

Thursday, August 29, 2024

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 35

PRESENT **Blair McDowell, Chief Subdivision Officer**

1. ADOPTION OF AGENDA

MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the August 29, 2024 meeting be adopted.	

FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the August 22, 2024 meeting be adopted.	

FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA22-0529 407412871-001	REVISION of conditionally approved tentative plan of subdivision to create 261 residential lots, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, from Lot 1, Plan 962 1480, Lot L, Block 99, Plan 112 5833, Lot F, Block 99, Plan 102 4614, and the SE 15-51-25-W4M, located north of Cautley Cove SW and west of Chappelle Green SW; CHAPPELLE
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MOVED	Blair McDowell	
	That the application for subdivision be Approved.	

FOR THE MOTION	Blair McDowell	CARRIED
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2.	LDA24-0222 514438395-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 251, Block 2, Plan B3, located south of 107 Avenue NW and west of 101 Street NW; CENTRAL MCDOUGALL
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MOVED	Blair McDowell	
	That the application for subdivision be Approved.	

FOR THE MOTION	Blair McDowell	CARRIED
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5.

ADJOURNMENT

The meeting adjourned at 10:05 a.m.



Subdivision Authority

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

August 29, 2024

File No. LDA22-0529

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

ATTENTION: Rod Heinrichs

RE: REVISION of conditionally approved tentative plan of subdivision to create 261 residential lots, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, from Lot 1, Plan 962 1480, Lot L, Block 99, Plan 112 5833, Lot F, Block 99, Plan 102 4614, and the SE 15-51-25-W4M, located north of Cautley Cove SW and west of Chappelle Green SW; **CHAPPELLE**

The subdivision was originally approved on August 24, 2023. The first Change Request was approved on May 30, 2024 and revised the subdivision boundary to create 2 additional residential lots fronting onto Chegwin Wynd. This second Change Request adds 12 additional residential lots to Phase 1.

I The Subdivision by Plan is APPROVED on August 29, 2024, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 0.41 hectare (ha) and 0.06 ha lots, pursuant to Section 664(1.1)(a) of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.66 ha lot, pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money in place of MR, in proportional payments in accordance with phasing, in the total amount of \$576,352.16 representing 0.933 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner register an easement for construction of the ultimate Storm Water Management Facility (SWMF), with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II;

7. that the owner modify the property lines, if deemed necessary, to provide a minimum of 3 metre (m) lot frontage to ensure unobstructed access to each individual parcel that fronts onto the 10 m x 15 m easement area of the abandoned well site, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
8. that the Phase 1 boundary be amended to include the complete intersections of Cummins Vista SW and Chegwin Wynd SW, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
10. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-586.02), with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 (4) 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 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 Chegwin Wynd SW to a transit collector roadway standard, including a median to support front access to the residential parcels on the south side of the collector, and a minimum centre line radius of 120 m, with Phase 1, to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
9. that the engineering drawings include identification of the abandoned well site, demonstrating that all private driveways and a 4 m drive aisle on the local road will be available should the 10 m x 15 m working area be occupied due to well repairs, to the satisfaction of Subdivision and Development Coordination, as shown on the Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings and as a result, may require adjustments to the road right of way;
10. that the owner construct Chernowski Way SW to an enhanced local roadway standard, to maintain two driving lanes at all times. The Complete Streets design and cross section details for the enhanced local roadway will be reviewed and finalized through the engineering drawing review and approval process. The design for the portion of Chernowski Way SW at the north boundary is required to incorporate the future curb extension alignment of the mid-block crossing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner remove the road structure of the existing 156 Street SW roadway and remediate the road closure area, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II. All costs associated with closure of the roadway to public access, including the removal of the road structure, regrading of the land, landscaping and any utility relocation/modification deemed necessary as a result of the closure, will be the responsibility of the owner;
12. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the road closure area (SWMF), with Phase 3, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path with lighting and T-bollards, within the walkways, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

