

Thursday, July 11, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 28

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 11, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 4, 2013 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

3. NEW BUSINESS

1. LDA12-0198
123511933-001

Tentative plan of subdivision to create two (2) commercial lots and one (1) Public Utility lot from SE 26-53-25-4, located east of St Albert Trail and north of 137 Avenue; **RAMPART INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA12-0436
131949415-001

Tentative plan of subdivision to create 59 single detached residential lots and ten (10) semi-detached residential lots from Lots 5 & 6, Plan 4717RS, located west of 215 Street NW and south of 100 Avenue NW; **SECORD**

MOVED

Blair McDowell

That the application for subdivision be approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA13-0166 137606289-001	Tentative plan of subdivision to create five (5) single detached residential lots from Lot 1, Block, Plan 122 4680 located south of 35 Avenue NW and west of 199 Street NW; EDGEMONT	
MOVED		Blair McDowell That the application for subdivision be approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	ADJOURMENT The meeting adjourned at 10:00 a.m.		



July 11, 2013

File No: LDA12-0198

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create two (2) commercial lots and one (1) Public Utility lot from SE 26-53-25-4, located east of St Albert Trail and north of 137 Avenue;
RAMPART INDUSTRIAL

I The Subdivision by Plan is APPROVED on July 11, 2013 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$589,836 representing 0.796 ha pursuant to Section 666 and 667 of the Municipal Government Act;
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., ATCO Gas Ltd., and Telus Corporation 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 a cross lot access easement to provide access to the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services; and
5. 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 the owner construct a suitable stage of the stormwater management facility, real time control structure, and outlet pipe to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the Engineering Drawings include a 300 mm watermain as shown on the "Conditions of Approval Map," Enclosure I;
9. that the Engineering Drawings include the removal of the 142 Street median to accommodate an all-directional access, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 13.5 m all-directional curb return access to 142 Street, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 9.0 m right-in/right-out curb return access to 137 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the Engineering Drawings include the extension of the westbound right turn bay to serve the proposed right-in, right-out access, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the Engineering Drawings include a 1.5 m boulevard sidewalk to the satisfaction of Transportation Services, in the location shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard-surface shared use path within the stormwater management facility as per City of Edmonton Design and Construction Standards, including bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. 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.

The existing Deferred Reserve Caveat (#112 037 782) on the SE 26-53-25-4 will be reduced by the dedication required in Clause I (1) and the remainder will be carried forward on title.

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. Sarah Ramey at 780-496-6214 or write to:

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

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/sr/Posse #123511933-001

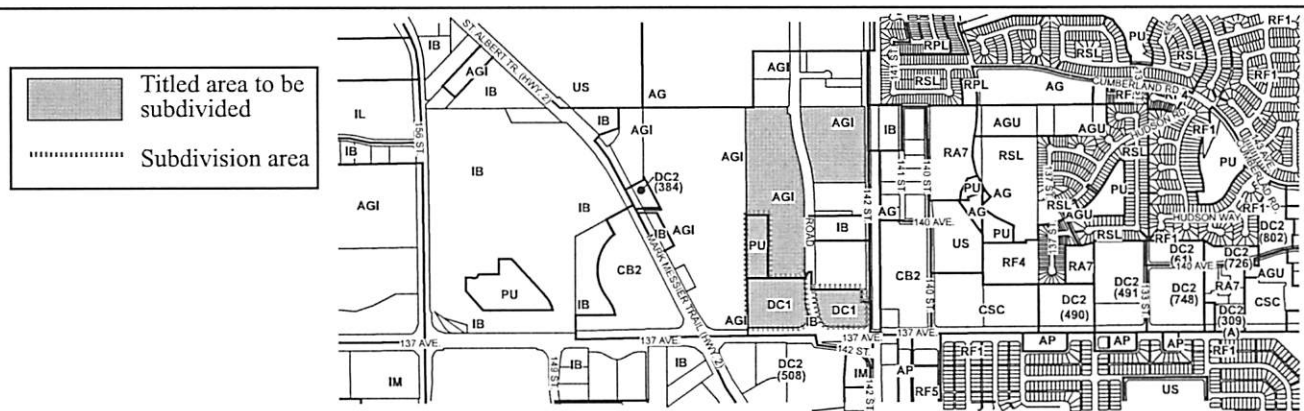
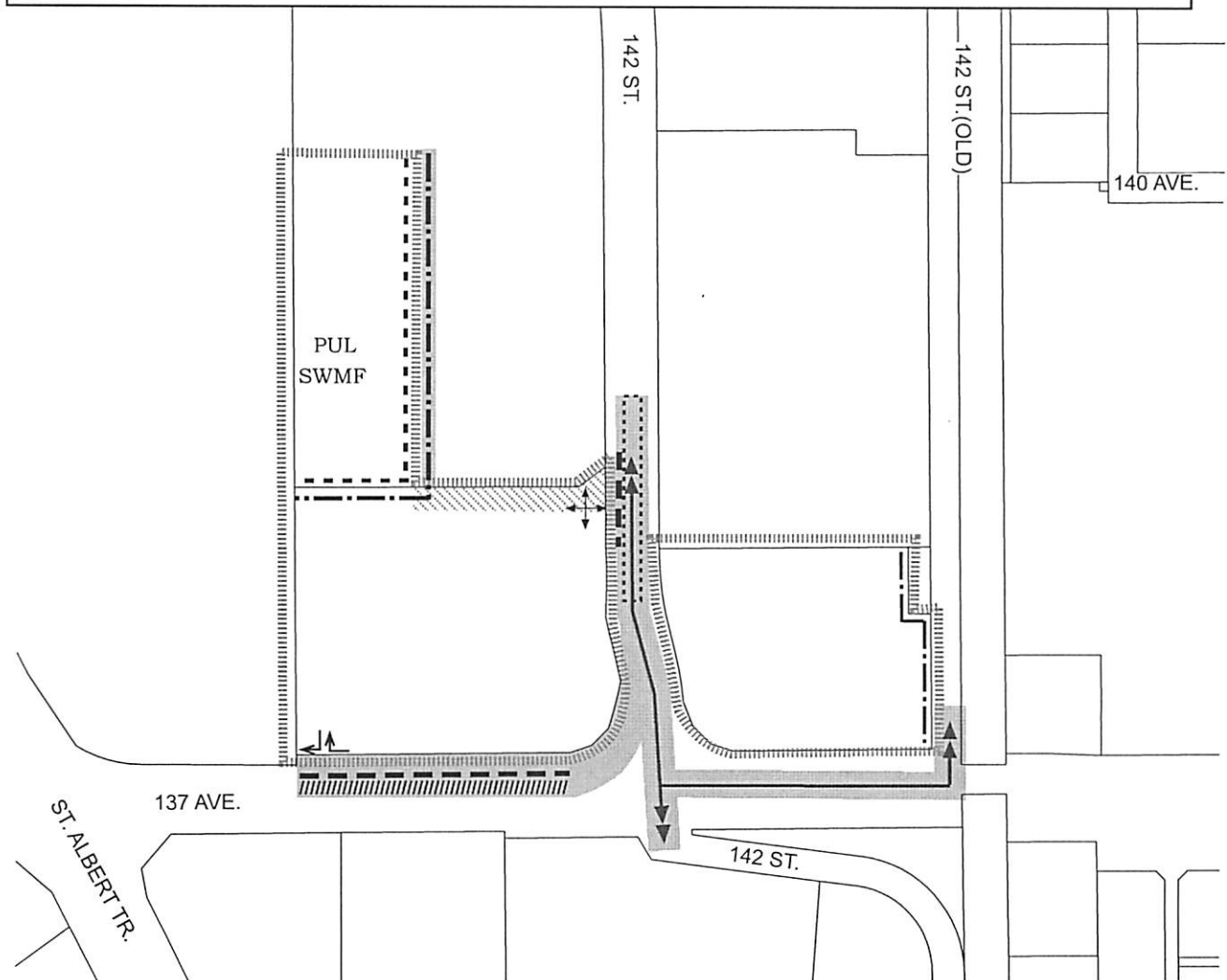
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 11, 2013

LDA 12-0198

-----	Limit of Proposed Subdivision	////	Extend Right-Turn Bay
	Register Cross Lot Access Easement	---	1.5m Boulevard Sidewalk
- - - - -	Remove Median	- . - . -	3m Shared-Use Path
	13.5m All-directional Curb Return Access	- . - . -	1.2m Chainlink Fence
	9m Right-in/right-out Curb Return Access		Include in Engineering Drawings
	Construct 300mm Watermain		





July 11, 2013

File No. LDA12-0436

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 59 single detached residential lots and ten (10) semi-detached residential lots from Lots 5 & 6, Plan 4717RS, located west of 215 Street NW and south of 100 Avenue NW; **SECORD**

