responsible for the operation and maintenance of the temporary private sanitary system and disposal of any sewage generated from the proposed development, at their own cost, until such time that the permanent sanitary sewer system is completed and operational, to the satisfaction of Subdivision and Development Coordination;
11. that Final Acceptance Certificate (FAC) for the isolated sanitary sewers in Sunwapta Way and Stillwater Boulevard will not be issued until such time as adequate connection to the sanitary sewer system is completed and operational, to the satisfaction of Subdivision and Development Coordination;
12. that FAC for the sanitary sewers will not be issued until such time that the permanent sanitary servicing for Riverview required for this subdivision, as indicated in the Neighbourhood Design Report, is completed and operational, to the satisfaction of Subdivision and Development Coordination;
13. that the owner is responsible, at their cost, for the ultimate connection to the permanent sanitary system and abandonment of the temporary lift station and temporary forcemain, to the satisfaction of Subdivision and Development Coordination;

14. that the owner shall, through consultation and collaboration with the City, evaluate the design and construction requirements of the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont Lift Station in combination with the storage component in Riverview, as determined by monitoring the cumulative flows from the Edgemont and Riverview neighbourhoods. The owner shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont Lift Station;
15. that the Holdback Security in the Servicing Agreement should consider the additional costs associated with operation and maintenance of the isolated sanitary sewer within Sunwapta Way and Stillwater Boulevard;
16. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the road rights of way and 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 1, Block 1, Plan 182 1976 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0325. The DRC will carry forward on the remainder of the title.

MR for Lot 1, Plan 972 0280 was addressed by Deferred Reserve Caveat (DRC). The DRC will carry forward on the remainder of the 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 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 #299414153-001

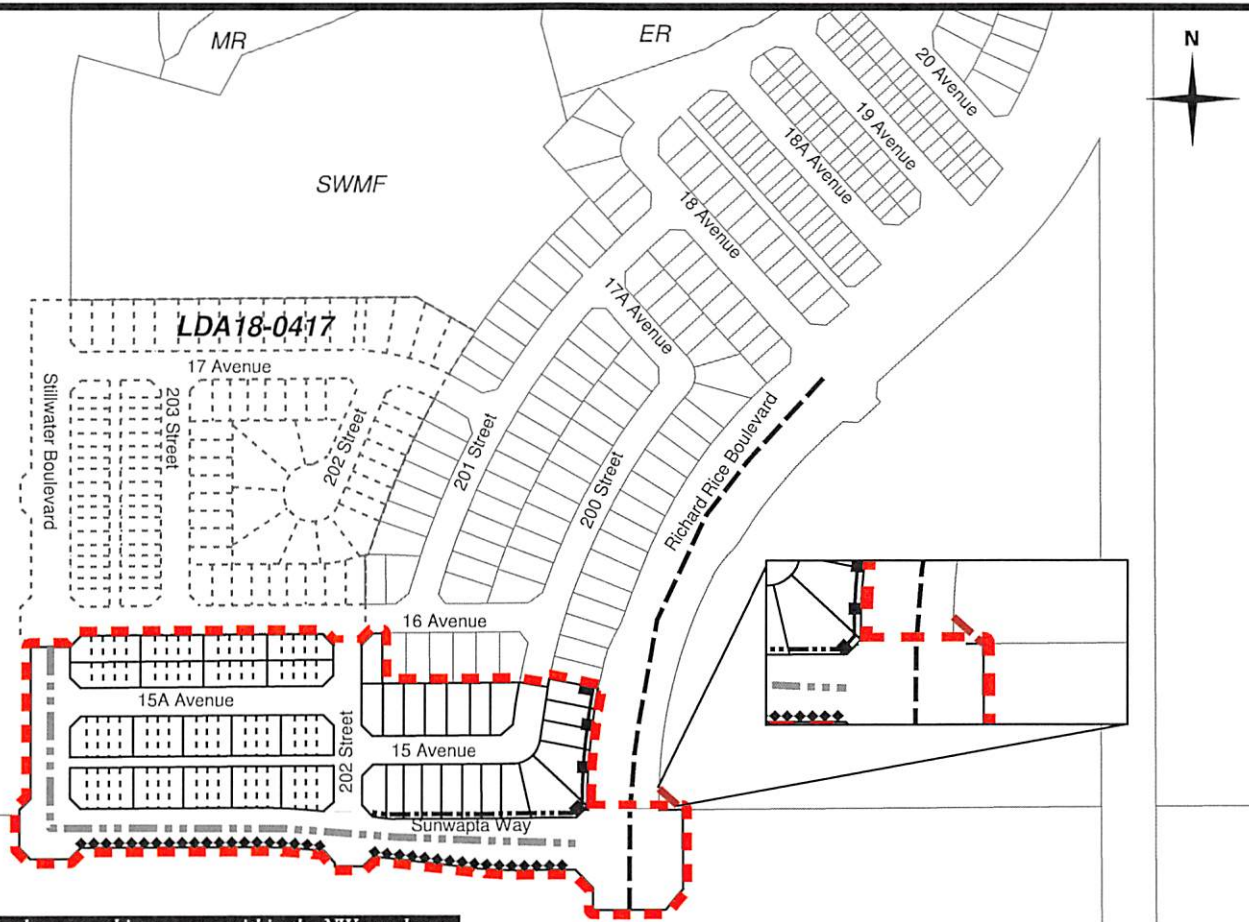
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