15. that the owner construct a 3 m hard surface shared use path with “Shared Use” signage, and bollards, within the Future Park, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I. Ecological lighting considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);
16. that the owner construct a 3 m asphalt shared use path with “Shared Use” signage, and bollards, within the ER lots, with Phases 2 and 3, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I. Ecological lighting considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);
17. that the owner construct a temporary 3 m hard surface shared use path, within the MR lot, with Phase 2, from the Top of Bank shared use path to Chegwin Wynd SW, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I. This path will be required prior to Construction Completion Certificate (CCC) for the Top of Bank shared use path (or when required by Subdivision and Development Coordination);
18. that the owner is responsible for the removal of the temporary 3 m hard surface shared use path and restoration of the MR lot, with Phase 3, to the satisfaction of Subdivision and Development Coordination;
19. that the owner construct a 3 m concrete emergency access with lighting and T-bollards, within the walkway, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
20. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkways, with connections to adjacent paths, with Phases 1 and 3, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
21. that the owner design and constructs the ultimate SWMF, including all inlets and outlets, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure II;
22. that the owner abandons any unused interim storm infrastructure, as part of the ultimate SWMF construction, to the satisfaction of Subdivision and Development Coordination;
23. that the owner grade and restore the ER lot and Future Park to a natural state, with Phases 2 and 3 respectively, in accordance with the City-Wide Natural Area Management Plan, to the satisfaction of Drainage Planning and Engineering and Parkland Developer services, as shown on the “Conditions of Approval” map, Enclosure I;
24. 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

25. that the owner is responsible for the landscape design and construction within the Reserve lots, Future Park, road rights of way, walkways, and greenway, 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.

MR for Lot L, Block 99, Plan 112 5833 was addressed by registration of Deferred Reserve Caveat (DRC no. 172 041 557), in the amount of 1.64 ha, with LDA16-0132. ER for the titled area in the amounts of 0.41 ha and 0.06 ha are being dedicated with Phases 2 and 3 this subdivision, respectively. MR for the titled area in the amount 0.66 ha is being dedicated with Phase 2 of this subdivision. The remaining 0.933 ha is being provided by money in place, proportionately with each of this subdivision's three phases, in the total amount of \$576,352.16. Money in place may change, dependent upon the final plan of survey. Subsequent to land dedication and money in place of MR, the DRC will be discharged in full.

MR for Lot F, Block 99, Plan 102 4614, was previously addressed with LDA10-0097.

MR for Lot 1, Plan 962 1480, was previously addressed with SO/95-0050.

MR for the SE 15-51-24-W4M was previously addressed with LDA14-0316.

