

Thursday, December 5, 2013

9:30 a.m.



PLACE: Room 701

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 5, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 28, 2013 meetings be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. NEW BUSINESS

1. LDA09-0224
089845361-001

Tentative plan of subdivision to create three (3) commercial lots from Block X, Plan 9926072 located south of 23 Avenue NW and east of Gateway Boulevard NW; **SOUTH EDMONTON COMMON**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA12-0373
128695940-001

Tentative plan of subdivision to create 22 single detached residential lots and 16 semi-detached residential lots from the north half of NW 22-51-25-4 and the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; **GLENRIDDING HEIGHTS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA12-0374
130282814-001

Tentative plan of subdivision to create seven (7) single detached residential lots from the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; **GLENRIDDING HEIGHTS**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA13-0135 136757870-001	Tentative plan of subdivision to adjust the property lines for of Units 35, 36, and 37, Condominium Plan 122 3111 and to create one (1) MR parcel from Unit 34, Condominium Plan 122 3111 for the purpose of consolidation with the adjacent Lot 2MR, Block 54, Plan 042 6165 located south of Lessard Road and east of 184 Street NW; DONSDALE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	ADJOURMENT		
	The meeting adjourned at 09:55 a.m.		



December 5, 2013

File No. LDA09-0224

Stantec Consulting Ltd.
10160 - 112 Street NW
Edmonton AB T5K 2L6

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create three (3) commercial lots from Block X, Plan 9926072 located south of 23 Avenue NW and east of Gateway Boulevard NW; **SOUTH EDMONTON COMMON**

I The Subdivision by Plan is APPROVED on December 5, 2013 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 Inc., EPCOR Water Services Inc., and ATCO Gas, 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 cross lot access easements, and that the easements stipulate that neither owner can discharge the easement without the express written consent of the City of Edmonton, on the Certificates of Title, in the locations as shown on the Conditions of Approval Map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner submit 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;

5. that the owner submit 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 construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development, Transportation Services and Financial Services and Utilities in the location as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserve requirements were previously addressed with file SUB/96-0049.

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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at 780-944-0115 or write to:

**Ms. Cyndie Prpich, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,



For Scott Mackie
Subdivision Authority

SM/cp/Posse #089845361-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 5, 2013

LDA 09-0224

----- Limit of Proposed Subdivision
 X 19 Ave. Railway Crossing

--- 1.8m Uniform Fence
 <--> Register Cross Lot Access Easement



■ Titled area to be subdivided
 ----- Subdivision area





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

December 5, 2013

File No. LDA12-0373

MMM Group Limited
#200, 10576 - 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Donal Farrelly

Dear Mr. Farrelly:

RE: Tentative plan of subdivision to create 22 single detached residential lots and 16 semi-detached residential lots from the north half of NW 22-51-25-4 and the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW;
GLENRIDDING HEIGHTS

I The Subdivision by Plan is APPROVED on December 5, 2013, 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 dedicate road right-of-way to conform to a City Council approved Concept Plan for 170 Street SW and Ellerslie Road SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to Condition I (3), the owner clear and level 170 Street SW and Ellerslie Road SW as required for road right-of-way dedication to the satisfaction of Transportation Services;
5. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
6. that the approved subdivision application LDA11-0254 within the Glenridding Heights Neighbourhood be registered prior to or concurrent with this application;
7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking onto Ellerslie Road SW, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm;
8. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing and flanking onto the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I; and

9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City and affected utility agencies;
6. that the owner submit 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;
7. that a noise study be provided to confirm the noise attenuation required adjacent to Ellerslie Road SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services and that the owner construct noise attenuation in accordance with the requirements outlined in the noise study. The owner must construct at a minimum, a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots backing onto Ellerslie Road SW, as shown on as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC or at the discretion and direction of Transportation Services;
9. that the engineering drawings include a 4 m wide gravel temporary emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC or at the discretion and direction of Transportation Services;
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Financial Services and Utilities, and Sustainable Development.

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

Municipal Reserves for the north half of NW 22-51-25-4 were addressed with LDA11-0450 where the existing Deferred Reserve Caveat will be paid in full as money-in-place reserves. Municipal Reserves for the south half of NW 22-51-25-4 were addressed with LDA11-0254 as 2.84 ha is to be provided to dedicate the Urban Village Park and 0.39 ha is to be registered as a Deferred Reserve Caveat.

