

Thursday, April 27, 2023
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 17

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 27, 2023 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 20, 2023 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA22-0532 445887788-001	Tentative plan of subdivision to create 116 single detached residential lots, 22 row housing and two (2) Public Utility lots, from Lot 1, Block B, Plan 222 1011, Lots C and D, Plan 1711 MC, the SE 13-51-25-W4M and the SW 13-51-25-W4M located north of Dixon Landing SW and east of Heritage Valley Trail SW; DESROCHERS AND HERITAGE VALLEY TOWN CENTRE
2.	LDA21-0482 410887165-001	REVISION of conditionally approved tentative plan of subdivision to create seven (7) bare land condominium units from Plan 182 3308, Lot 3, Block 36, Plan 182 3308, located north of Crawford Drive SW and west of Crawford Way SW; CHAPPELLE
3.	LDA23-0067 466129081-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 29, Plan 2106 KS, located east of 80 Street and north of 105 Avenue; FOREST HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

April 27, 2023

File No. LDA22-0532

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 116 single detached residential lots, 22 row housing and two (2) Public Utility lots, from Lot 1, Block B, Plan 222 1011, Lots C and D, Plan 1711 MC, the SE 13-51-25-W4M and the SW 13-51-25-W4M located north of Dixon Landing SW and east of Heritage Valley Trail SW; **DESROCHERS AND HERITAGE VALLEY TOWN CENTRE**

I The Subdivision by Plan is APPROVED on April 27, 2023, 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 phasing boundary be amended to include the complete intersections with Phase 1, as shown on Enclosure I;
4. that the subdivision boundary be amended to include the dedication of 35 Avenue SW to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the approved subdivisions LDA21-0084 and LDA21-0353 be registered prior to or concurrent with this application;
7. 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;
8. 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; 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 (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 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 all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct 35 Avenue SW within the amended subdivision boundary and to tie into the existing terminus east of the pipeline corridor, including curb extensions and curb ramps and provide a zebra marked crosswalk with pedestrian signage at the mid-block crossing. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
9. that the owner construct a temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. The turnarounds will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct the first two (2) lanes of Heritage Valley Trail SW to an arterial roadway standard, from 32 Avenue SW to 35 Avenue SW, by the end of the 2024 construction season, including 3 m shared use path on both sides, landscaping, lighting, and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary Plans are required to be approved for the Heritage Valley Trail SW prior to the approval of engineering drawings for the arterial road;

11. that the owner construct the first two (2) lanes of Heritage Valley Trail SW to an arterial roadway standard, from 35 Avenue SW to 141 Street SW, by the end of the 2025 construction season, including 3 m shared use path on both sides, landscaping, lighting, and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary Plans are required to be approved for the Heritage Valley Trail SW prior to the approval of engineering drawings for the arterial road;
12. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, with connections to the adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pay for the installation of traffic signals, 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;
14. the owner shall pay for the installation of a Rectangular Rapid Flashing Beacon (RRFB) at the 35 Avenue SW midblock crossing, as shown on Enclosure I. The City of Edmonton shall complete the signal design, and one of the City's electrical services contractors must install the traffic control device as per the agreement between the City of Edmonton and the electrical services contractors. The timing of the traffic control device installation will be at the direction of City Operations;
15. that the owner pay for the installation of "no parking" signage on the 35 Avenue SW to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner pay for all required signage on 34 Avenue SW and 35 Avenue SW to the satisfaction of Subdivision and Development Coordination and Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct underground utilities including sanitary main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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;
19. that the owner construct a 1.8 m noise attenuation fence, to conform to a current Noise Study, contained wholly within private property for all lots backing onto Heritage Valley Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, 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; and

20. that the owner is responsible for the landscape design and construction within the Public Utility lots, road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Block B, Plan 222 1011 was addressed by Deferred Reserve Caveat (DRC) with LDA13-0061. The DRC will carry forward on the remainder of the title.

MR for Lot C Plan 1711 MC and Lot D Plan 1711 MC was addressed by DRC with LDA21-0353. The DRC was registered against Lot B Plan 7091 KS and will carry forward on the remainder of the title.

MR for SE 13-51-25-W4M was addressed by DRC with LDA18-0142. The DRC will carry forward on the remainder of the title and be discharged under LDA15-0144.

