

Thursday, August 6, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 31

PRESENT Marco Beraldo, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Marco Beraldo

That the Subdivision Authority Agenda for the August 6, 2020 meeting be adopted.

FOR THE MOTION

Marco Beraldo

CARRIED

2. ADOPTION OF MINUTES

MOVED

Marco Beraldo

That the Subdivision Authority Minutes for the July 30, 2020 meeting be adopted.

FOR THE MOTION

Marco Beraldo

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA20-0107
357406989-001

Tentative plan of subdivision to create one (1) additional commercial lot from Lot 3, Block 11, Plan 172 3398, located north of 21 Avenue SW and east of 162 Street SW; **GLENRIDGING HEIGHTS**

MOVED

Marco Beraldo

That the application for subdivision be Approved.

FOR THE MOTION

Marco Beraldo

CARRIED

2.

LDA20-0198
366825353-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14A, Block 75, Plan 142 2932, located south of 123 Avenue NW and east of 56 Street NW; **NEWTON**

MOVED

Marco Beraldo

That the application for subdivision be Approved.

FOR THE MOTION

Marco Beraldo

CARRIED

5. ADJOURNMENT

The meeting adjourned at 10:30 a.m.



Subdivision Authority

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

August 6, 2020

File No. LDA20-0107

Invistec Consulting Ltd.
10235 101 Street
Edmonton, AB T5J 3G1

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create one (1) additional commercial lot from Lot 3, Block 11, Plan 172 3398, located north of 21 Avenue SW and east of 162 Street SW; **GLENRIDGING HEIGHTS**

I The Subdivision by Plan is APPROVED on August 6, 2020, 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; and
3. 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 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;
4. 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; and

5. that the owner pays for the installation of "no parking" signage on 162 Street SW to maintain two driving lanes at all times to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, 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 3, Block 11, Plan 172 3398, was addressed by dedication with LDA14-0179.

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.

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Municipal Government Board, 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,





for
Blair McDowell
Subdivision Authority



BM/mb/Posse #357406989-001

Enclosure



-  Limit of proposed subdivision
-  No parking signage

163 ST SW

- 
- 
- 
- 

RABBIT HILL ROAD

21 AVE SW

160 St. SW

Alley



Subdivision Authority

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

August 6, 2020

File No. LDA20-0198

LN Land Development Technologies Inc.
100 - 18520 Stony Plain Road NW
Edmonton, AB T5S 1A8

ATTENTION: Geoff Scott

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14A, Block 75, Plan 142 2932, located south of 123 Avenue NW and east of 56 Street NW;
NEWTON

The Subdivision by Plan is APPROVED on August 6, 2020, subject to the following conditions:

1. 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 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 7 of the 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.

Regards,

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

for

Blair McDowell
Subdivision Authority

BM/sm/Posse #366825353-001

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 (\$686.00 - 2020 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 56 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (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.

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.

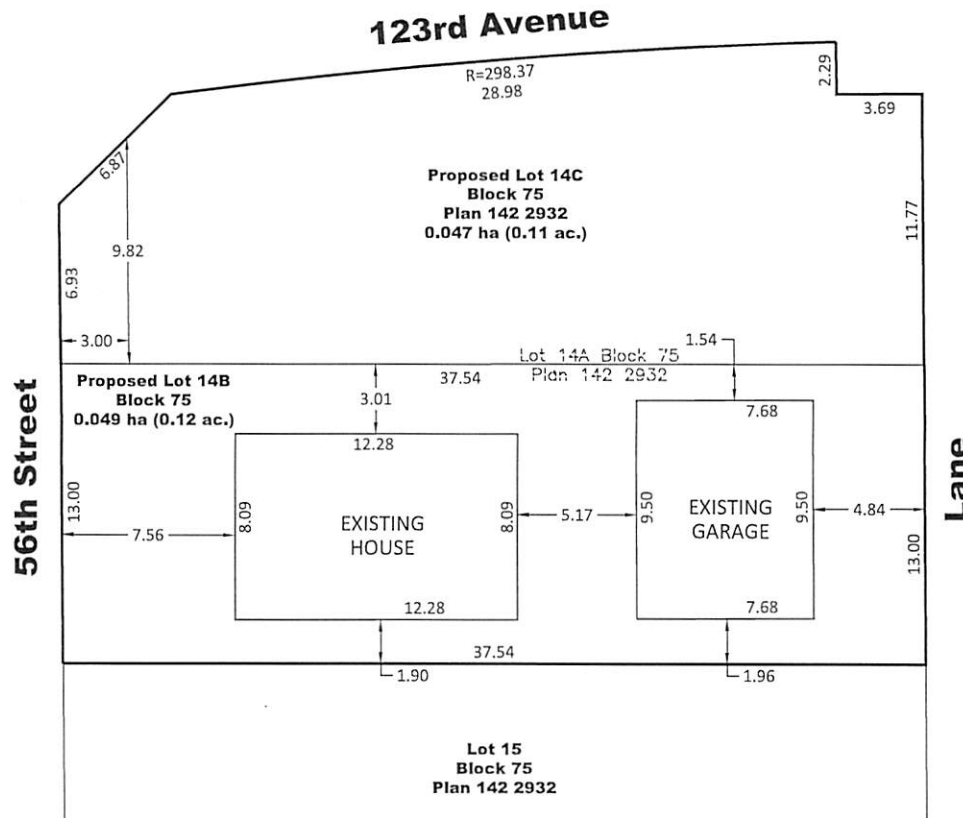
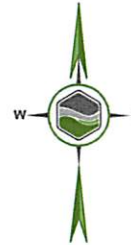
Servicing

- 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 3.0 m north of the south property line of Lot 14A off of 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.
- 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 A PROPOSED SUBDIVISION OF PART OF
Lot 14A, Block 75, Plan 142 2932

CITY PARK ANNEX
CITY OF EDMONTON
ALBERTA



LEGEND

Area to be registered under this plan shown thus and contains from:
 Lot 14B, Block 75, Plan 142 2932 = 0.049ha. (0.12ac.)
 Lot 14C, Block 75, Plan 142 2932 = 0.047ha. (0.11ac.)
Total = 0.096ha. (0.23ac.)

NOTES

Distances shown are in metres and decimals thereof.

Address:	5515 - 123 Avenue
Neighbourhood:	Newton
Ward:	Ward 7
Waste Collection:	Wednesday
Current Zone:	Single Detached Residential Zone (RF1)
Current Bylaw:	12800

DWG:	LN007404-001-TN_0		REV. 3		
CLIENT FILE:	LN007404				
PAGE	1/1				
3	July 7, 2020	Revised Lot Size	--	KV	GS
2	July 7, 2020	Revised Lot Size	--	KV	GS
1	July 6, 2020	Revised Lot Size	--	KV	GS
0	June 30, 2020	Plan Issued	--	SW	JS
No.	DATE	DESCRIPTION	SVY.	DWN.	CKD.
REVISION TABLE					