

Thursday, May 23, 2013

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 21

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 23, 2013 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 16, 2013 meeting be adopted.	
3.	<b>NEW BUSINESS</b>	
1.	LDA13-0040 134321904-001	Tentative plan of subdivision to create 46 single detached residential lots and one (1) Municipal Reserve lot from SE 18-51-24-4, located west of 111A Street SW and north of 41 Avenue SW; <b>ALLARD</b>
2.	LDA13-0041 134321940-001	Tentative plan of subdivision to create nine (9) single detached residential lots and one (1) multiple family residential lot from SE 18-51-24-4, located west of 111A Street SW and north of 41 Avenue SW; <b>ALLARD</b>
4.	<b>OTHER BUSINESS</b>	



May 23, 2013

File No. LDA13-0040

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 46 single detached residential lots and one (1) Municipal Reserve lot from SE 18-51-24-4, located west of 111A Street SW and north of 41 Avenue SW; **ALLARD**

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**I The Subdivision by Plan is APPROVED on May 23, 2013, subject to the following conditions:**

1. that the owner provide Municipal Reserve as a 0.87 ha lot, 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 owner register the walkway as road right-of-way, 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 (2) 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 owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, 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 a dividing yellow centreline, "Shared Use" signage, lighting, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centreline, "Shared Use" signage, lighting, bollards, and landscaping in the greenway adjacent to the southern boundary of the adjacent private property owner to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. If the City does not receive the remaining right-of-way within five years of the signing of the Servicing Agreement, the owner shall provide cash-in-lieu towards the future construction of the shared use path which shall equal 50 percent of the total construction costs minus the cost of construction of the minimum 1.5 m granular shared use path at the same location;
10. that the engineering drawings include a 1.5 m granular temporary shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include a 6 m wide gravel temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC or at the discretion and direction of Transportation Services;
12. that the owner construct all fences (and post and rail fencing on the MR parcel), positioned wholly within private property lines 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 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 (#092 468 146) on SE 18-51-24-4 will be reduced by 0.87 ha to dedicate the park site. 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 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,

Scott Mackie  
Subdivision Authority

SM/ww/Posse #134321904-001

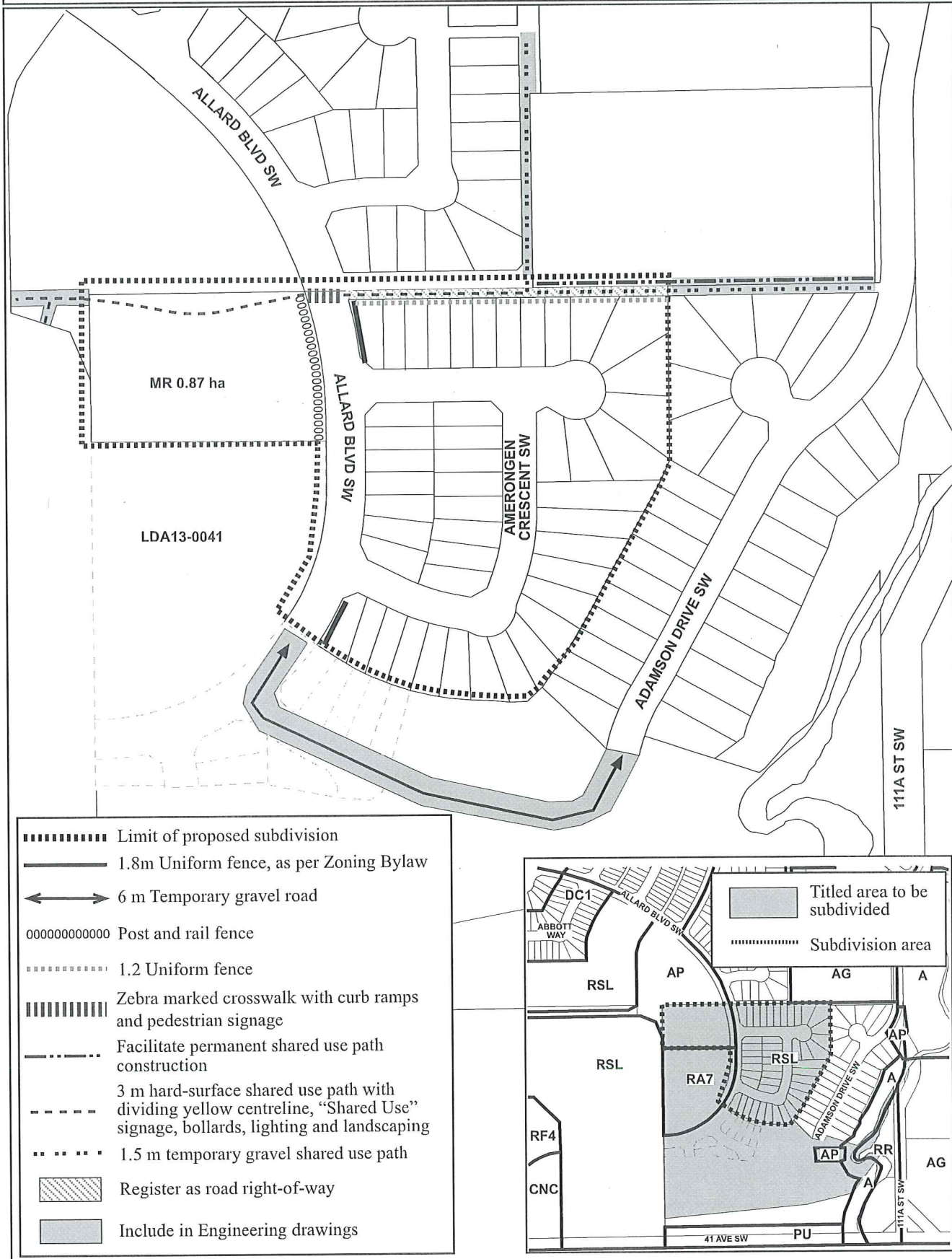
Enclosure(s)