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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Wesley Woo at 780-496-7370 or write to:

**Mr. Wesley Woo, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/ww/Posse #128695940-001

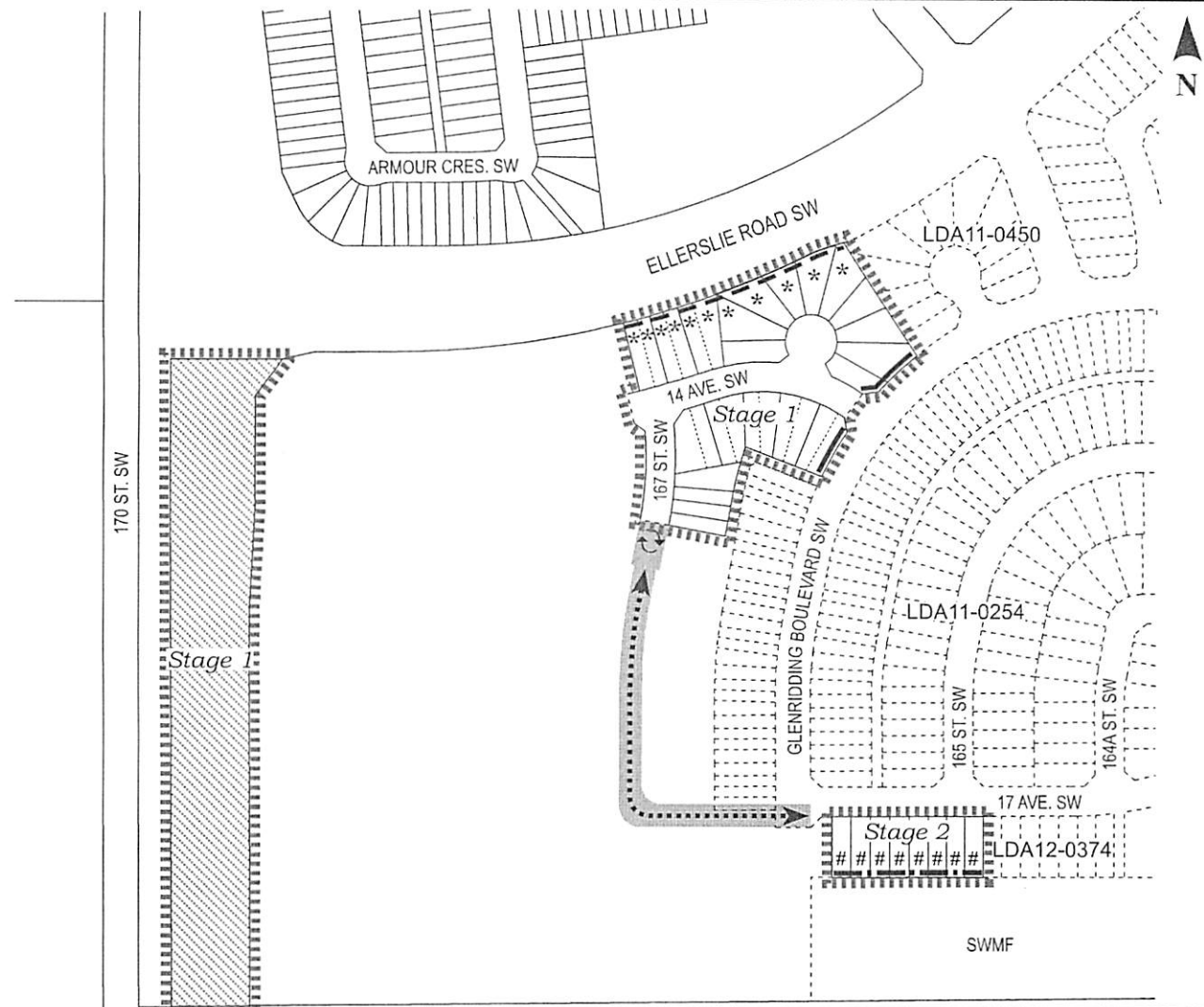
Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