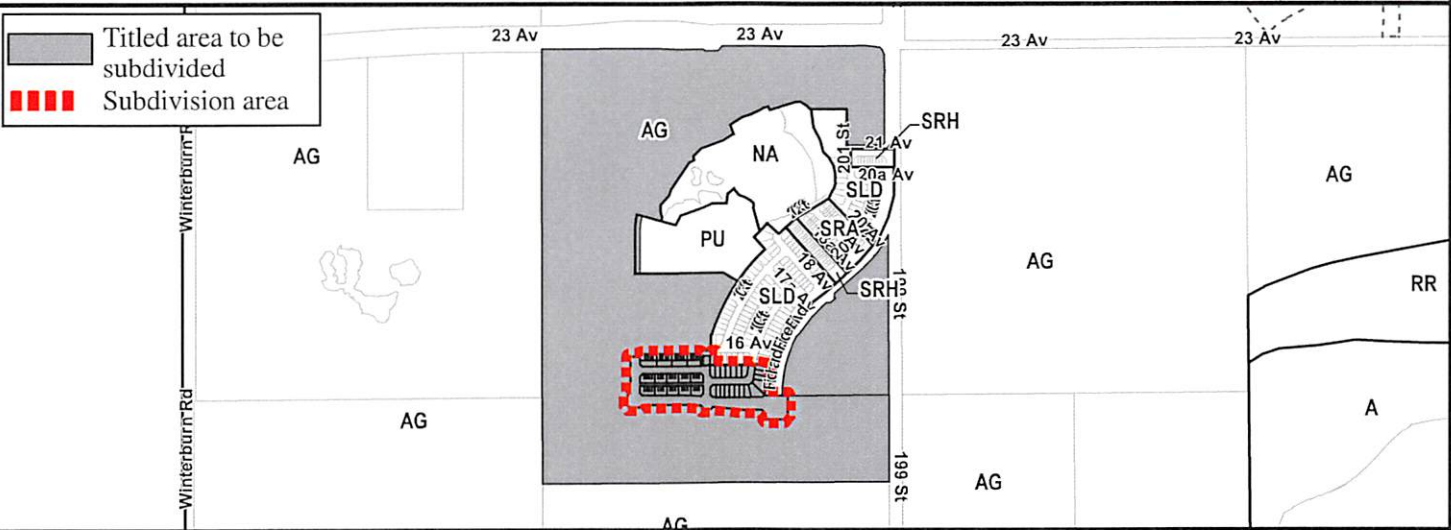
May 23, 2019

LDA18-0706

-
- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- Construct collector roadway to a complete streets cross section
- 3 m hard surface shared use path
- Noise attenuation fence
- Construct first two lanes to an arterial roadway standard



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 23, 2019

File No. LDA19-0008

Select Engineering Consultants Ltd.
100 - 17413 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Eric Sehn

RE: Tentative plan of subdivision to create one (1) Multiple Family Lot (MFL) from Lot 10, Block 1, Plan 142 4279, located north of 167 Avenue NW and west of 127 Street NW; **ALBANY**

I The Subdivision by Plan is APPROVED on May 23, 2019, 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 from the proposed north Lot to 127 Street and Albany Drive, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner register an easement for cross lot access from the proposed south lot to Albany Drive, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner register the extension of an existing utility easement, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that LDA18-0725 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
7. 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 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;
4. 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;
5. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements; and
6. that the owner is responsible for the landscape design and construction within the road rights 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.

Municipal Reserve (MR) for Lot 10, Block 1, Plan 142 4279 was addressed through agreement with LDA10-0025.

