

Thursday, May 16, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 20

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the May 16, 2013 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the May 9, 2013 meeting be adopted.

3. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA12-0281
127913966-001 | Tentative plan of subdivision to create 27 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility Lot from Lot 1, Block B, Plan 122 1655, located east of Windermere Dr NW, west of Wheaton Close NW; WINDERMERE |
| 2. | LDA12-0354
128997821-001 | Tentative plan of subdivision to create 114 single detached residential lots, 36 semi-detached residential lots and 1 Environmental Reserve parcel, 1 Municipal Reserve Parcel and 2 Public Utility Lots from SE 8-52-23-4 and Lot 2, Plan 812 1577 located east of 11 Street NW and south of 36A Avenue NW; MAPLE |

4. OTHER BUSINESS



Subdivision Authority

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

May 16, 2013

File No. LDA12-0281

IBI Group
300 – 10830 Jasper Ave
Edmonton, AB T5J 2B4

ATTENTION: Latoya Powder

Dear: Ms. Powder

RE: Tentative plan of subdivision to create 27 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility Lot from Lot 1, Block B, Plan 122 1655, located east of Windermere Dr NW, west of Wheaton Close NW;
WINDERMERE

I The Subdivision by Plan is APPROVED on May 16, 2013, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.18 ha parcel pursuant to Section 666 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 Stormwater Management Facility be registered as a Public Utility Lot as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision within the Windermere Neighbourhood (File No. LDA12-0176) be registered prior to or concurrent with this application;
6. that the application to amend the Zoning Bylaw # 16473 be approved prior to or concurrent with this application;
7. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the Public Utility lot, 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 (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 the 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 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 construction of the stormwater management facility be completed to its ultimate size and design, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard-surface shared use path with dividing yellow centreline, lighting, bollards, landscaping, and "Shared Use" signage, within the greenway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
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 Financial Services and Utilities, Transportation Services and Sustainable Development.

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

A Deferred Reserve Caveat (DRC) is registered against the parent parcel. The DRC will be reduced accordingly and 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. Ania Schoof at 780-423-7495 or write to:

