

Thursday, October 6, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 40

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 6, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the September 29, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA22-0175
418448694-001

Tentative plan of subdivision to create 10 single detached residential lots, 28 semi-detached residential lots, 34 row housing lots and one (1) multi-unit housing lot (MHL) from Lot A, Block 1, Plan 182 1095 and Lot 300, Block 21, Plan 182 2562 located south of 25 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA22-0200
420845819-001

Tentative plan of subdivision to create 71 single detached residential lots and 12 row housing lots, from a portion of roadway to be closed and Lot A, Block 1, Plan 222 0972 located south of Keswick Boulevard SW and west of Knox Court SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA22-0423 443327110-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 4, Plan 202 0566, located southwest of 30th Avenue SW and northwest of James Mowatt Trail SW; HERITAGE VALLEY TOWN CENTRE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.		



Subdivision Authority

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

October 6 , 2022

File No. LDA22-0175

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 10 single detached residential lots, 28 semi-detached residential lots, 34 row housing lots and one (1) multi-unit housing lot (MHL) from Lot A, Block 1, Plan 182 1095 and Lot 300, Block 21, Plan 182 2562 located south of 25 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on October 6, 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 public access and emergency access easements with Phase 2 for the hard surface permanent emergency access through the MHL parcel from the walkway to 66 Street SW, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner dedicate additional road right of way to accommodate a turn bay(s) on 66 Street SW for access to the MHL parcel with Phase 3, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate, clear and level 66 Street SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the approved subdivisions LDA21-0266 and LDA21-0523 be registered prior to or concurrent with this application, to provide arterial dedication and construction of 66 Street SW, to provide the logical roadway extension, and to provide the required underground utilities;
7. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the property lines of the residential lots in the alleys in Phase 1 be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on 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; and
10. 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 an access to the proposed 1.19 ha MHL parcel from 66 Street SW, including turn bays to an arterial roadway standard, shared use path, landscaping and any channelization and transitional improvements, with Phase 3, as shown on Enclosure I. The proposed access location and arterial construction requirements will be further reviewed through the submission of detailed engineering drawings in consultation with Subdivision Planning's Development Review team;
8. that the owner constructs a 3.0 m hard surface shared use path with bollards from the cul-de-sac to the shared use path within the pipeline corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3.0 m concrete sidewalk with lighting and T bollards within the walkway to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a minimum 3.0 m wide hard surface permanent emergency access through the proposed 1.19 ha MHL parcel with Phase 2, as shown on Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality. Kael Griswold (kael.griswold@edmonton.ca) of Fire Rescue Services shall be

consulted through the engineering drawing review process to confirm emergency access requirements;

11. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pays for the installation of "no parking" signage on the local roadway for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. 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.

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

Municipal Reserve (MR) for Lot 300, Block 21, Plan 182 2562 was addressed by Deferred Reserve Caveat (DRC) 202 281 189 with LDA17-0589. Since LDA22-0175 is the terminal subdivision for this parcel, the DRC will be transferred to Lot A, Block 1, Plan 182 1095 for the future assembly of a school site.

MR for Lot A, Block 1, Plan 182 1095 was addressed by DRC 202 281 190 with LDA17-0589, and increased with LDA21-0266 to reflect the lands associated with road closure LDA18-0346. The DRC will also be increased by 1.265 ha as noted in the above paragraph.

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/cp/Posse #418448694-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