MR for SW 13-51-25-W4M DRC with LDA18-0142. 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 subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #445887788-001

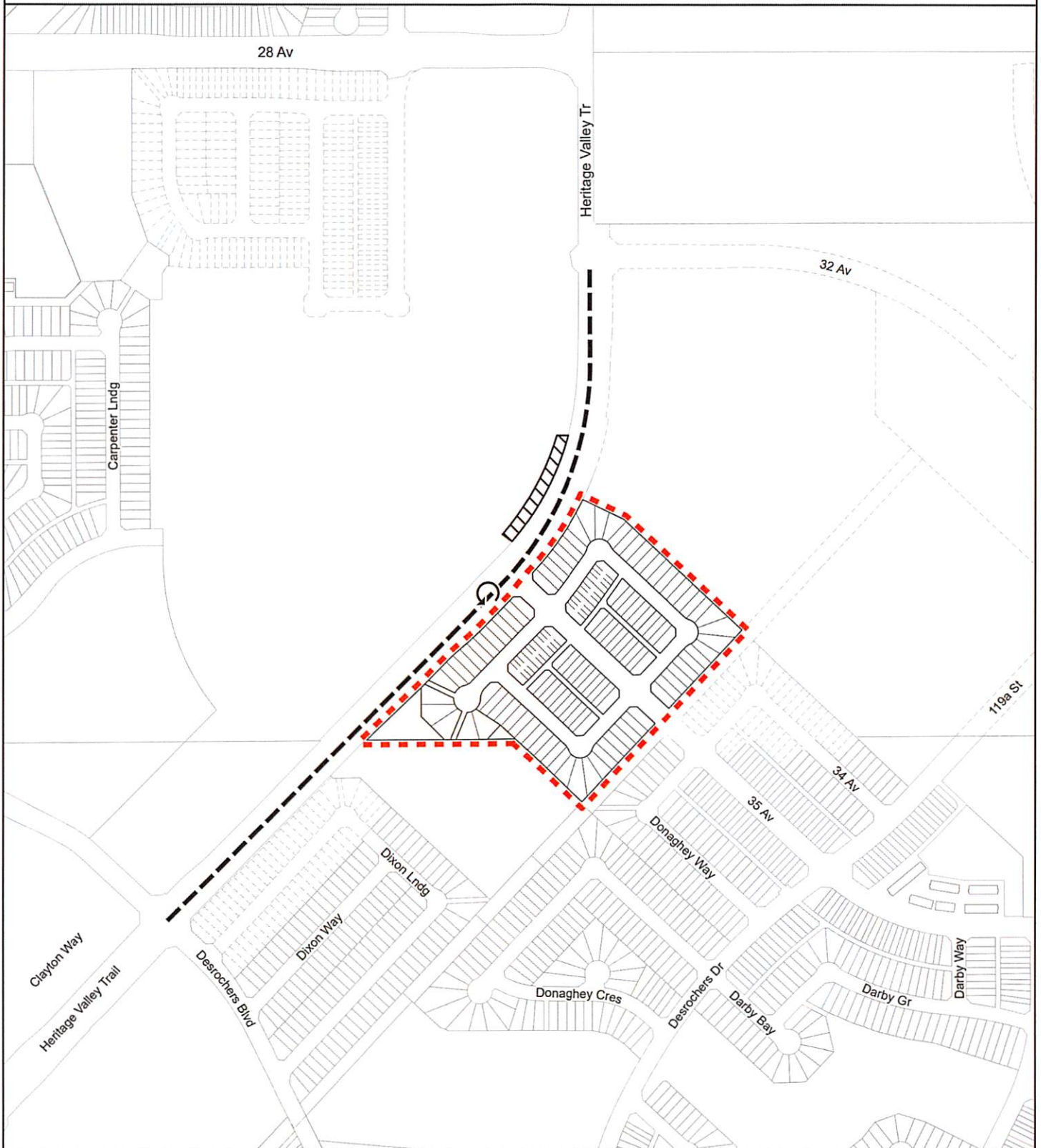
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 27, 2023

LDA22-0532

- Limit of proposed subdivision
- Construct first two lanes to an arterial roadway standard
- ▨ Dedicate as road right of way
- ⤵ Temporary 12 m radius gravel turnaround





Subdivision Authority

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

April 27, 2023

File No. LDA21-0482

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

ATTENTION: Michelle Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create seven (7) bare land condominium units from Plan 182 3308, Lot 3, Block 36, Plan 182 3308, located north of Crawford Drive SW and west of Crawford Way SW; **CHAPPELLE**

The subdivision was originally approved on December 9, 2021. The application created six (6) bare land condominium units. This change request adds one (1) bare land condominium unit.