I The Subdivision by Plan is APPROVED on July 11, 2013, pursuant to Section 654, 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 a corner cut, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA12-0245 be registered prior or concurrent with this application to provide logical extension of services;
5. that the owner be permitted to register this plan of survey 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 in order to protect the integrity of the berm, the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm and noise attenuation fence, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register the walkways as road rights-of-way to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 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 other assessments applicable to the subdivision area 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 the owner construct a 2.2 m berm and 1.8 m noise attenuation fence as per City of Edmonton Design and Construction Standards Drawing No. 5205, or combination thereof, to conform to the submitted Noise Study dated October 27, 2008, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 4.0 m wide temporary gravel emergency access with Stage 1, to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure I;
9. that the owner construct an emergency access and 3.0 m concrete sidewalk with T-bollards, to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3.0 m shared use path, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalks, within the road rights-of-way, to connect to the 3m shared use path, and within the alley with bollards lighting, to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include 1.5 m sidewalks on the west side of 215 Street NW from the walkway north of the MR site to 98 Avenue NW, and on the east side of 215 Street NW to provide connection to the bus stop to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure II;
13. that the engineering drawings include a curb ramp, to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure II;
14. that the owner provide "no parking signs", to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Sustainable Development and Financial Services & Utilities.

Enclosure I and II are maps of the subdivision identifying conditions of this approval.

Municipal Reserve has been previously addressed with Subdivision Plan 4717RS.

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. Vivian Gamache at 780-944-0122 or write to:

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

Yours truly,



FOR Scott Mackie
Subdivision Authority

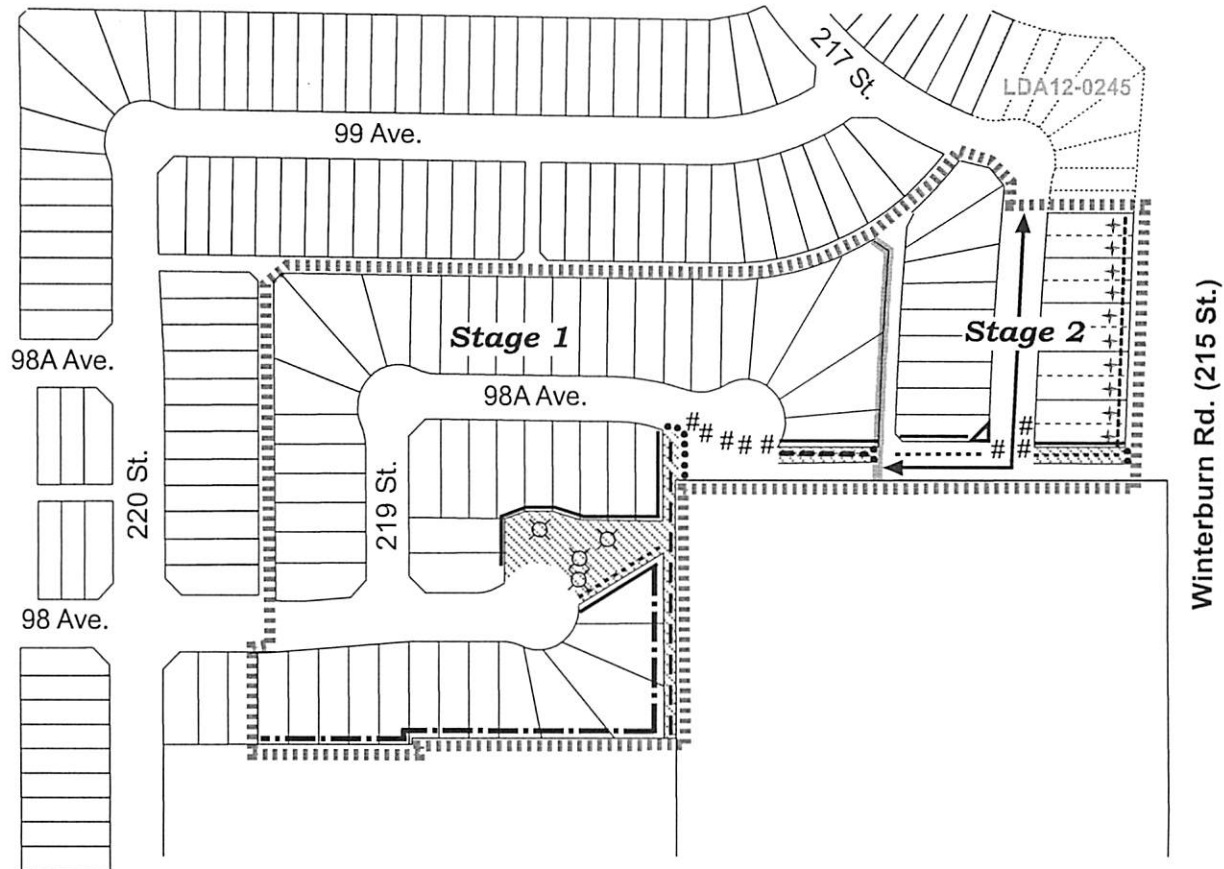
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Enclosure(s)