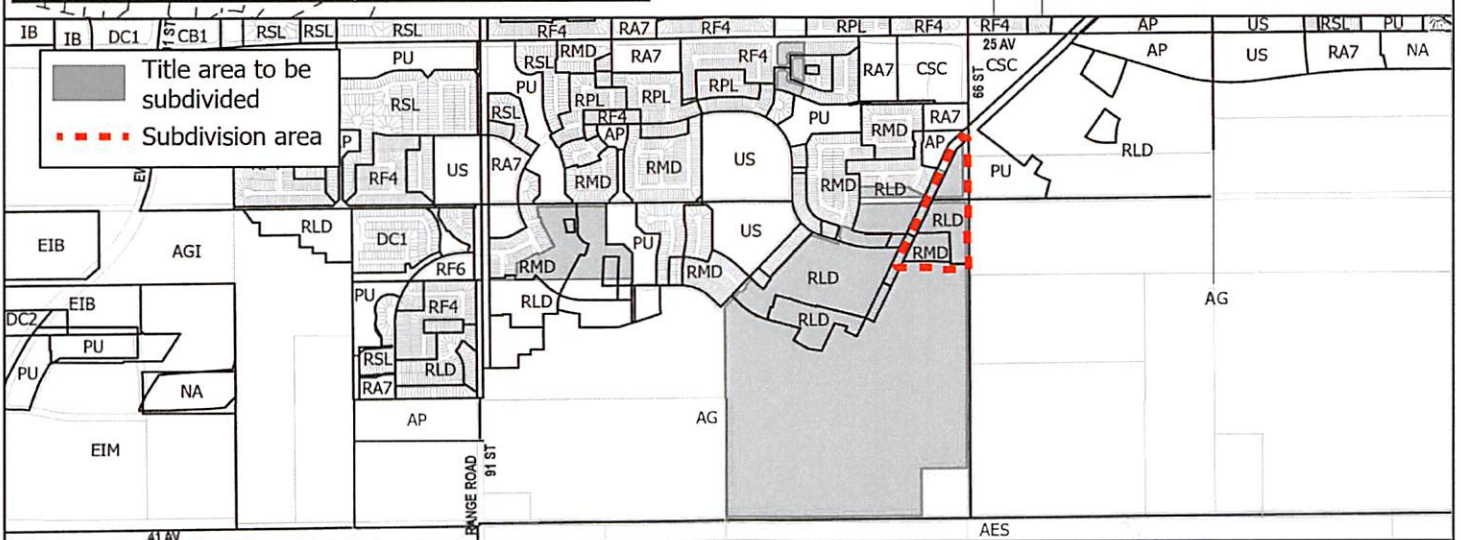
October 6, 2022

LDA22-0175

- Limit of proposed subdivision
- Phasing Line
- - - 1.2 m Uniform Screen Fence
- Noise Attenuation Fence
- - - 1.8m Uniform Fence - Zoning bylaw
- 3m Concrete Sidewalk
- ⋯⋯⋯ 3m Hard surface shared use path
- ⋯⋯⋯ Bollards
- Dedicate as road right of way
- Ⓡ No Parking Signage
- * Modify Property Line
- + Restrictive Covenant re:disturbed soil
- ★ Construct Access
- ↔ Construct Hard Surface Permanent Emergency Access and Register Easements



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



SUBDIVISION CONDITIONS OF APPROVAL MAP

October 6, 2022 LDA22-0175

- ←→ Watermain extension
- ▨ Dedicate as road right of way
- ■ ■ Limit of proposed subdivision





Subdivision Authority

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

October 6, 2022

File No. LDA22-0200

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

ATTENTION: Jenna Hutton

RE: Tentative plan of subdivision to create 71 single detached residential lots and 12 row housing lots, from a portion of roadway to be closed and Lot A, Block 1, Plan 222 0972 located south of Keswick Boulevard SW and west of Knox Court SW; **KESWICK**

I The Subdivision by Plan is APPROVED on October 6, 2022, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR), for the closed portion of roadway, in the amount of 0.051 ha by a Deferred Reserve Caveat (DRC) registered against the SE-20-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the owner register a temporary public access easement for the greenway and a temporary 4.0 m emergency access easement as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register easements for the Interim Stormwater Management Facility (SWMF), the storm sewer extension and the sanitary sewer extension as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate additional road right-of-way for the roadways and alleys within the subdivision boundary, to accommodate the complete streets design and cross sections to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. that the approved subdivision LDA20-0285 be registered prior to or concurrent with this application;

9. that LDA20-0237 to close 184 Street shall be approved prior to the endorsement of the plan of survey; and
10. 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 (2) 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 a new access to the private parcel, impacted by the construction of this development and the physical closure of 184 Street SW, to tie into Keswick Way SW, and remove the existing access as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
11. that the owner construct temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map,

Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

12. that the owner construct the collector road to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. 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;
13. that the owner construct the east/west alleys to an 8 m paved commercial structure standard in accordance with the Complete Streets Design and Construction Standard, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway, easement area, MR (Existing Park) and walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner pay for the installation of "no parking" signage on the collector and local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner designs and constructs the interim Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct underground utilities including sanitary and storm sewer 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;
20. 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
21. that the owner is responsible for the landscape design and construction within the walkway, and greenway to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot A, Block 1, Plan 222 0972 was addressed by DRC with LDA21-0414 and registered proportionally against the SE-20-51-25-W4M and Lot A, Block 1, Plan 222 0972. MR for the closed

portion of roadway (184 Street SW) in the amount of 0.051 ha will be transferred to Lot A, Block 1, Plan 222 0972 by DRC.

