

Thursday, December 15, 2022
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 50

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the December 15, 2022 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the December 8, 2022 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA21-0584 412148588-001	REVISION of conditionally approved tentative plan of subdivision to create 105 single detached residential lots, 12 semi-detached residential lots, 84 row housing lot, and one (1) Public Utility Lot from the SE-21-51-25-W4M and SW-21-51-25-4 located north of 28 Avenue NW and east of Keswick Link SW; KESWICK
2.	LDA22-0328 415087331-005	Tentative plan of subdivision to create 1 commercial lot from Lot 3, Block 9, Plan 942 4055 located north of 130 Avenue NW and west of 50 Street SW; KENNEDALE INDUSTRIAL
5.	OTHER BUSINESS	



Subdivision Authority

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

December 15, 2022

File No. LDA21-0584

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

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved tentative plan of subdivision to create 105 single detached residential lots, 12 semi-detached residential lots, 84 row housing lot, and one (1) Public Utility Lot from the SE-21-51-25-W4M and SW-21-51-25-4 located north of 28 Avenue NW and east of Keswick Link SW; **KESWICK**

The subdivision was originally approved on March 24, 2022. This change request narrows a portion of Keswick Link SW, and a portion of the lots along King Wynd SW and Keswick Drive SW have had their widths adjusted accordingly. The number of lots has remained the same

I The Subdivision by Plan is APPROVED on December 15, 2022, 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 Keswick Link SW, with Phase 1, and that a road plan be registered for the portions of Keswick Link SW that fall within SW-21-51-25-4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the phasing boundary be amended to include Keswick Link SW, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) 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:

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 pays a Boundary Assessment for municipal improvements constructed by others within the Keswick Link SW road right-of-way from which this development benefits;
8. that the owner constructs 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);
9. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within to the Storm Water Management Facility (SWMF), 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 I;
10. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner designs and constructs the ultimate 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;
13. 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

14. that the owner is responsible for the landscape design and construction within the Public Utility lot, road right 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 Pt. SE ¼ 21-51-25-4 was previously addressed with LDA13-0305 by registering a 2.054 ha Deferred Reserve Caveat (DRC). The DRC will carry forward on title.

Municipal Reserve (MR) for Pt. SW ¼ 21-51-25-4 was previously addressed with LDA20-0285 by registering a 1.061 ha Deferred Reserve Caveat (DRC). The DRC will carry forward on 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 #412148588-001

Enclosure

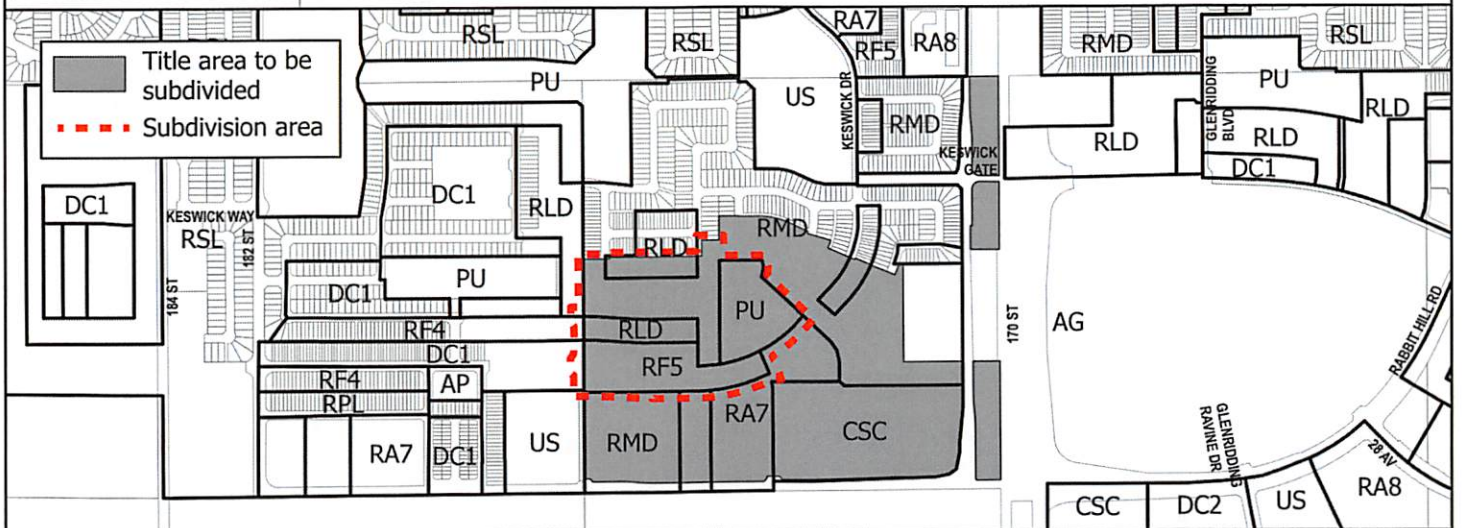
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 15, 2022 LDA21-0584

- Limit of proposed subdivision
- Amend subdivision boundary
- Phasing line
- Amend phasing boundary
- 1.2 m uniform fence
- 1.8 m uniform fence - Zoning bylaw
- 1.8 m concrete sidewalk
- 3 m hard surface shared use path
- ↻ Temporary 12 m radius turnaround
- ▲ Restrictive covenant re: Freeboard
- ↔ Watermain extension



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

December 15, 2022

File No. LDA22-0328

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

ATTENTION: Kyle Witiw

RE: Tentative plan of subdivision to create 1 commercial lot from Lot 3, Block 9, Plan 942 4055 located north of 130 Avenue NW and west of 50 Street SW; **KENNEDALE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on December 15, 2022, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed lot, a claim of interest by caveat of the Deferred Servicing Agreement 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 an easement for cross lot access to 130 Avenue as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (1) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, 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 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; and
5. 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.