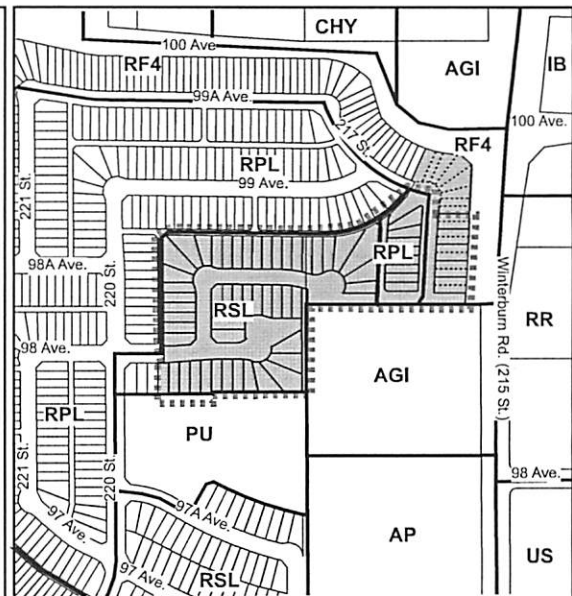
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 11, 2013

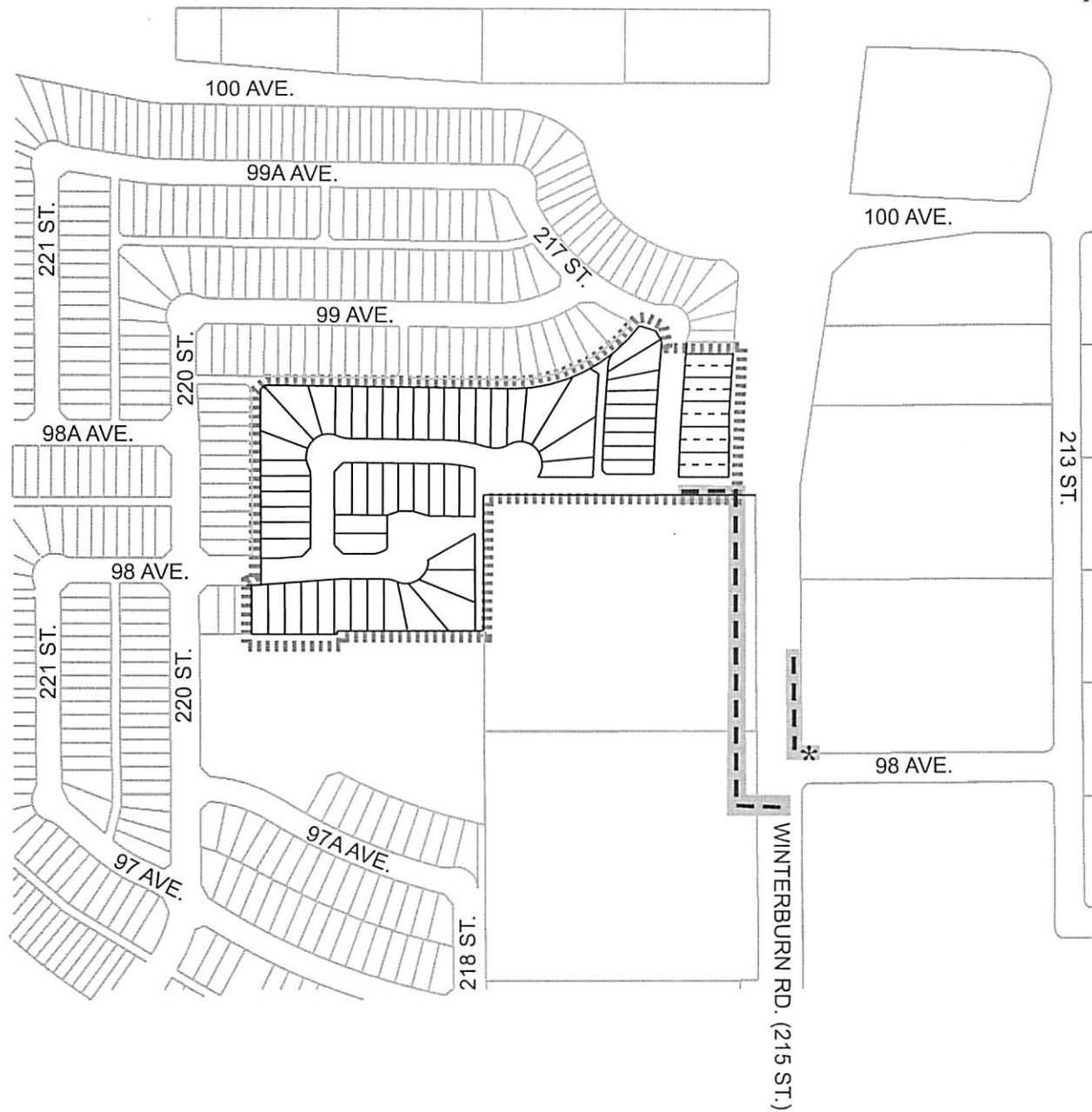
LDA 12-0436



- Limit of Proposed Subdivision
- + Restrictive Covenant re: berm
- Construct 2.2m Berm and 1.8m Noise Attenuation Fence
- ▲ Dedicate Corner Cut
- Construct an Emergency Access and 3.0m Concrete Sidewalk
- Construct 3.0m Shared-Use-Path
- ↔ Construct 4.0m Temporary Emergency Access
- # No Parking Signs
- Construct 1.5m Concrete Sidewalks
- 1.8m Fence as Per Zoning Bylaw
- 1.2m Fence
- Register as Road Rights-of-Way
- ⊗ Abandoned Well Site
- Staging Line
- Bollards



- Titled area to be subdivided
- Subdivision area



- Limit of Proposed Subdivision
- Show on Engineering Drawings
- * Construct Curb Ramp
- - - Construct a 1.5m Sidewalk



July 11, 2013

File No. LDA13-0166

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create five (5) single detached residential lots from Lot 1, Block, Plan 122 4680 located south of 35 Avenue NW and west of 199 Street NW;
EDGEMONT

I The Subdivision by Plan is APPROVED on July 11, 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 owner prepare a top of bank restrictive covenant in favour of the City of Edmonton that will be registered on all lots being created as per the applicable development restrictions shown the Geotechnical Report dated June 2010 prepared by the Hoggan Engineering & Testing (1980) Ltd (Report 6004-22) together with supplemental technical correspondence, dated February 7, 2011, March 11, 2011, September 2, 2011, January 12, 2012 and October 1, 2013, as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 