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 #420845819-001

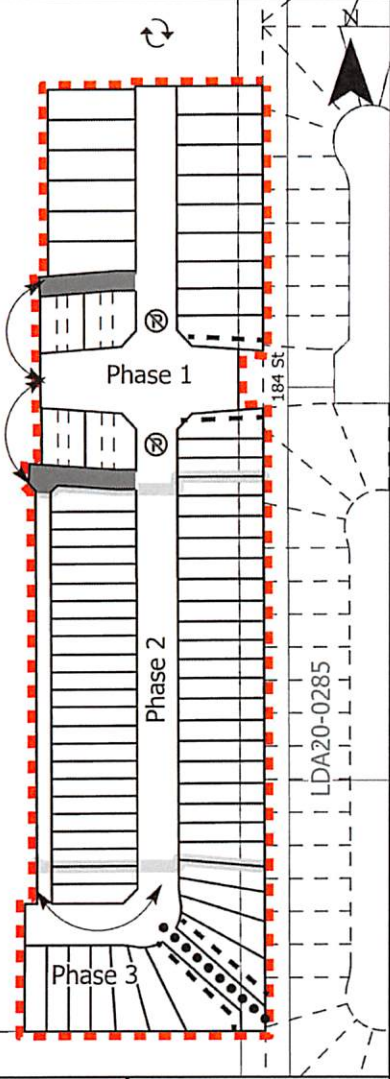
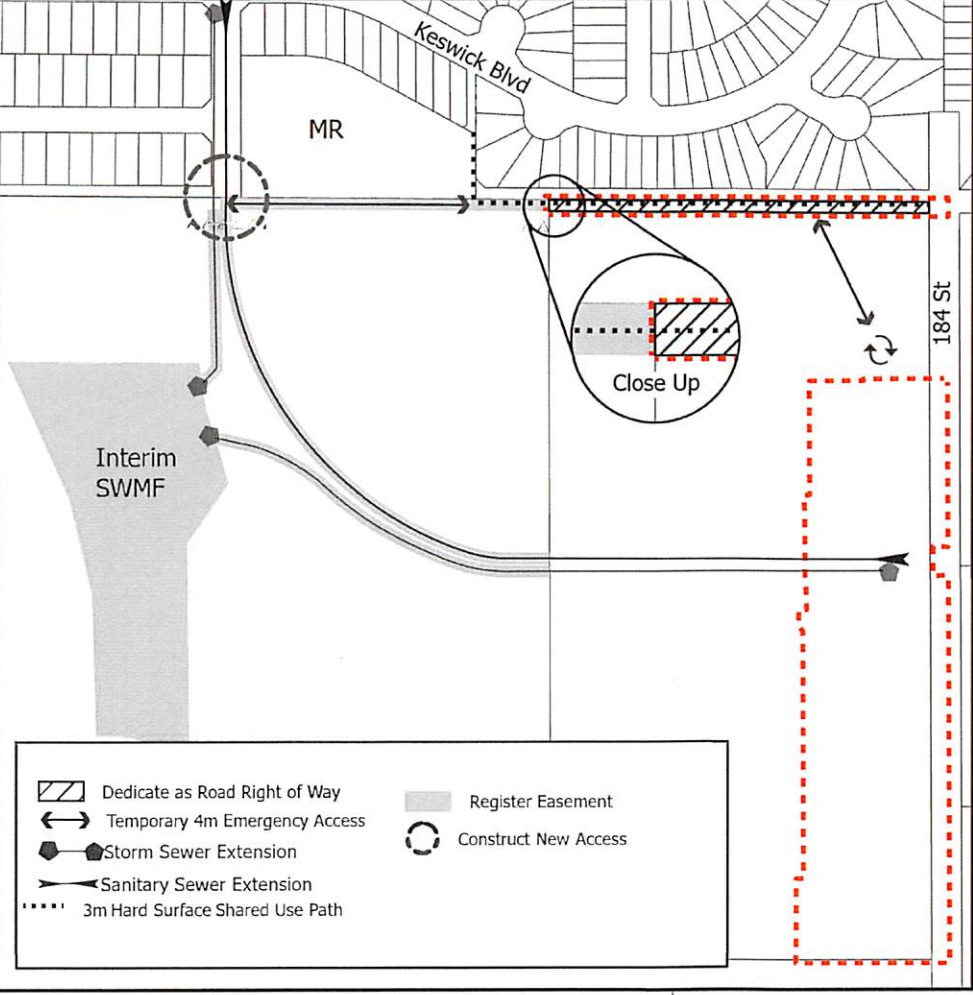
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

