

Thursday, May 27, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 21

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the May 27, 2021 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the May 20, 2021 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA13-0137 136558130-001	REVISION of conditionally approved tentative plan of subdivision to create 97 single detached residential lots, one (1) Public Utility Lot, and adjust the boundary of Lot 122, Block 67, Plan 162 1304 from Lot 1, Block 1, Plan 782 1490; Lot A, Block 67, Plan 882 2276; Lots A, B, C, D, and E, Block 69, Plan 882 2276; Lot 122, Block 67, Plan 162 1304, located south of 176 Avenue NW and west of 97 Street NW; ELSINORE	
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	LDA21-0209 393093953-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 53, Plan 2111 HW, located north of 107 Avenue NW and west of 150 Street NW; HIGH PARK	
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

May 27, 2021

File No. LDA13-0137

Scheffer Andrew Ltd
12204 - 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: REVISION of conditionally approved tentative plan of subdivision to create 97 single detached residential lots, one (1) Public Utility Lot, and adjust the boundary of Lot 122, Block 67, Plan 162 1304 from Lot 1, Block 1, Plan 782 1490; Lot A, Block 67, Plan 882 2276; Lots A, B, C, D, and E, Block 69, Plan 882 2276; Lot 122, Block 67, Plan 162 1304, located south of 176 Avenue NW and west of 97 Street NW; **ELSINORE**

LDA13-0137 was conditionally approved on June 12, 2014. This is the first change request to the file. The lots and road network have been significantly relotted to accommodate two-cul-de-sacs and a new local road (100 Street). This application replaces the proposed multi-unit housing lot with single detached residential lots, introduces more phases and the boundary now includes previously fragmented parcels. Stage 1, containing 12 lots, was registered in 2016. The boundary of Lot 122, Block 67, Plan 162 1304 will be extended to create a corner lot.

I The Subdivision by Plan is APPROVED on May 27, 2021, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA21-0146 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lot flanking the walkway, 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 provide a site specific geotechnical assessment/memo for the development site that addresses the known poor soil conditions in the area and recommends a road structure design that is suitable for the soft subgrade with the submission of engineering drawings, to the satisfaction of Subdivision and Development Coordination. The road structure may require enhanced drainage treatment similar to the Northeast Edmonton Road Projects (NERP);
8. that the owner remove the existing access to 97 Street, construct the median to match the existing north and south along 97 Street, and will also include, but will not be limited to the removal/modification/restoration/installation of pavement markings and signage, retaining walls, bollards, landscaping, boulevard trees, shallow utility and drainage infrastructure as required, should it be deemed necessary though engineering drawing review, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner remove/relocate existing boulevard trees within the 97 Street road right-of-way, adjacent to the site as required. Prior to construction, the owner/applicant must contact City Operations, Parks and Roadways (citytrees@edmonton.ca) to arrange for removal/relocation. All costs shall be borne by the owner/applicant;
10. that the owner construct 12 m radius paved surface cul-de-sac with a 1.6m monowalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 3 m hard surface shared use path, within 97 Street NW with connections to adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the Public Utility Lots with connections to adjacent shared use paths/sidewalks, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 97 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a berm along 97 Street NW; the berm shall match the height of the adjacent berm to the north and south, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner installs a fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
16. 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
17. that the owner is responsible for the landscape design and construction within the Public Utility lots and road right of way, 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 Lot 1, Block 1, Plan 782 1490; Lot A, Block 67, Plan 882 2276; Lots A, B, C, D, and E, Block 69, Plan 882 2276; Lot 122, Block 67, Plan 162 1304 was addressed by Regional Planning File 77-SC-54 IN 1977. No reserves are owing.

