

Thursday, May 09, 2024

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 19

<b>PRESENT</b>		Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the May 09, 2024 meeting be adopted.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the May 02, 2024 meeting be adopted.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>		
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA22-0357 432527276-001	Tentative plan of subdivision to create six (6) commercial lots from Lot 1, Block 1, Plan 092 5647 located north of 137 Avenue NW and west of Mark Messier Trail NW; <b>MISTATIM INDUSTRIAL</b>	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
2.	LDA24-0133 505258874-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 2, Plan 4649 HW, located south of 101 Avenue NW and east of 83 Street NW; <b>FOREST HEIGHTS</b>	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>5.</b>	<b>ADJOURNMENT</b>		
The meeting adjourned at 10:05 a.m.			



Subdivision Authority

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

May 9, 2024

File No. LDA22-0357

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create six (6) commercial lots from Lot 1, Block 1, Plan 092 5647 located north of 137 Avenue NW and west of Mark Messier Trail NW; **MISTATIM INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on May 9, 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 owner register easements for mutual access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner registers a utility easement in favour of EPCOR Drainage Services Inc., to allow for a storm sewer, sanitary sewer and drainage swale to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots with new underground utilities, 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 (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 construct an auxiliary lane on 137 Avenue NW to an arterial roadway standard, including one right-in/right-out access and one right-in only access, a 1.5 m sidewalk, utility relocation / modification, bus stop modifications, landscaping, paint line marking modifications and any channelization and transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I. Details of access width to support future development will be further reviewed through the submission of detailed engineering drawings, in consultation with the Subdivision Planning transportation development review team;
7. that the owner construct an auxiliary lane on St. Albert Trail NW / Mark Messier Trail NW to an arterial roadway standard, including two right-in-right-out accesses, a 3 m shared use path, utility relocation / modification, bus stop modifications, landscaping, paint line marking modifications and any channelization and transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I. Details of access width to support future development will be further reviewed through the submission of detailed engineering drawings, in consultation with the Subdivision Planning transportation development review team;
8. 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;
9. 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;
10. that the owner construct all roadways 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; and
11. that the owner construct new hydrants and watermain, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve (MR) for Lot 1, Block 1, Plan 0925647 were provided as cash in lieu under SO/99-0091 and LDA13-0082.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #432527276-001

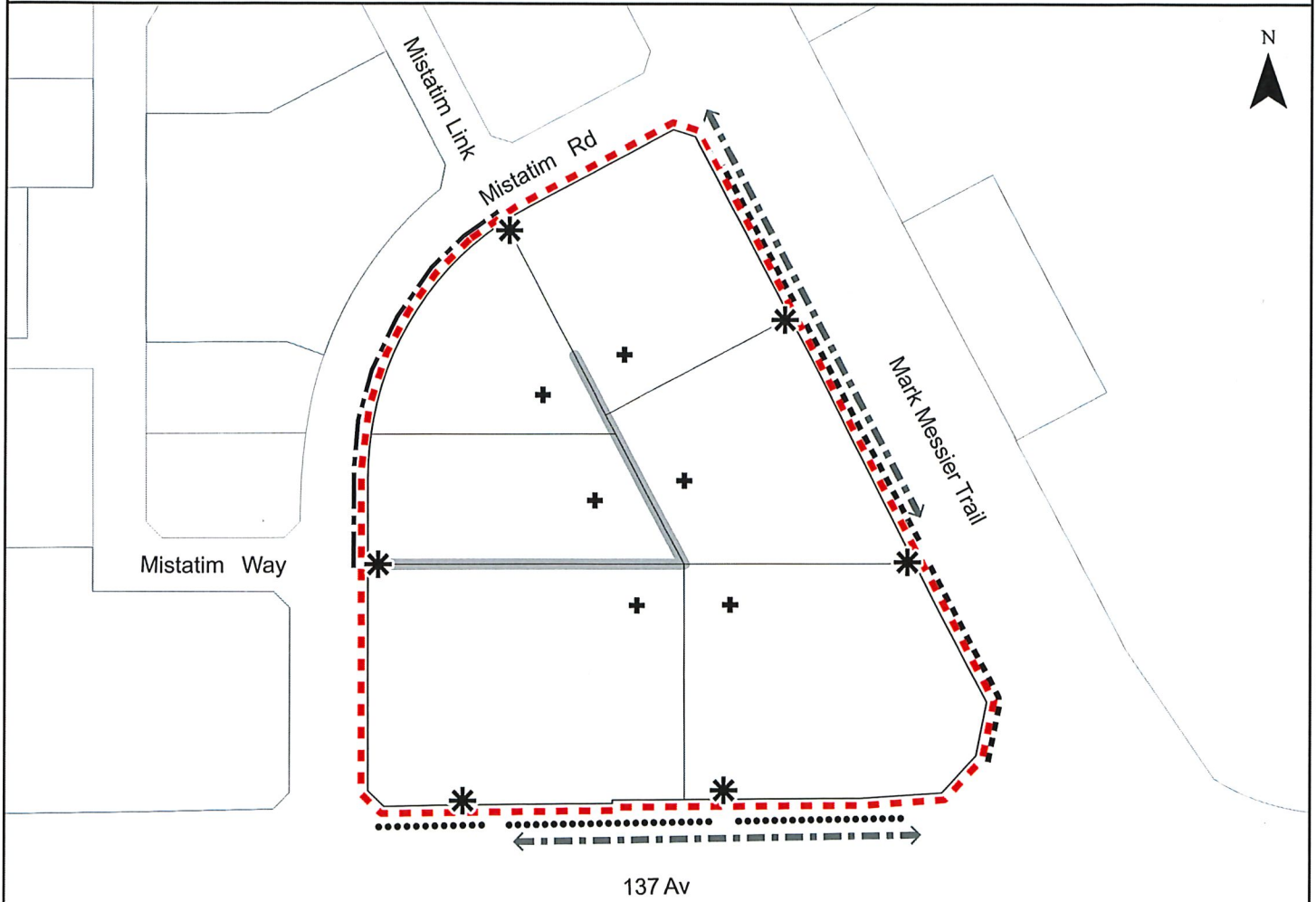
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

