

Thursday, February 14, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 07

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
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1.	ADOPTION OF AGENDA
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MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Agenda for the February 14, 2013 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2.	ADOPTION OF MINUTES
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MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Minutes for the February 7, 2013 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3.	NEW BUSINESS
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| 1. | LDA12-0021
116643457-001 | Tentative plan of subdivision to create 97 single detached residential lots, 18 semi-detached residential lots, two (2) Public Utility Lots, and one (1) Environmental Reserve lot from N½ NE 20-51-25-4, located south of Ellerslie Road (9 Avenue) SW and west of 184 Street SW; KESWICK |
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MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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| 2. | LDA12-0177
124644636-001 | Tentative plan of subdivision to create 127 single detached residential lots from the W ½ NE 31-52-25-4 and Lot A, Plan 4270NY, located south of Stony Plain Road and west of 199 Street, STEWART GREENS |
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MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3.	LDA12-0411 131281180-001	Tentative plan of subdivision to create 65 single detached residential lots, 56 semi-detached residential lots, 10 row housing lots, one (1) Public Utility Lot, and one (1) Municipal Reserve lot from SW 24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; HERITAGE VALLEY NEIGHBOURHOOD 12 (PAISLEY)	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be tabled.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
4.	OTHER BUSINESS		
5.	ADJOURMENT The meeting adjourned at 10:05 a.m.		



February 14, 2013

File No. LDA12-0021

Stantec Consulting
10160 - 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 97 single detached residential lots, 18 semi-detached residential lots, two (2) Public Utility Lots, and one (1) Environmental Reserve lot from N½ NE 20-51-25-4, located south of Ellerslie Road (9 Avenue) SW and west of 184 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on February 14, 2013, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 1.43 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 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;
4. 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;
5. that the owner prepare a Freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots adjacent to the proposed and future stormwater management facilities, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare a Top of Bank restrictive covenant in favour of the City of Edmonton that will be registered against the lots adjacent to the Environmental Reserve parcel, as shown on the "Conditions of Approval" map, Enclosure I, as per the CT Associates Engineering report, dated September 2007;
7. that the owner dedicate an 8 m wide portion of road right-of-way for east/west connection between Kennedy Cove SW and the west boundary of the subdivision, as shown on as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;

8. that the owner register the emergency access and walkways as legal road rights-of-way, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner register the remnant land abutting the ER parcel along both Kennedy Cove SW and Keswick Boulevard SW as legal road right-of-way, 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 subdivision.

II That the Servicing Agreement required in Clause I (2) 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 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 Departments 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 construction of the stormwater management facility be completed to its ultimate size and design, to the satisfaction of Financial Services & Utilities as shown on the “Conditions of Approval” map, Enclosure I;
8. that the owner construct an 11.5 m enhanced local roadway from the east subdivision boundary, west to the first intersection as shown on the “Conditions of Approval” map, Enclosure I, to the satisfaction of Transportation Services;
9. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centre line and “shared use” signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner construct a 3 m concrete emergency access with T-bollards and lighting, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the “Conditions of Approval” map, Enclosure I;
12. 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

13. 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 parcel, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

The existing Deferred Reserve Caveat on Title will be reduced accordingly and carried forward.

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, Edmonton AB T5J 0G9, 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. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority


SM/kr/Posse #116643457-001

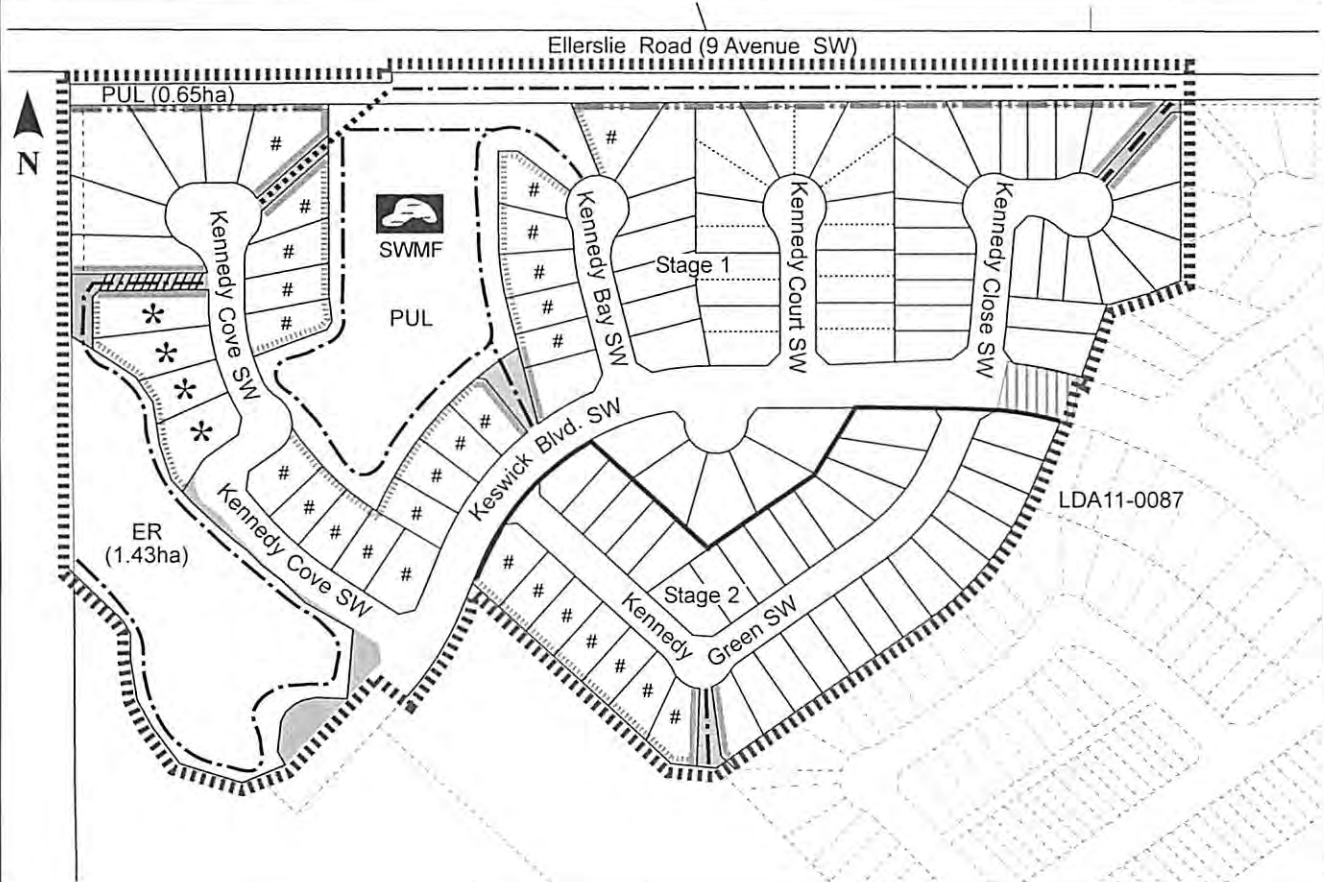
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