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/sm/Posse #136558130-001

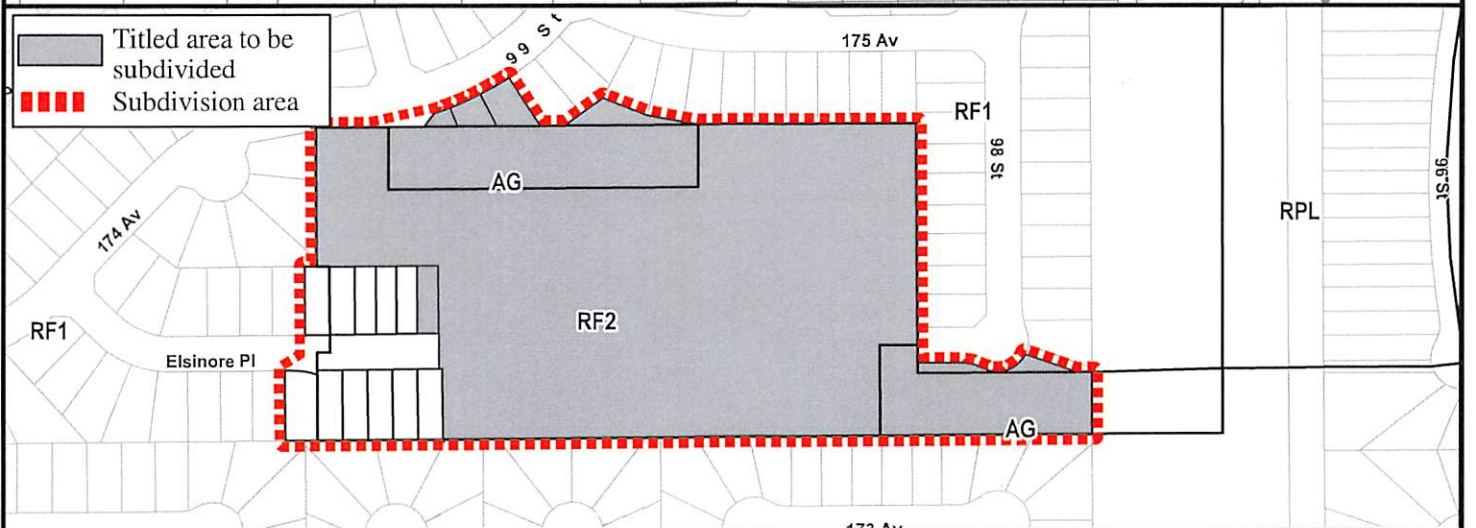
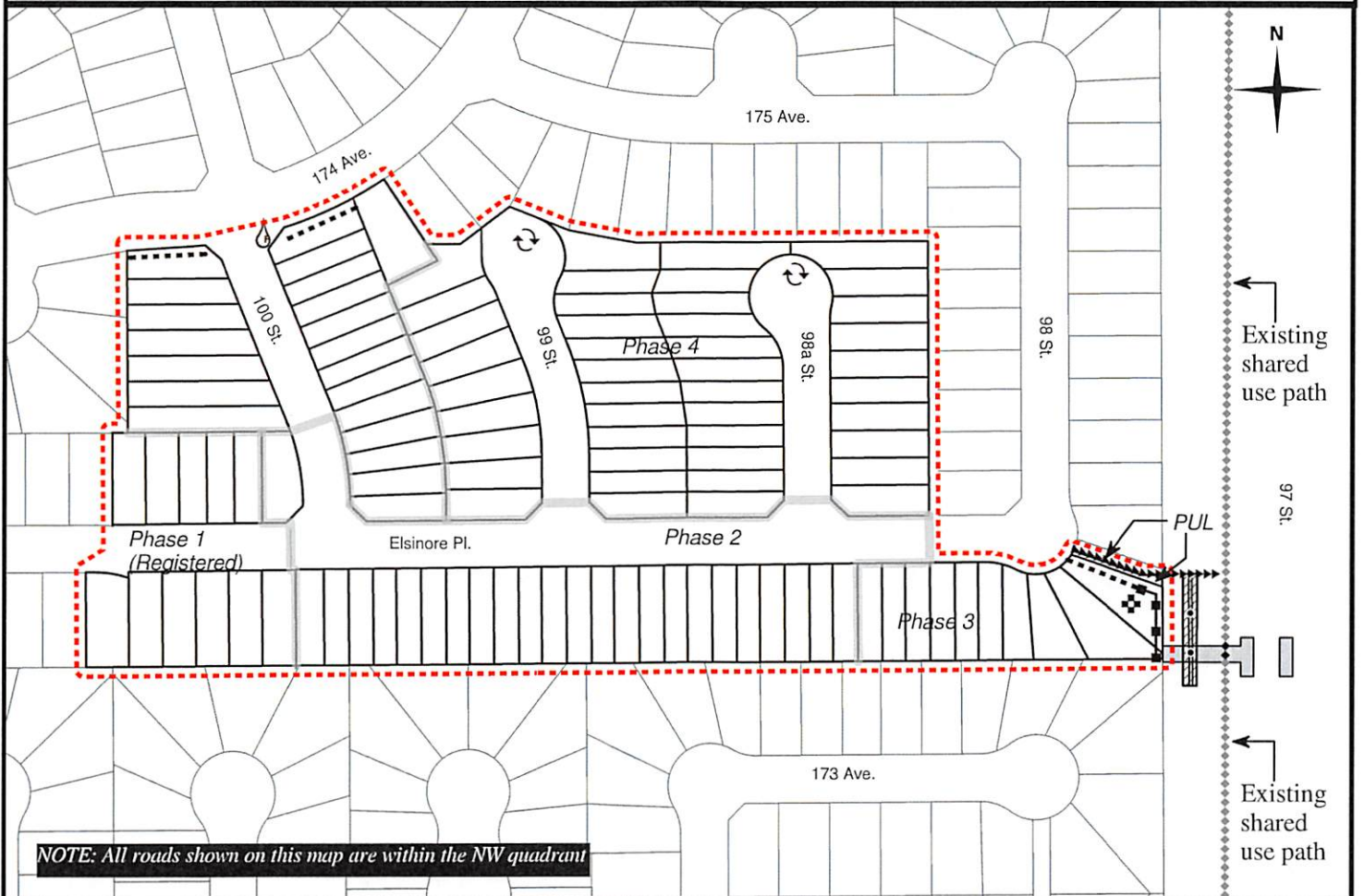
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 27, 2021