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 #299241814-001

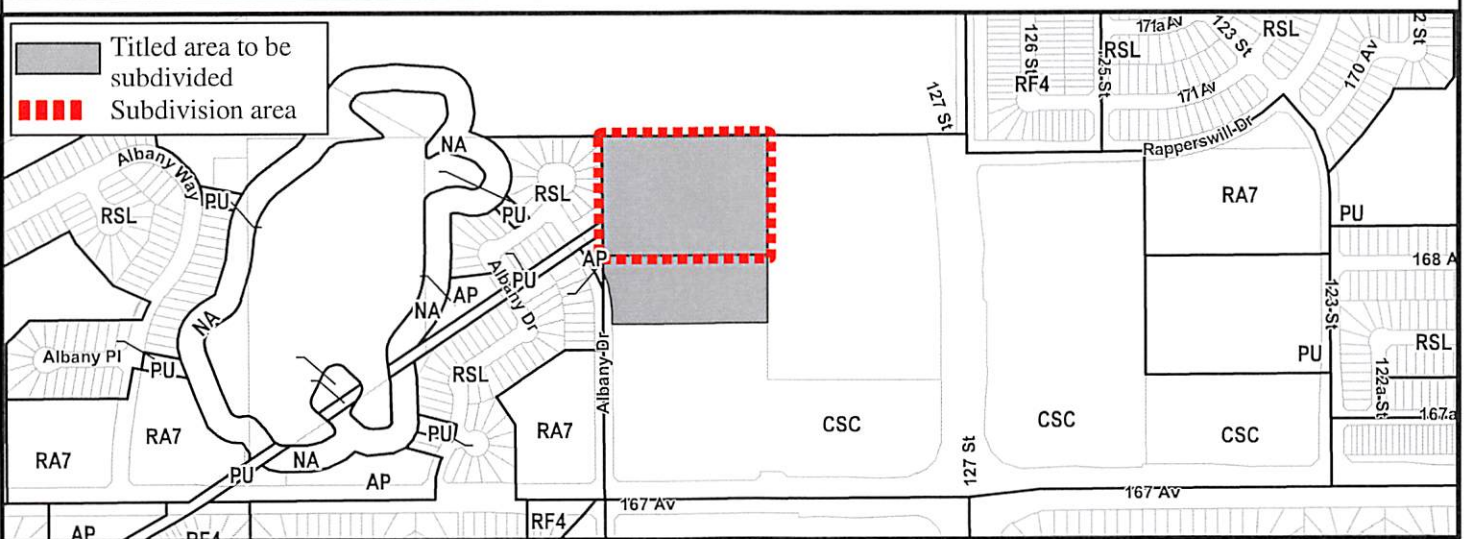
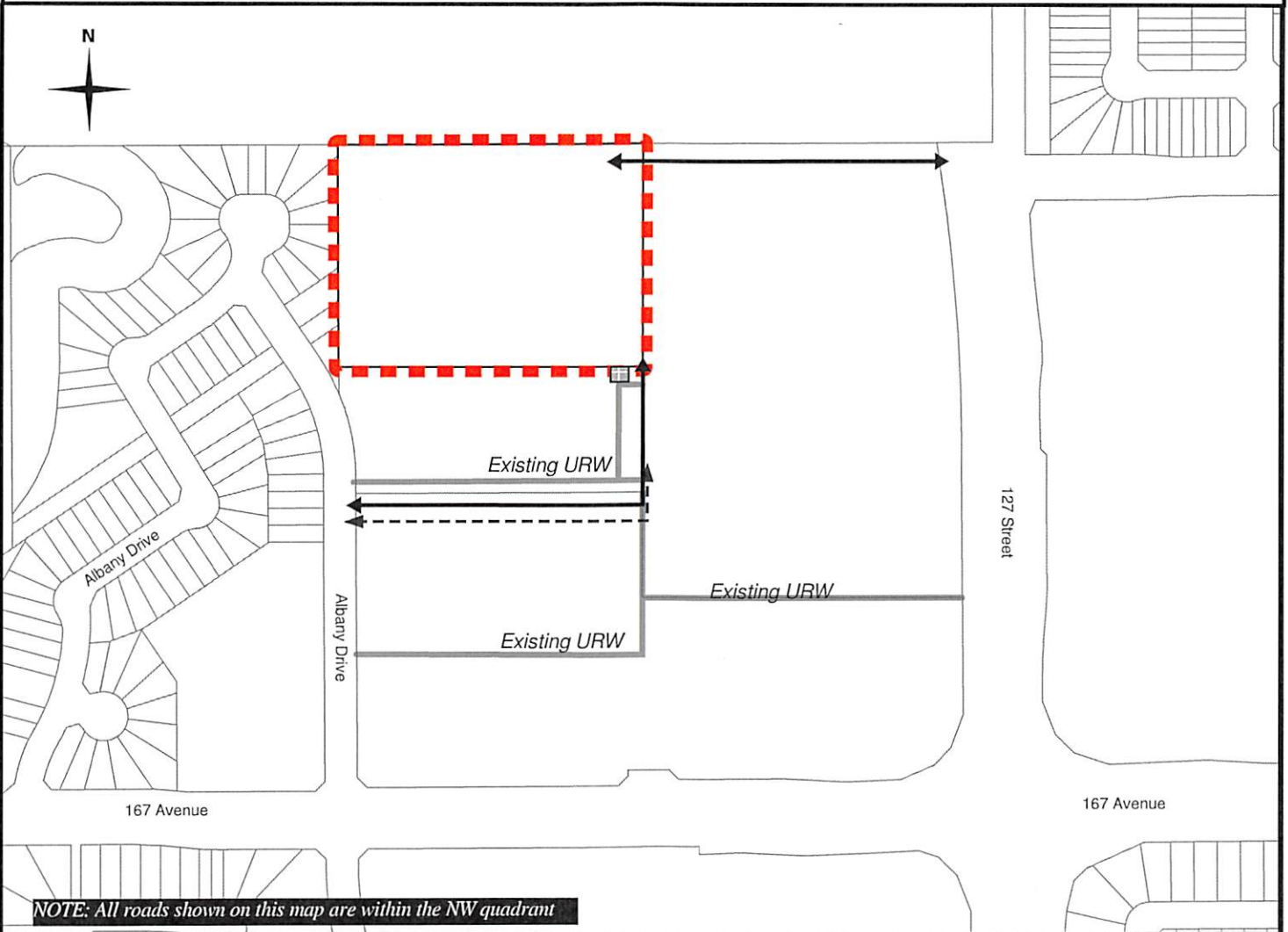
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 23, 2019