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

Yours truly,

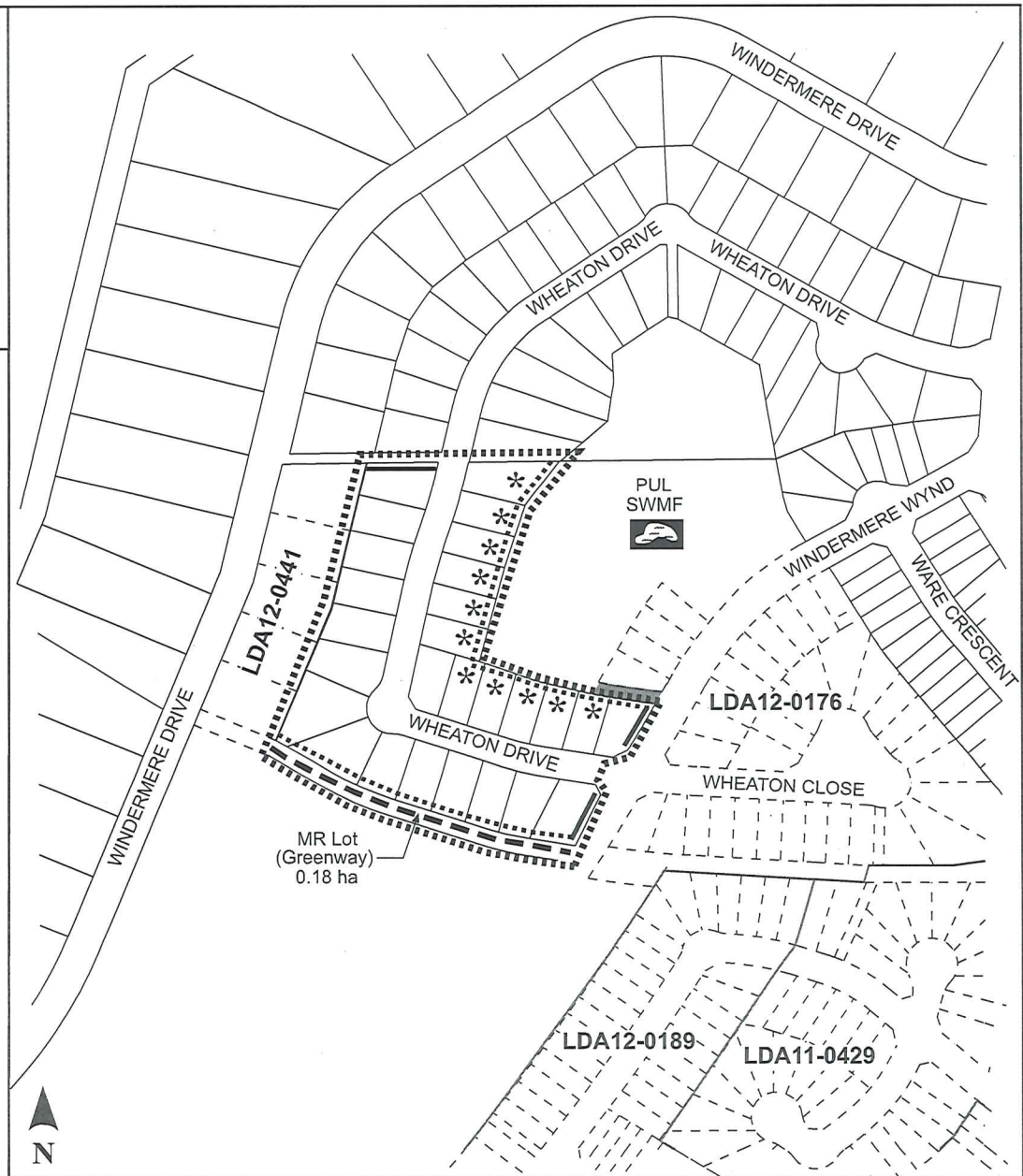
Scott Mackie
Subdivision Authority

SM/as/Posse # 127913966-001

Enclosure(s)

May 16, 2013

Map showing the area around the intersection of 16th Avenue and 170th Street, including various land use designations (e.g., AG, RR, AP, DC1, RSL, PU, RF1, RF4, RA7, CNC, US) and a shaded area indicating the subdivision area. The map includes street names like Windermere Drive, Wheaton Drive, and Windermere Boulevard. A legend at the bottom identifies the shaded area as "Titled area to be subdivided" and the dotted line as "Subdivision area".





May 16, 2013

File No. LDA12-0354

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 114 single detached residential lots, 36 semi-detached residential lots and 1 Environmental Reserve parcel, 1 Municipal Reserve Parcel and 2 Public Utility Lots from SE 8-52-23-4 and Lot 2, Plan 812 1577 located east of 11 Street NW and south of 36A Avenue NW; **MAPLE**

I The Subdivision by Plan is APPROVED on May 16, 2013 subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 0.80 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 dedicate Municipal Reserve as a 0.15 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 subdivision boundary be amended to include the dedication of Maple Road to an approved Concept Plan from the south boundary of SE-8-52-23-4 to the north boundary of Lot 2, Plan 812 1577 as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register the walkways and the northerly PUL as road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the lands to be gifted to CN along the western boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I, be done after the construction of the berm and fence;
8. that the owner register an easement on the Certificate of Title for all affected parcels for a 9 m secondary access road, 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 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 inspect 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/or other assessments applicable 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 engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, prior to CCC, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include upgrade to the existing temporary 4 m gravel emergency/temporary access to a paved 9 m rural roadway cross section including lighting to provide for a temporary secondary access to Meridian Street, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a grading plan for Maple Road;
10. that the owner construct 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;
11. that the owner construct 3 m asphalt shared use paths with a dividing yellow centerline and "Shared Use" signage with landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a combination berm and noise attenuation fence, to a minimum height of 4.5 m above the top of rail, within property lines along the east side of the CNR right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m sidewalk to connect the shared use paths as shown on the "Conditions of Approval" map, Enclosure I;
14. that the engineering drawings include a 250mm offsite water main to the satisfaction of EPCOR Water as shown on the "Conditions of Approval" map, Enclosure I;

15. that the owner construct all fences (wholly within private property lines excepting post and rail fencing on the MR parcel), to the satisfaction of Transportation Services and Sustainable Development in the locations 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 Reserve parcels, to the satisfaction of the Infrastructure Services, Transportation Services and Sustainable Development as shown on the "Conditions of Approval" map, Enclosure I.