LDA13-0137

- | | | | |
|--|--|---|---|
|  | Limit of proposed subdivision |  | 1.8 m concrete sidewalk |
|  | Phasing line |  | Fire hydrant |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Remove access on 97 Street; close median; restore landscaping |
|  | Noise attenuation fence |  | Remove trees |
|  | Berm |  | 12 m radius paved surface with 1.6 m monowalk |
|  | 3 m hard surface shared use path |  | Restrictive covenant re: Disturbed Soil |





Subdivision Authority

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

May 27, 2021

File No. LDA21-0209

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 53, Plan 2111 HW, located north of 107 Avenue NW and west of 150 Street NW; **HIGH PARK**

The Subdivision by Plan is APPROVED on May 27, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. 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/tv/Posse #393093953-001

Enclosure(s)

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 (\$686.00 - 2021 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 150 Street 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").
- 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.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

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 6.82 m south of the north property line of existing Lot 13 off 150 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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

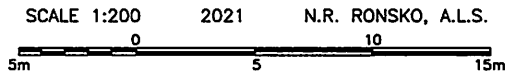
SHOWING SUBDIVISION OF

LOT 13, BLOCK 53, PLAN 2111 H.W.

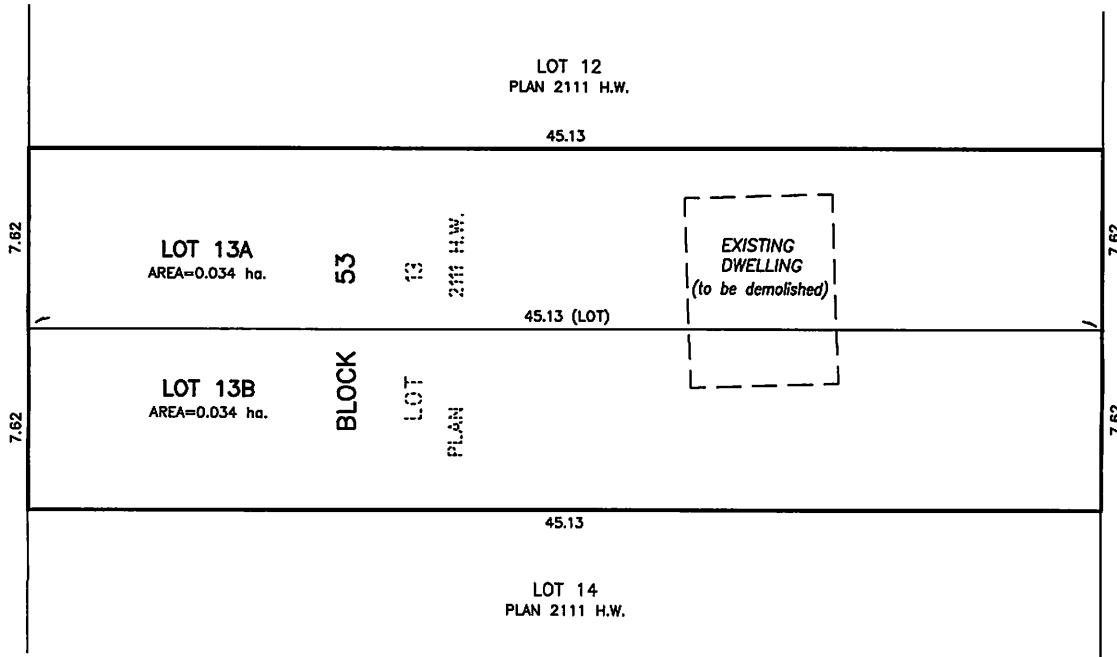
IN THE

W.1/2 SEC.2-53-25-4

EDMONTON ALBERTA



LANE



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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET NW, EDMONTON. Ph: (780) 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: APRIL 21, 2021

REVISED: -

FILE NO. 21S0285

DWG.NO. 21S0285T