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,

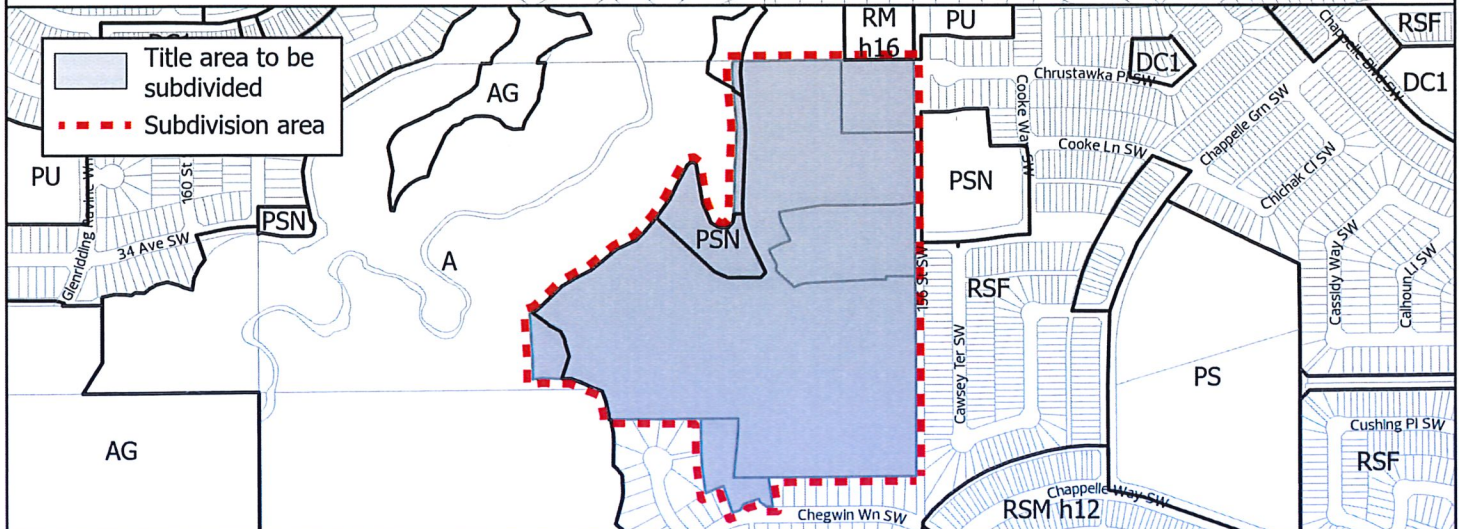
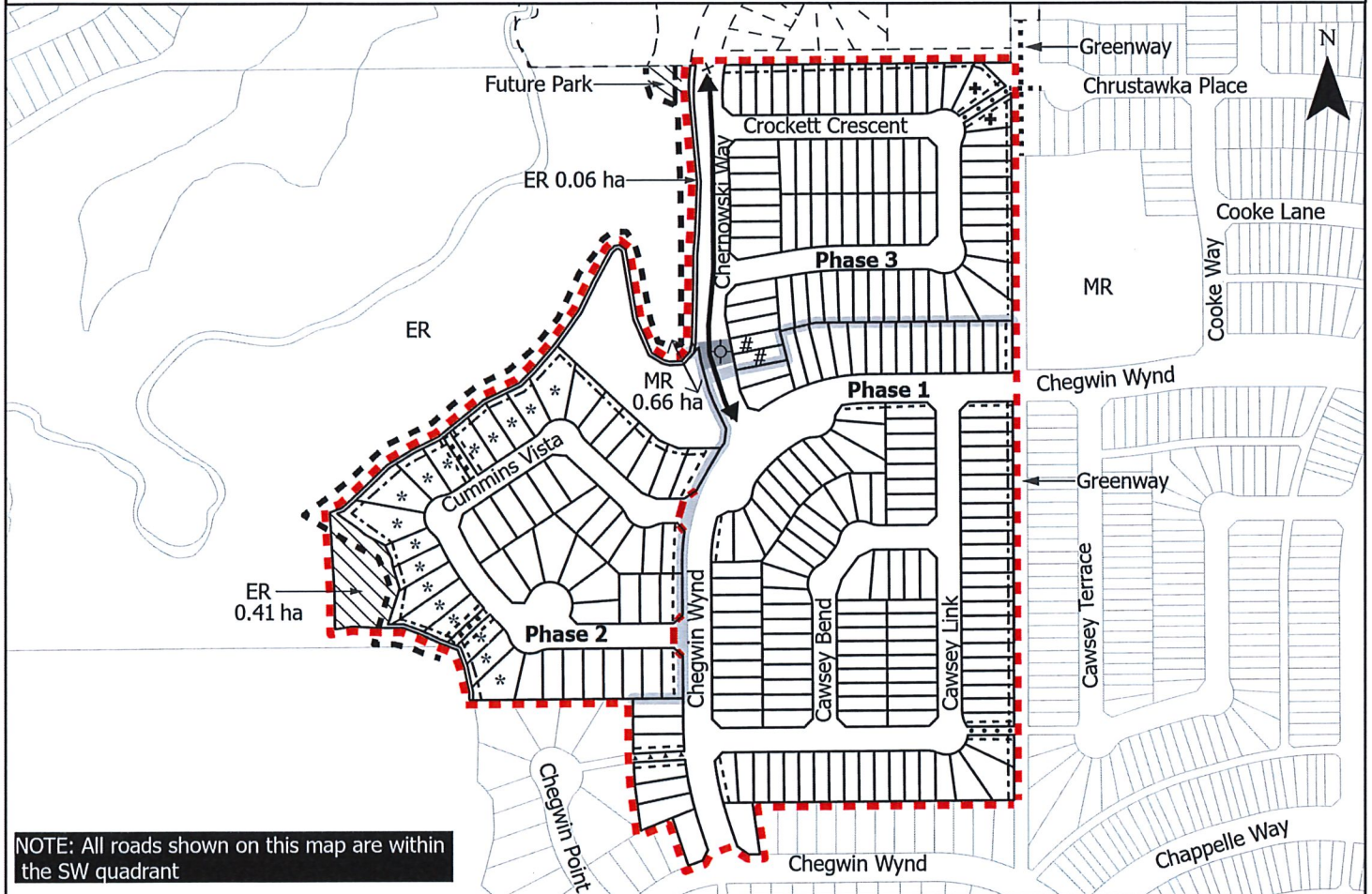