## SUBDIVISION CONDITIONS OF APPROVAL MAP

May 23, 2013

LDA 13-0040





May 23, 2013

File No. LDA13-0041

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create nine (9) single detached residential lots and one (1) multiple family residential lot from SE 18-51-24-4, located west of 111A Street SW and north of 41 Avenue SW; **ALLARD**

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**I The Subdivision by Plan is APPROVED on May 23, 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 approved subdivision within the Allard Neighbourhood (File No. LDA13-0040) be registered prior to or concurrent with this application; 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, 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 6 m wide gravel temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC or at the discretion and direction of Transportation Services;
8. that the engineering drawings include a 250 mm water main connection to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences positioned wholly within private property lines 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.

The existing Deferred Reserve Caveat (#092 468 146) on title will be 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, 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,

Scott Mackie  
Subdivision Authority

SM/ww/Posse #134321940-001

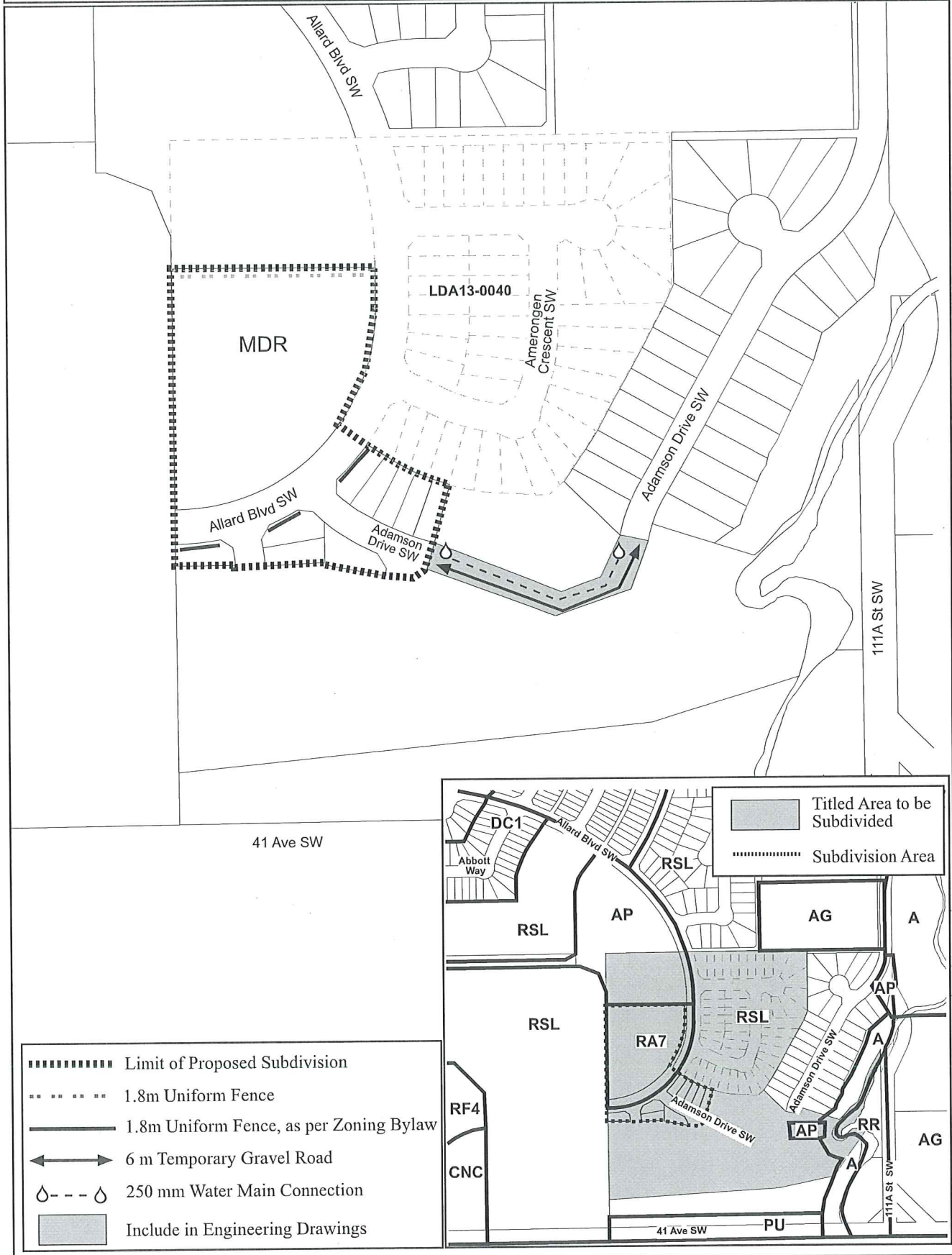
Enclosure(s)



## SUBDIVISION CONDITIONS OF APPROVAL MAP

May 23, 2013

LDA 13-0041





Thursday, May 16, 2013

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 20

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 16, 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 9, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**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**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

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**

MOVED	Blair McDowell  That the application for subdivision be Tabled.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
4.	<b>ADJOURMENT</b>  The meeting adjourned at 9:45 a.m.	