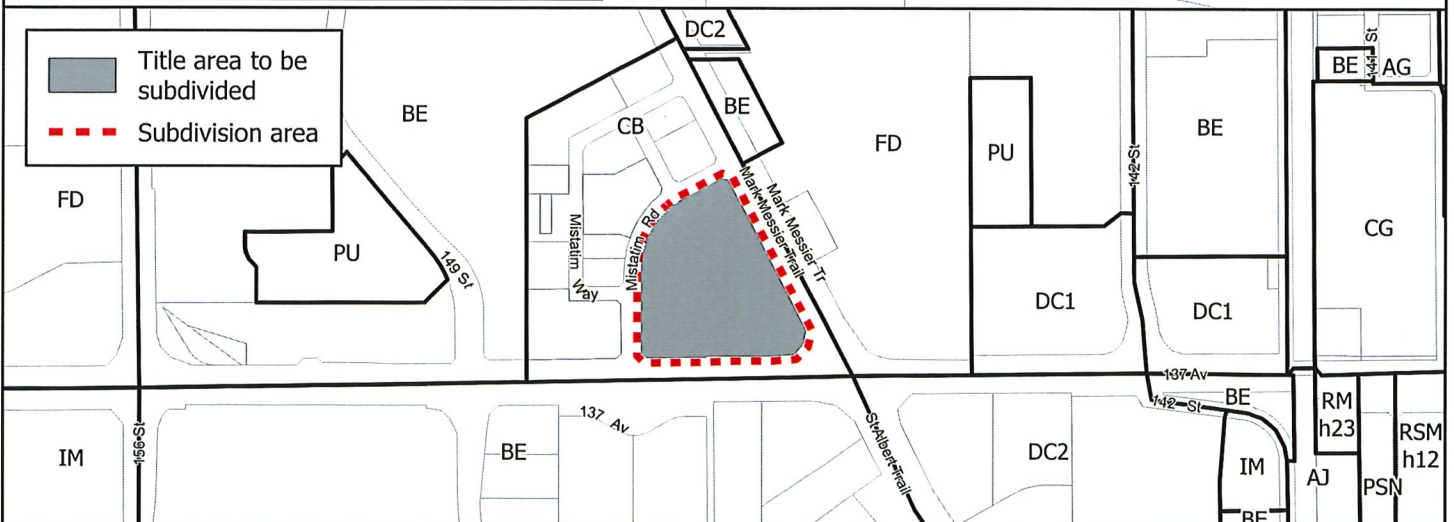
May 9, 2024

LDA22-0357

- Limit of proposed subdivision
- 1.5 m concrete sidewalk
- 3 m shared use path
- Construct auxiliary lane
- Utility easement
- + Restrictive covenant re: Disturbed soil
- \* Construct access; register mutual access easements, as required
- Construct new hydrants and watermain