The Subdivision by Plan is APPROVED on April 27, 2023, subject to the following conditions:

1. that the owner enter into a Servicing Agreement to construct a 1.2 m uniform fence wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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; and
3. 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 dedication is not applicable as the site area is less than 0.8 hectares.

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/jm/Posse #410887165-001

Enclosure(s)

CHAPPELLE 59
EDMONTON, ALBERTA
 TENTATIVE PLAN SHOWING SURVEY OF BARELAND CONDOMINIUM OF
 LOT 3, BLOCK 36, PLAN 182 3308
 ALL WITHIN THE
 S.E 1/4 SEC. 15, TWP. 51, RGE. 25, W. 4 MER.

SCALE 1:500 2023 MARIA DUGAND BARROS, A.L.S.
 0 5 10 15 20 25 30 METRES

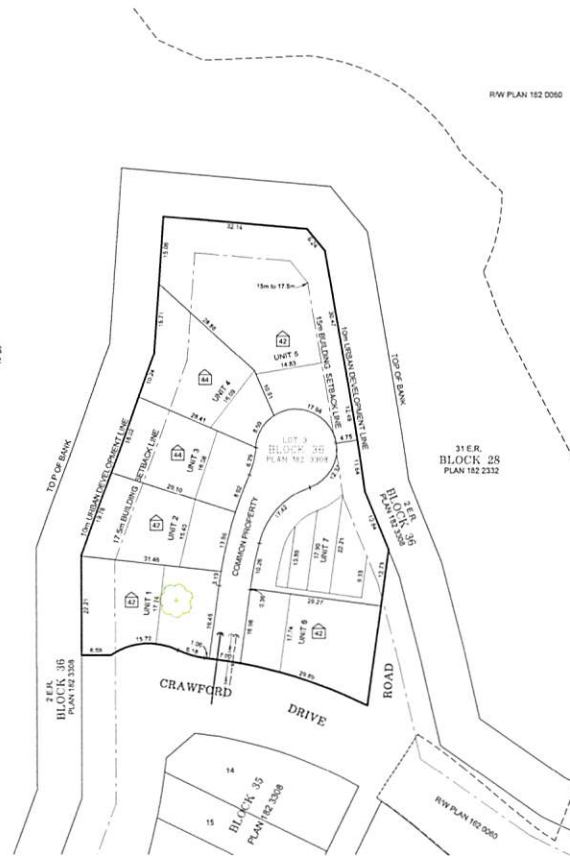
- NOTES:
1. The boundaries shown on this plan were created from registered legal plans and all boundaries must be confirmed in the field prior to any construction.
 2. All distances are shown in metres and decimals thereof.
 3. All distances on curved boundaries are arc lengths.
 4. All corner details are 90° unless otherwise noted.
 5. Area registered shown outline that and contains within: 0.522 ha.



CONTEXT PLAN
 SCALE 1:5000

S.W. 1/4 SEC. 15, TWP. 51, RGE. 25, W.4 MER.

31 E.R.
 BLOCK 28
 PLAN 182 2332



LEGEND

3 D.M.	3 Degree Transverse Meridian	N	North
A.L.S.	Alberta Land Surveyor	NAD83	North American Datum 1983
A.S.C.M.	Alberta Survey Control Monument	PL	Platted
C.A.	Canada Angle	PLU	Public Utility Lot
C.S.	Centre Stake	R	Road
C.S.	Centre Stake	RS	Road
E.R.	Environmental Reserve	Re-est	Re-estimated
E.S.	Established	Re-est	Re-estimated
F.A.	Flood	Re-est	Re-estimated
C.N.S.S.	Global Navigation Satellite System	Rgs.	Range
IN.	Intersect	RP	Right of Way
I.	Statutory Iron Post	R/W	Right of Way
U.	Upland	S	South
Mar.	Maridian	S.M.P.	Square Metres
Mk.	Mark	S.	South
M.C.	Marked	Sec.	Section
M.C.	Marked	Top.	Township
M.P.	Marker Post	U.T.P.	Unit To Post
M.R.	Municipal Reserve	W.	West

REGISTERED OWNER
DELCON CREEKWOOD X LTD.
 SURVAYORS REG. NO. 13887 10887 4520 11378/2/2012 46 GROUP COLONIAL CONDOMINIUM INC.
 Created by: M. Maria Dugand Barros, A.L.S. 10887 4520 11378/2/2012 46 GROUP COLONIAL CONDOMINIUM INC.
 10887 4520 11378/2/2012 46 GROUP COLONIAL CONDOMINIUM INC.