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 other assessments applicable to the subdivision area 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 the owner construct a 3.0 m concrete sidewalk that connects to the existing top-of-bank shared use path, including bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the Servicing Agreement clearly indicate that there shall be no disturbance to the Environmental Reserve Land during construction;
9. that the owner construct all fences wholly on privately owned lands to the satisfaction of Financial Services and Utilities, 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 walkway, to the satisfaction of Transportation Services, Financial Services and Utilities and Sustainable Development.

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

Deferred Reserve Caveat #132 050 946 was applied to Lot 1, Block 1, Plan 122 4680 and will be carried forward on the title.

Please be advised that access to the remnant parcel to the south will be required through the adjacent properties to the west (Lot 1, Plan 782 3334 and Lot 2, Plan 782 3334).

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.

Yours truly,









For Scott Mackie
Subdivision Authority

SM/cw/Posse # 137606289-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 11, 2013

LDA 13-0166

- | | |
|--|---|
|  Limit of Proposed Subdivision |  Restrictive Covenant re: Top of Bank |
|  Dedicate as Road Right-of-Way |  1.8m Uniform Fence, as per Zoning Bylaw 12800 |
|  Construct a 3.0m Concrete Sidewalk with T-Bollards and Lighting and connect to the shared use path |  1.2m Uniform Fence |