LDA19-0008

-  Limit of proposed subdivision
-  Cross lot access easement for the proposed north lot
-  Cross lot access easement for the proposed remnant south lot
-  Extension of existing utility right of way for water and sewer services
-  Existing utility right of way





Subdivision Authority

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

May 23, 2019

File No. LDA19-0142

Mike Whittall
75 Woodlake Road
Sherwood Park, AB T8A 4B9

ATTENTION: Mike Whittall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 26, Plan 4065 AE, located west of 64 Street NW and north of 114 Avenue NW;
HIGHLANDS

The Subdivision by Plan is APPROVED on May 23, 2019, subject to the following conditions:

1. 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
2. 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #309830160-001

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 (\$673.00 - 2019 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 64 Street NW and 114 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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 are existing accesses to 64 Street NW and 114 Avenue NW. Upon redevelopment of proposed Lot 23B, the existing residential access to 64 Street NW and 114 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.
- Building Great Neighborhoods is conducting neighborhood renewal in Highlands for the 2019/2022 construction season. Upon approval of the required permit to remove the existing accesses to 64 Street and 114 Avenue, the owner/applicant has the opportunity to have the accesses removed as part of the neighborhood renewal project. The owner/applicant should contact Adnan Akram of Building Great Neighborhoods (780-423-6728) 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 7.94 m south of the north property line of Lot 23 off 64 Street 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.
- 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 23B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire 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 Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.

- 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

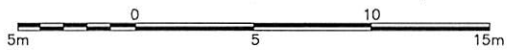
SHOWING SUBDIVISION OF

LOT 23, BLOCK 26, PLAN 4065 A.E.