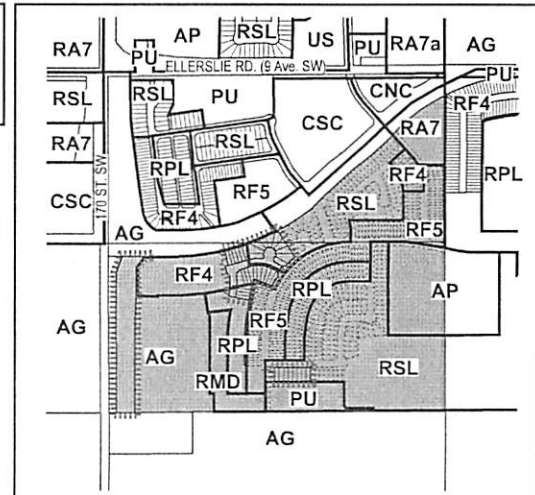
December 5, 2013

LDA 12-0373

.....	Limit of proposed subdivision	— — — — —	1.2m uniform fence	↻	12m gravel temporary turnaround with bollards or mini-barriers
▨	Dedicate as road right-of-way	—————	1.8m uniform fence, as per Zoning Bylaw	*	Restrictive covenant re: berm and fence
▩	Include in Engineering Drawings	- - - - -	Minimum 1.0m berm with 1.8m fence	#	Restrictive covenant re: freeboard
↔	4m wide gravel temporary emergency access with T-bollards				



 Titled area to be subdivided
 Subdivision area





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

December 5, 2013

File No. LDA12-0374

MMM Group Limited
#200, 10576 - 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Donal Farrelly

Dear Mr. Farrelly:

RE: Tentative plan of subdivision to create seven (7) single detached residential lots from the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; **GLENRIDDING HEIGHTS**

I The Subdivision by Plan is APPROVED on December 5, 2013, 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision application LDA12-0373 within the Glenridding Heights Neighbourhood be registered prior to or concurrent with this application;
5. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing and flanking onto the stormwater management facility, 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 subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;

5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City and affected utility agencies;
6. that the owner submit 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;
7. that the engineering drawings include a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 3 m hard-surface shared use path with bollards and landscaping within the approved stormwater management facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I. The shared use path must tie into the walkway constructed in Condition II (7);
9. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Financial Services and Utilities, and Sustainable Development.

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

Municipal Reserves for the south half of NW 22-51-25-4 were addressed with LDA11-0254 as 2.84 ha is to be provided to dedicate the Urban Village Park and 0.39 ha is to be registered as a Deferred Reserve Caveat.

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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Wesley Woo at 780-496-7370 or write to:

**Mr. Wesley Woo, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/ww/Posse #130282814-001

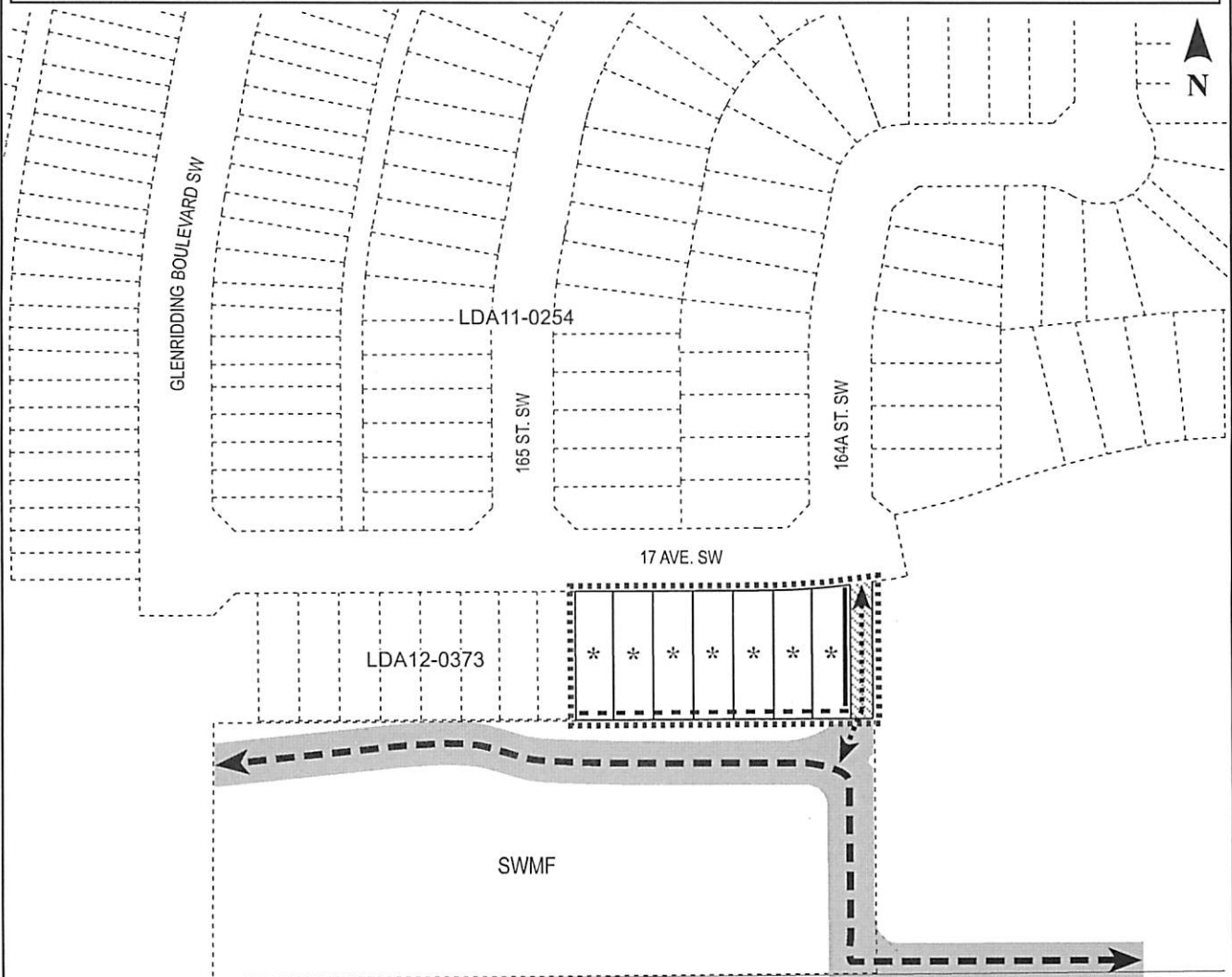
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