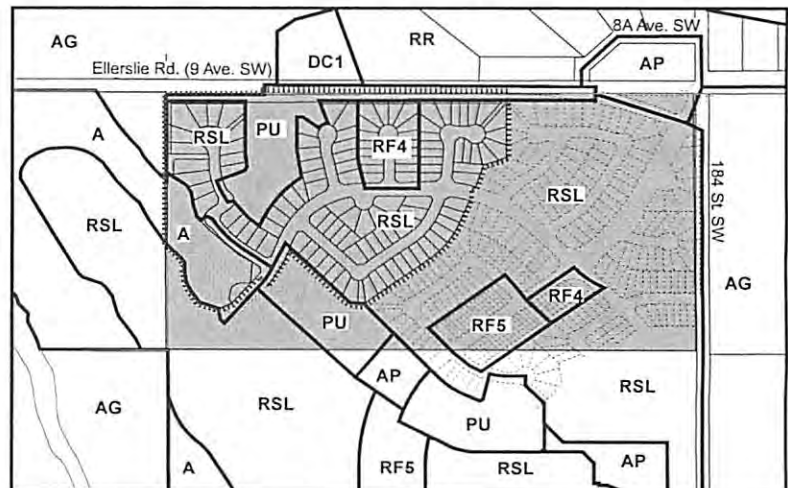
February 14, 2013

LDA 12-0021

-----	Limit of proposed subdivision	- - -	1.5m concrete sidewalk with bollards and lighting
■	Register as road right-of-way	—	1.8m uniform screen fence as per Zoning Bylaw
▨	Dedicate 8m wide road right-of-way	— · — ·	1.8m uniform fence
▤	11.5m enhanced local roadway	·····	1.2m uniform fence
— · — ·	3m hard surface shared use path	#	Restrictive covenant re: freeboard
·····	3m concrete emergency access with T-bollards and lighting	*	Restrictive covenant re: Top-of-the-bank
—	Staging line		Construct stormwater management facility



■	Titled area to be subdivided
·····	Subdivision area





February 14, 2013

File No. LDA12-0177

MMM Group Planning
200 10576 – 113 Street
Edmonton, Alberta T5H 3H5

ATTENTION: Donal Farrelly

Dear Mr. Farrelly,

RE: Tentative plan of subdivision to create 127 single detached residential lots from the W ½ NE 31-52-25-4 and Lot A, Plan 4270NY, located south of Stony Plain Road and west of 199 Street, **STEWART GREENS**

I The Subdivision by Plan is APPROVED on February 14, 2013, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 2.265 ha by a Deferred Reserve Caveat registered against the remainder of W ½ NE 31-52-25-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 1.449 ha by a Deferred Reserve Caveat registered against the remainder of Lot A, 4270NY, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. that LDA13-0054 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of Stage 2 of this subdivision; 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 (3) 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 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;
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 Departments and affected utility agencies;
6. 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;
7. that the owner construct a 12 m radius temporary gravel roadway connection for Stage 1 to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The connection will be required prior to CCC (or at the discretion and direction of Transportation Services);
8. that the owner construct a 6 m wide gravel temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure I. The connection will be required prior to CCC (or at the discretion and direction of Transportation Services);
9. that the engineering drawings include a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The walkway must connect to the existing shared use path to the south;
10. 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
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 Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserve requirements for portions of W½ NE 31-52-25-4 and Plan 4270NY Lot A, will be provided by Deferred Reserve Caveats through this subdivision in the amounts of 2.265 ha and 1.449 ha.

There is an existing well site located within the subdivision area, as shown on enclosures, in Stage 2. The well is located within a 10m x 15m working area. The well site and working area must be located entirely within road right-of-way. Should the working area be occupied due to

well repairs, a minimum 6.5 m drive aisle on the roadway adjacent to the working area must be maintained.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/nk/Posse # 124644636-001

Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 14, 2013

LDA12-0177

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▨ Register walkway as road right-of-way
- ↔ Construct 6m temporary gravel roadway
- > Construct 1.5m sidewalk with bollards and lighting to connect to existing shared use path to the south
- ⊙ 12m Radius gravel surface temporary turnaround with bollards
- 1.8m Uniform fence as per Zoning Bylaw
- ⋯ 1.2m Uniform fence
- · — · Post and rail fence
- ▭ Include in Engineering drawings
- * Restrictive Covenant Re: Freeboard
- ⊙ Abandoned Well site