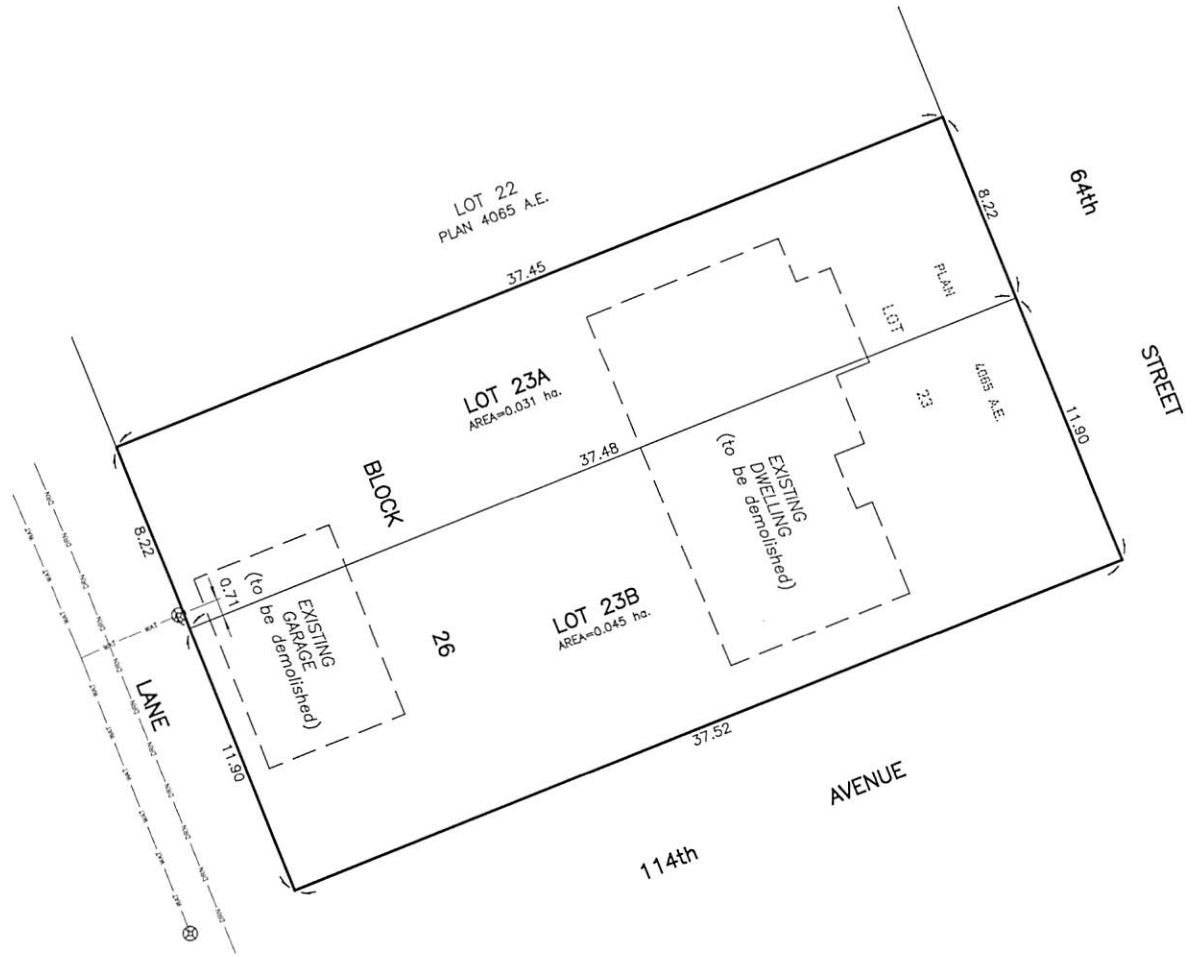
IN
RIVER LOT 32, EDMONTON SETTLEMENT
THEO. TWP.53, RGE.24, W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS. _____
- WATER SHUT OFF VALVE SHOWN THUS ⊗



HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



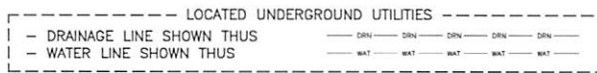
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: May 17, 2019
REVISED: -

FILE NO. 19S0260

DWG.NO. 19S0260T



UTILITIES PLOTTED WERE LOCATED BY A THIRD PARTY AND NO WARRANTY OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS OR OF THIS COMPILATION.

Thursday, May 16, 2019
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 16, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the May 9, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA16-0016 185550338-001	REVISION of conditionally approved tentative plan of subdivision to create 73 single detached residential lots and 14 semi-detached residential lots from Lot 6, Block 1, Plan 182 0084 located north of 30 Avenue SW and east of Cavanagh Boulevard (111 Street) SW; CAVANAGH
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA19-0038 302838251-001	Tentative plan of subdivision to create one (1) mixed-use lot from the south half of the SW 5-52-23-W4M, the west half of the NW 32-51-23-W4M, and the east half of the NW 32-51-23-W4M, and a portion of 23 Avenue NW to be closed located north of Anthony Henday Drive and east of 17 Street NW; ASTER
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA19-0156 310807681-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot D, Block 17, Plan 1866 HW, located west of 106 Street NW and north of 63 Avenue NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA19-0160 310875886-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 2, Plan 5887 HW, located north of 106 Avenue NW and east of 144 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA19-0162 306522715-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block A, Plan 172 1234, located north of 128 Avenue NW and east of 127 Street NW; CALDER
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.	