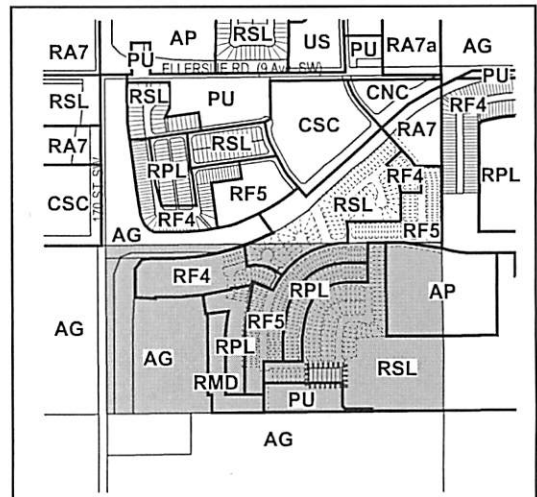
December 5, 2013

LDA 12-0374

- | | | | |
|-------|------------------------------------|---------|---|
| | Limit of proposed subdivision |> | Construct 1.5m concrete sidewalk with lighting and bollards |
| | Register as road right-of-way | ==>=<== | 3m shared use path with lighting and bollards |
| ■ | Include in Engineering Drawings | ---- | 1.2m uniform fence |
| * | Restrictive covenant re: freeboard | ===== | 1.8m uniform fence, as per Zoning Bylaw |



- | | |
|-------|------------------------------|
| ■ | Titled area to be subdivided |
| | Subdivision area |





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

December 5, 2013

File No. LDA13-0135

IBI Group
#300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Latoya Powder

Dear Ms. Powder:

RE: Tentative plan of subdivision to adjust the property lines for of Units 35, 36, and 37, Condominium Plan 122 3111 and to create one (1) MR parcel from Unit 34, Condominium Plan 122 3111 for the purpose of consolidation with the adjacent Lot 2MR, Block 54, Plan 042 6165 located south of Lessard Road and east of 184 Street NW;
DONSDALE

I The Subdivision by Plan is APPROVED on December 5, 2013, subject to the following conditions:

1. that the owner consolidate the proposed lots as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner prepare red line revisions to the approved Engineering Drawings to the satisfaction of 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the red line revisions required in Clause I (2) contain, among other things, the following:

1. that the owner pay all costs pertaining to this subdivision prior to endorsement of the plan of subdivision;
2. that the owner remove fencing currently constructed by the developer on Lot 2MR, Block 54, Plan 042 6165 to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the Engineering Drawings clearly indicate that there shall be no disturbance to the Environmental Reserve Land during construction;
4. that the owner construct all fences wholly on privately owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and

5. that the owner is responsible for the design, landscaping, and remediation within the Municipal Reserve parcel, to the satisfaction of Sustainable Development.