Blair McDowell
Subdivision Authority

BM/mc/Posse #407412871-001

Enclosures

- Limit of proposed subdivision
- # Modify property lines if necessary
- - - Amend subdivision boundary
- Phasing line
- * Restrictive Covenant re:Top of Bank
- + Restrictive Covenant re:disturbed soil
- x Curb extension
- ⊙ Abandoned well site
- Maintain 4 m drive aisle width
- ↔ Temporary 3 m hard surface shared use path
- ↔ Enhanced Local Roadway
- ⋯ 3 m hard surface shared use path
- - - 3 m asphalt shared use path
- ▲▲▲▲ 3 m concrete sidewalk
- 1.8 m concrete sidewalk
- ▨ Grade and restore
- - - 1.8 m uniform screen fence as per Zoning Bylaw
- - - 1.2 m uniform fence



- Limit of proposed subdivision
- Road closure area; register easement for SWMF
- ■ ■ ■ ■ 3 m hard surface shared use path
- - - - - Remove road structure and remediate





Subdivision Authority

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

August 29, 2024

File No. LDA24-0222

Hagen Surveys (1982) Ltd.
2107 87 Avenue NW
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 251, Block 2, Plan B3, located south of 107 Avenue NW and west of 101 Street NW; **CENTRAL MCDOUGALL**

The Subdivision by Bare Land Condominium is APPROVED on August 29, 2024, subject to the following conditions:

1. that the owner register a restrictive covenant (RC) in favour of the City of Edmonton against Unit 1. The RC will restrict/prohibit vehicular access to the adjacent roadways, 107 Avenue NW and 102 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate a 3 m x 3 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; 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 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 #514438395-001

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 (\$5010 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land 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 application(s). For further information regarding development and building permits please contact 311 for more information.

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.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

SUBDIVISION CONDITIONS OF APPROVAL MAP

AUGUST 29, 2024

LDA24-0222

TENTATIVE PLAN
 SHOWING BARELAND CONDOMINIUM OF
LOT 251, BLK.2, PLAN B3
 IN
HUDSON'S BAY COMPANY RESERVE
THEO. TWP.53, RGE.24, W.4 M.
EDMONTON, ALBERTA

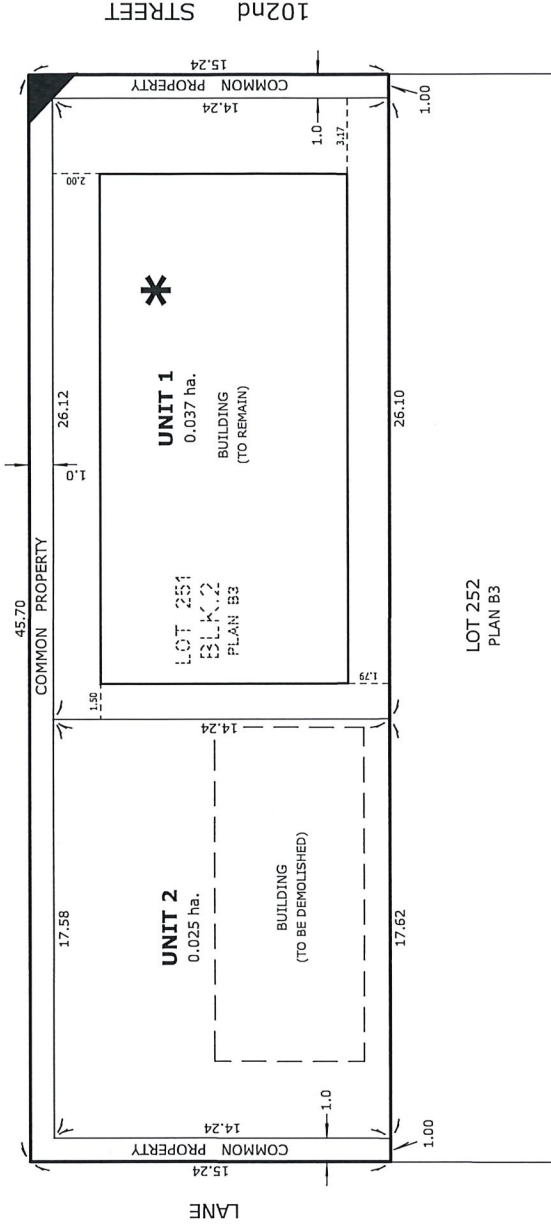


LEGEND

▲ 3 m x 3 m corner cut

* Restrictive covenant re: access

107th AVENUE



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

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T: 780-464-5506 | F: 780-464-4450 | hagensurveys.com

SURVEYOR'S STAMP		CALCULATED BY: J.V.		DRAWN BY: J.V.
ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P052 HAGEN SURVEYS (1982) LTD.		DATE: FEB. 6, 2024	REVISED: --	FILE NO. 240097
		DRAWING: 240097T		