Subdivision Authority

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

April 27, 2023

File No. LDA23-0067

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 29, Plan 2106 KS, located east of 80 Street and north of 105 Avenue; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on April 27, 2023, subject to the following conditions:

1. that the existing residential access to 105 Avenue must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Subdivision and Development Coordination. The owner must obtain a permit to remove the access from Development Services (may apply online at www.edmonton.ca/permits); 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.

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.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #466129081-001

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 (\$700.00 - 2023 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 80 Street and 105 Avenue 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. 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.

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 8.8 m north of the south property line of Lot 1B off the lane and 3.0 m north of the south property line of Lot 1A 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).
- 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 1, BLK.29, PLAN 2106 K.S.

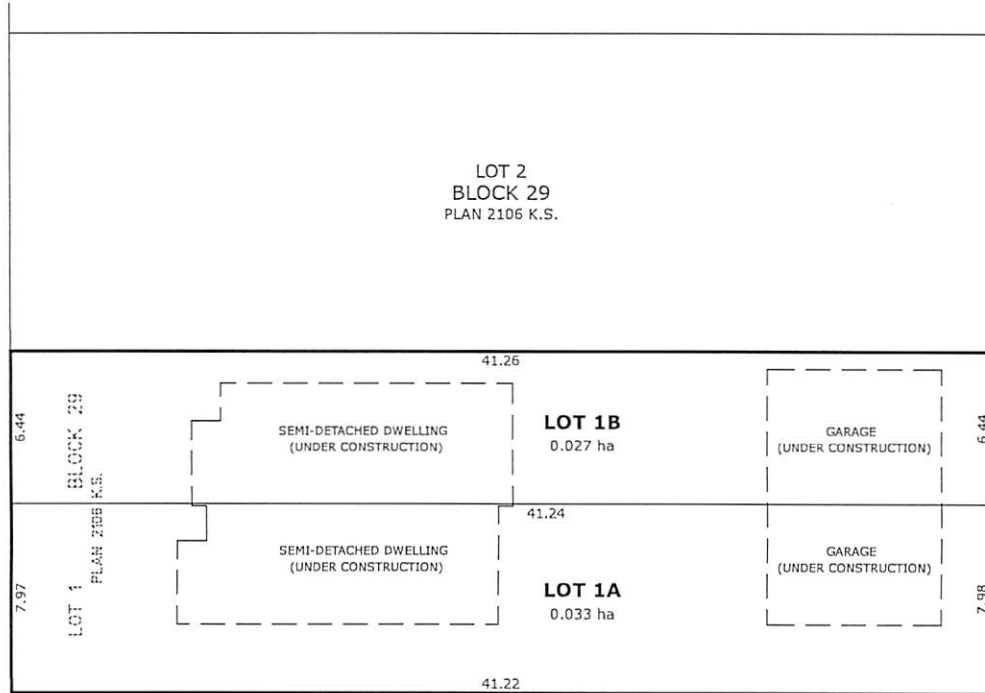
IN

RIVER LOT 27, EDMONTON SETTLEMENT

EDMONTON, ALBERTA



80th STREET



LANE

105th AVENUE

NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	SMB	DRAWN BY:	RWS
DATE:	March 8, 2023	REVISED:	--
DRAWING	23C0084T	FILE NO.	223C0084

Thursday, April 20, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 16

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 20, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the April 13, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD 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
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA23-0023 458527657-001	Tentative plan of subdivision to create 39 single detached residential lots, 10 semi-detached, one (1) multi-unit housing lot (MHL), one (1) Municipal Reserve (MR) lot, and one (1) future MR lot, from Lot 1, Block A, Plan 232 0512 located south of Aster Way NW 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.	LDA23-0047 458761675-001	Tentative plan of subdivision to create 65 single detached residential lots from Lot 1, Plan 707 RS and Lot 2, Plan 707 RS located north of Alces Drive SW and east of 34 Street SW; ALCES	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA23-0070 466382105-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 20, Block 54, Plan 2079 HW, located west of 77 Street NW and south of 79 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.		