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

Municipal Reserves were dedicated through the previous subdivisions.

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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Christopher Wilcott at (780) 442-7579 or write to:

**Mr. Christopher Wilcott, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie
Subdivision Authority

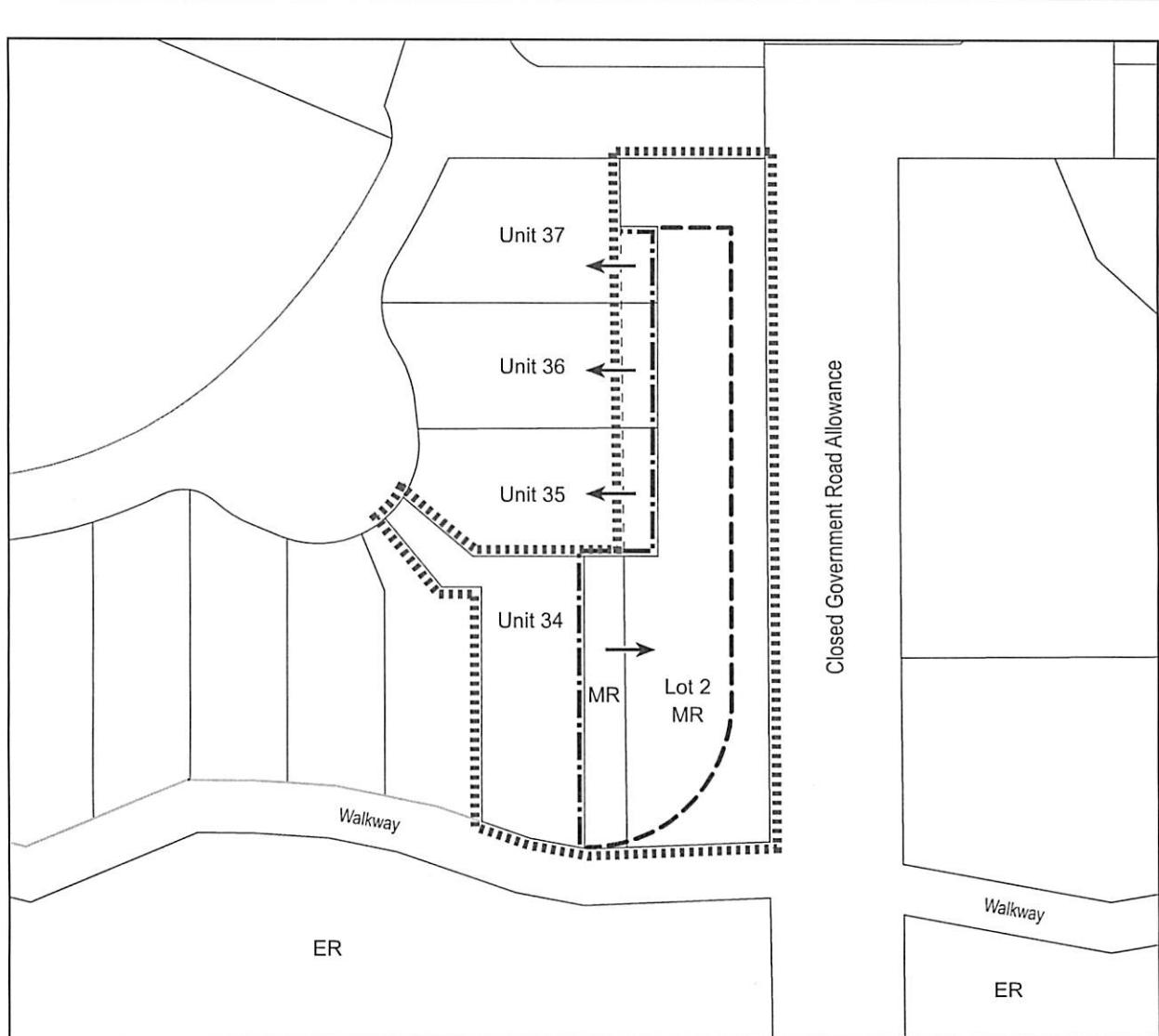
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 05, 2013

LDA 13-0135



- Limit of proposed subdivision
- - - - - Removal of fencing currently constructed
- . - . - Construct 1.2m uniform fence
- Consolidate with adjacent lot

- Titled area to be subdivided
- Subdivision area