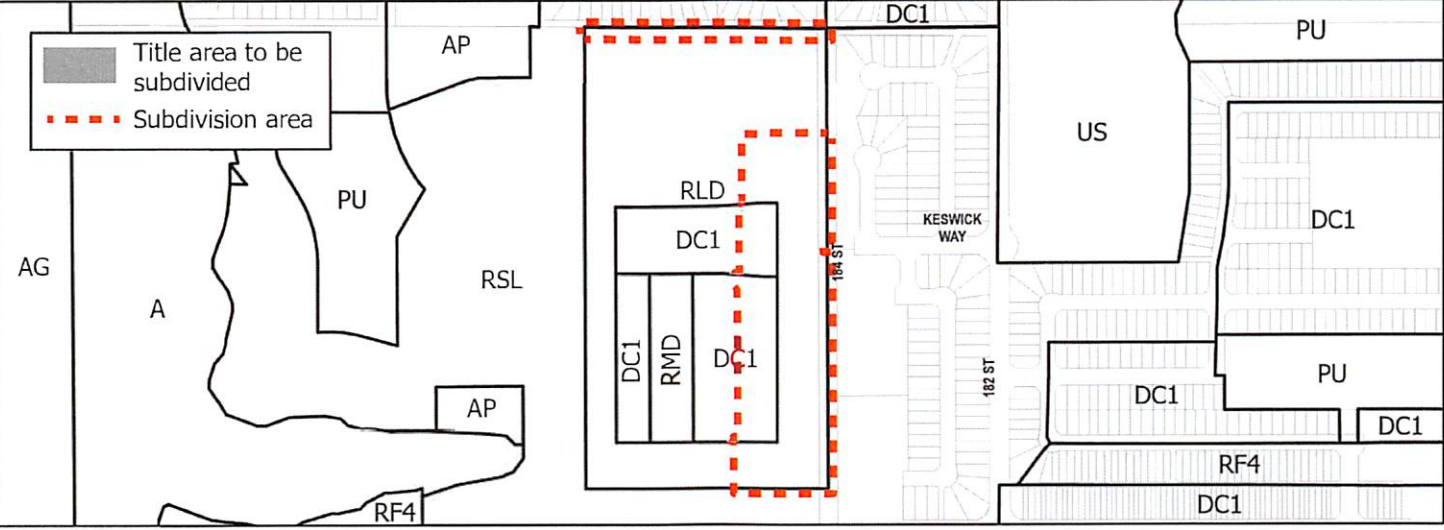
October 6, 2022

LDA22-0200

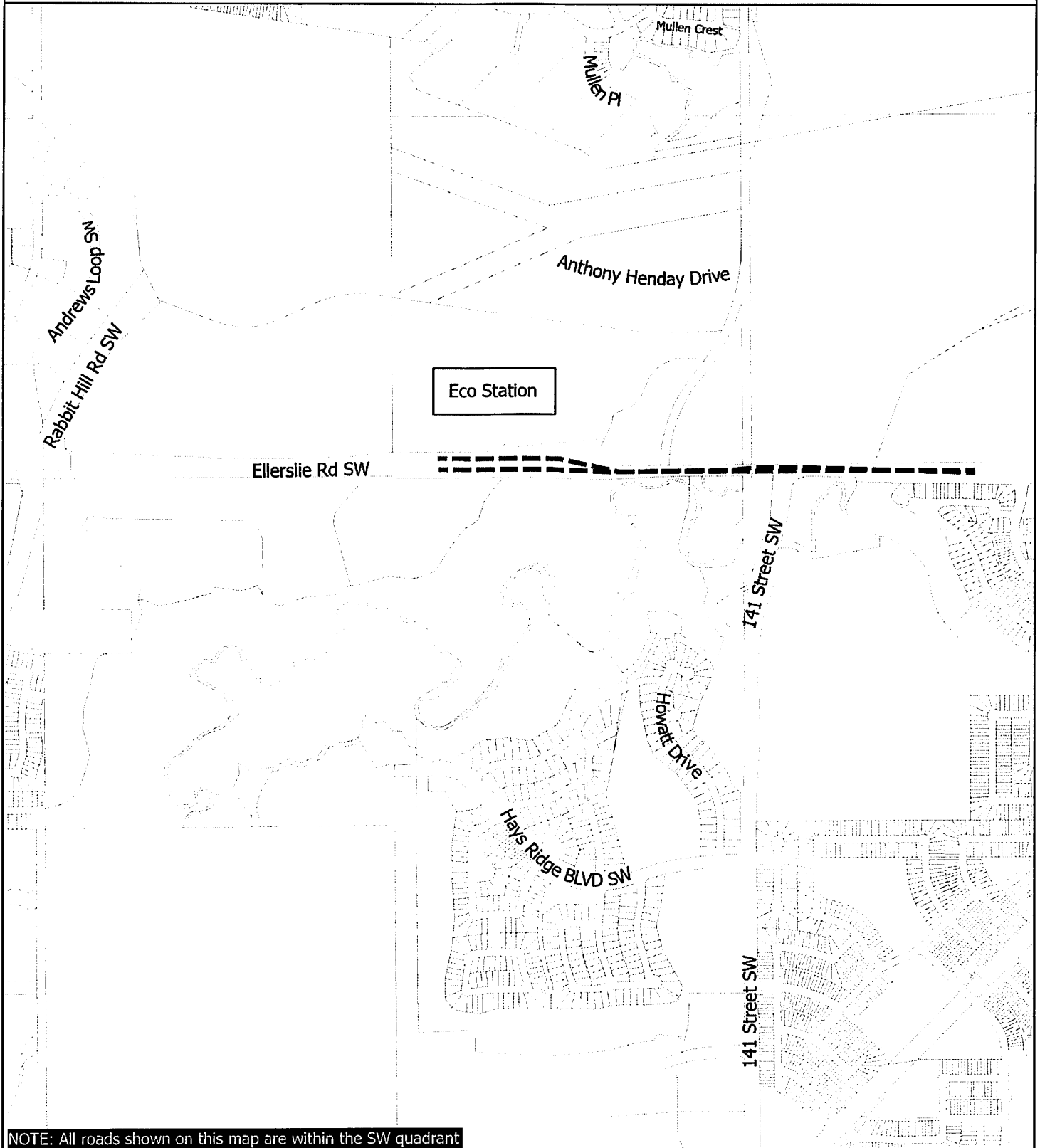
- Limit of Proposed Subdivision
- Ⓟ No Parking Signage
- ↻ Temporary 12m Radius Turnaround
- ↔ Temporary 6m Roadway
- 1.8m Concrete Sidewalk
- - - 1.8m Uniform Fence as per Zoning Bylaw
- Construct Alley to a Commercial Structure Standard



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



--- Construct first two lanes to an arterial roadway standard



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



Subdivision Authority

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

October 6, 2022

File No. LDA22-0423

Pals Geomatics Corp.
10704 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 4, Plan 202 0566, located southwest of 30th Avenue SW and northwest of James Mowatt Trail SW;
HERITAGE VALLEY TOWN CENTRE

The Subdivision by Plan is APPROVED on October 6, 2022, subject to the following conditions:

1. that the owner register an access easement for shared use of the internal roadways and accesses, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; 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.

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,

A handwritten signature in blue ink, appearing to read 'Blair McDowell'.

Blair McDowell
Subdivision Authority

BM/tv/Posse #443327110-001

Enclosure