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

No Municipal Reserves are owing as per subdivision application SUB94-0070.

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.

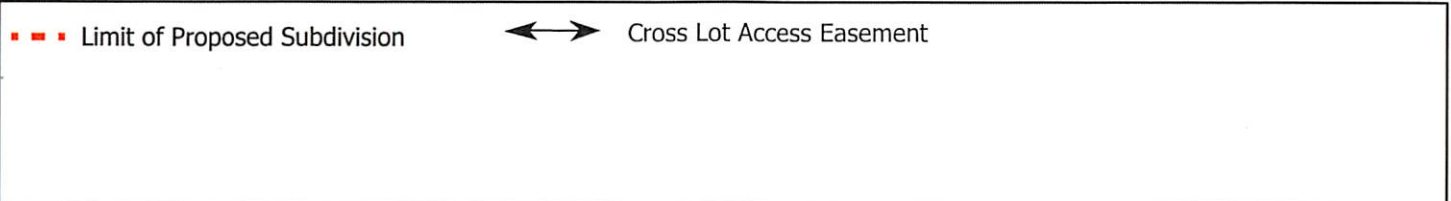
If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

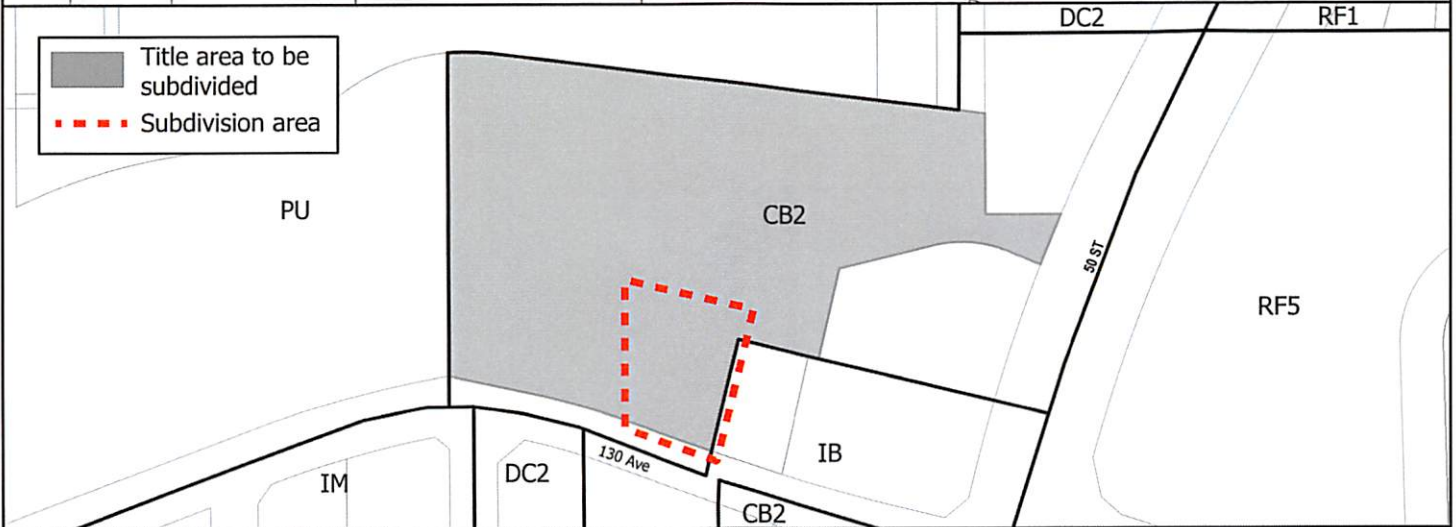
Blair McDowell
Subdivision Authority

BM/cp/Posse #415087331-005

Enclosures



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



Thursday, December 8, 2022
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 49

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell
	That the Subdivision Authority Agenda for the December 8, 2022 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 December 1, 2022 meeting be adopted.

FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA22-0361 428985481-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot from Lot R1, Block 59, Plan 2921 MC located north of 87 Avenue NW and west of 68A Street NW; KENILWORTH
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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.	LDA22-0486 446651361-001	Tentative plan to subdivide Lot 67, Block 3, Plan B and consolidate the north portion with adjacent Lots 68 and 69, Block 3, Plan B, and the south portion with adjacent Lots 64, 65 and 66, Block 3, Plan B, located north of 100 Avenue NW and east of 104 Street NW; DOWNTOWN
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MOVED	Blair McDowell
	That the application for subdivision be Approved.

FOR THE MOTION	Blair McDowell	CARRIED
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3.	LDA22-0442 445473471-001	Tentative plan of subdivision to create three (3) multi-unit housing bare land condominium units from Lot 3, Block 21, Plan 092 8767 north of Edgemont Boulevard NW and west of Edgemont Way NW; GLASTONBURY
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA22-0506 451261112-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 5, Plan 2602 HW, located south of 101 Avenue NW and west of 140 Street NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA22-0509 451828932-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 7, Plan 5710HW, located north of 97 Avenue NW and east of 142 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA22-0519 452054436-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 14, Plan 1125 KS, located north of 87 Avenue NW and east of 149 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA22-0535 453256230-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Plan 2686 HW Block 40 Lot 18, located south of 77 Avenue NW and west of 81 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA22-0541 453447934-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 357, Block 1, Plan 7540 AH, located north of 113 Avenue NW and east of 102 Street NW; SPRUCE AVENUE
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.