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

MR requirements for Lot 2 Plan 8121577 have been addressed with a 1.85ha Deferred Reserve Caveat (DRC) on title. This DRC should be reduced for ER and MR dedication. Any remaining MR shall be transferred to the DRC for SE 8-52-23-W4.

MR requirements for SE 8-52-23-W4 have been addressed with a 2.51ha DRC (112370894) on title through LDA10-0115. The DRC is to be carried forward with any remaining Reserve owing from Lot 2 Plan 8121577 added on the remaining balance of the title area.

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 Mr. Dave Onishenko at 780-496-5809 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

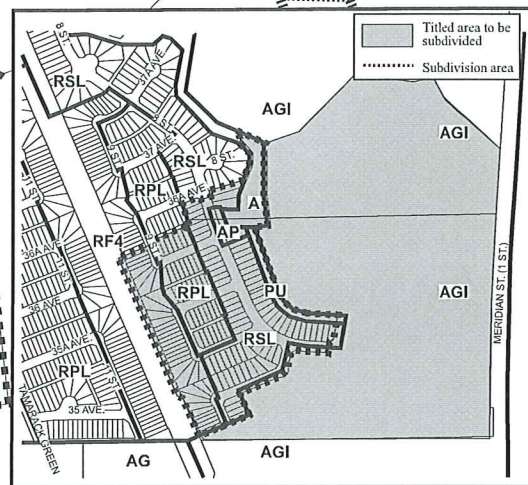
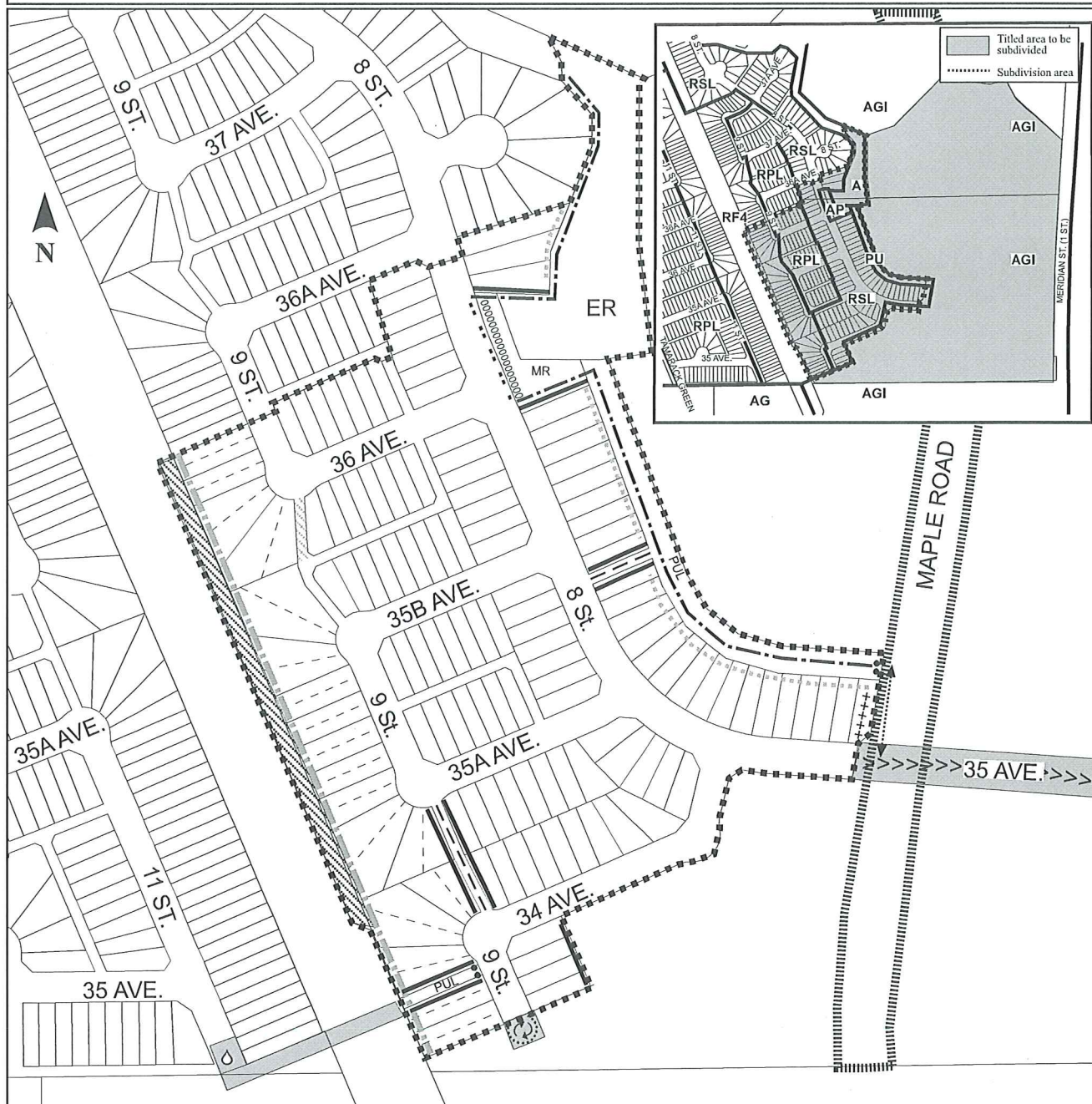
SM/do/Posse #128997821-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 16, 2013