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





Subdivision Authority

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

May 9, 2024

File No. LDA24-0133

Quantum Geomatics LTD.  
20612 98 Avenue NW  
Edmonton, AB T5T 4V9

ATTENTION: Richard David

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 2, Plan 4649 HW, located south of 101 Avenue NW and east of 83 Street NW; **FOREST HEIGHTS**

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**The Subdivision by Plan is APPROVED on May 9, 2024, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed north lot;
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); 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.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/mc/Posse #505258874-001

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 (\$715.00 - 2024 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 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](mailto: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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 83 Street NW. Upon redevelopment of proposed Lot 36, the existing residential access to 83 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

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.

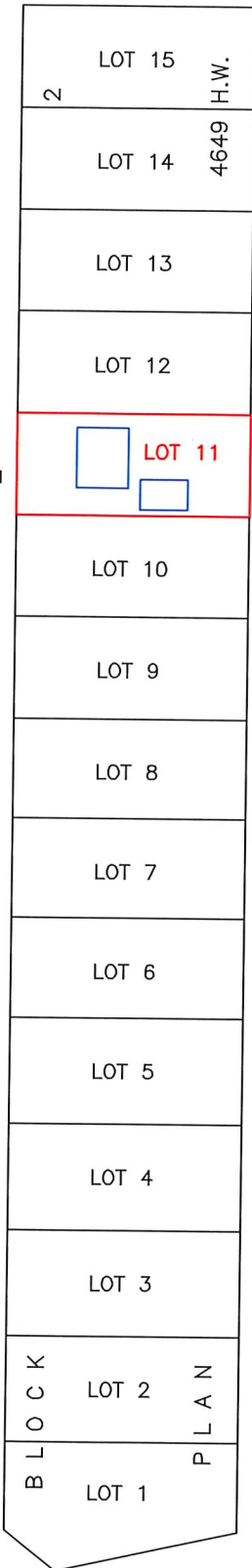
Servicing

- 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 6.39 m north of the south property line of proposed Lot 36, 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).

L A N E



see detail

8 3 S T R E E T

L A N E

9 9 A V E N U E

### TENTATIVE PLAN

of  
SUBDIVISION

AFFECTING ALL OF

LOT 11, BLOCK 2  
PLAN 4649 H.W.  
(C. of T. 132 249 018)

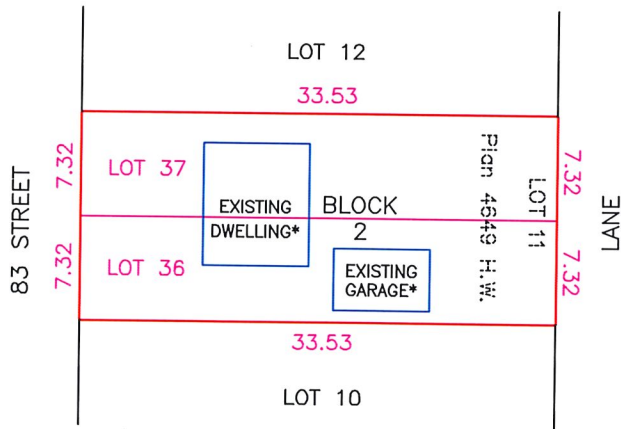
EDMONTON, AB



ADDRESS: 9947 - 83 STREET NW, T6A 3N3  
NEIGHBORHOOD: FOREST HEIGHTS  
CURRENT ZONE: SMALL SCALE RESIDENTIAL (RS)

REGISTERED OWNERS: MIKE HANAS / JIM LINDSAY

DATE PREPARED: 01 APRIL 2024  
File No.: 24A-003



\*to be demolished

DETAIL

Scale 1 : 500



20612 - 98th Avenue Edmonton, AB T5T 4V9  
(780) 242-2012 Info@QGeo.ca  
www.QGeo.ca