LDA 12-0354



- | | | |
|--|--|---|
| Limit Of Proposed Subdivision | 1.2 Uniform Fence | Land to be gifted to CN |
| 4.5 m Noise Attenuation Facility Combination Berm And Fence | 3 m Hard Surface Shared Use Path in Ultimate Alignment | 12 m Gravel Temporary Turnaround With T-bollards Or Mini Barriers |
| 1.5 m Concrete Sidewalk With Bollards Lighting | Upgrade The Temporary 4 m Wide Gravel Emergency Access To a Paved 9 m Rural Collector Roadway Including Lighting | 250 mm Off Site Watermain Connection With Crossing Required |
| 1.8 m Doubleboard No Gap Fence | Amend Subdivision Boundary To Include Dedication Of Maple Road | Bollards |
| 3 m Hard Surface Shared Use Path | Register PUL As Road Right-Of-Way | |
| 3 m Sidewalk For Connection With 3 m Hard Surfaced Shared Use Path | Include In Engineering Drawings | |
| Post And Rail Fence | | |
| 1.8 Uniform Screen Fence as per Zoning Bylaw | | |

Thursday, May 9, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 19

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 9, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 2, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. NEW BUSINESS

1. LDA12-0238
125876240-001

Tentative plan of subdivision to create 14 light industrial lots from a portion of SW18-52-23-W4M and Lot 52, Block RW, Plan 1105KS located south of 51 Avenue NW and north of Whitemud Drive NW;
SOUTHEAST INDUSTRIAL

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA12-0335
128892873-001

Tentative plan of subdivision to create 76 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from N½ NE 20-51-25-4 and S½ NE 20-51-25-4, located west of 184 Street SW south of existing Ellerslie Road SW (9 Avenue SW); **KESWICK**

MOVED		Blair McDowell	
		That the application for subdivision be Approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA12-0378 130766607-001	Tentative plan of subdivision to create 61 single detached residential lots, 30 semi-detached residential lots, and one (1) Municipal Reserve lot from Lot A, Block A, Plan 112 4483, Lot 3, Block 1, Plan 022 6736, and SW 18-51-24-4, located east of James Mowatt Trail and north of 41 Avenue SW; ALLARD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA12-0441 132554044-001	Tentative plan of subdivision to create five (5) single detached residential lots and one (1) Municipal Reserve lot from Lot 1, Block B, Plan 122 1655, located west of Windermere Road NW and north of Windermere Boulevard NW; WINDERMERE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA12-0466 132369827-001	Tentative plan of subdivision to create one (1) multiple family residential lot and one (1) urban services lot from Lots 40 and 41, Block 27, Plan 792 1043, located east of 109 Street NW and south of 29 Avenue NW; ERMINESKIN	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	ADJOURMENT The meeting adjourned at 10:30 a.m.		