

Thursday, November 14, 2013

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 46

**PRESENT**

**Blair McDowell, Chief Subdivision Officer**

**Scott Mackie, Manager, Current Planning Branch**

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 14, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 24, 2013, the October 31, 2013, and the November 7, 2013 meetings be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. NEW BUSINESS**

1. LDA13-0155  
137320203-001

Tentative plan of subdivision to create 59 single detached residential lots and one (1) Municipal Reserve lot from Lot A, Block 1, Plan 1322811 located north of 28 Avenue SW and west of 141 Street SW; **HAYS RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA13-0190  
137923707-001

Tentative plan of subdivision to create 54 single detached residential lots, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from SE 18-51-24-4 and Lot B, Plan 4948 MC, located west of 111A Street SW and north of 41 Avenue SW; **ALLARD and CAVANAGH**

MOVED

Blair McDowell, Scott Mackie

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

4.	<b>ADJOURMENT</b> The meeting adjourned at 9:45 a.m.
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November 14, 2013

File No. LDA13-0155

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

ATTENTION: Latoya Powder

Dear Ms. Powder:

RE: Tentative plan of subdivision to create 59 single detached residential lots and one (1) Municipal Reserve lot from Lot A, Block 1, Plan 1322811 located north of 28 Avenue SW and west of 141 Street SW; **HAYS RIDGE**

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

1. that the owner dedicate Municipal Reserve as a 0.50 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 approved subdivisions LDA12-0322 and LDA12-0124 be registered prior to or concurrent with this application to provide the logical roadway and water extensions;
5. that the owner register the walkways and greenway as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that Bylaw 16622 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision; and
7. 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 associated 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 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 carriageway widening at the intersection to accommodate the proposed island median at this location, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the owner submit a driveway plan for the lot including turning movements, to address the impacts that the proposed median may have on the access for residential lot, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard-surface shared use path, within the greenway, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard-surface shared use path, within the Municipal Reserve lot, with a dividing yellow centreline, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct walkways containing: a 3 m hard-surface shared use path with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 2.5 m hard-surface sidewalk along the north side of Hays Ridge Boulevard, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly on privately-owned lands except post and rail on the Municipal Reserve, lot to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Community Services, Transportation Services, and Sustainable Development.

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

Reserves were addressed with LDA12-0143. The existing Deferred Reserve Caveat will be reduced in the amount of 0.50 ha 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, 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. Sabrina Brar at (780) 496-6092 or write to:

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

Yours truly,

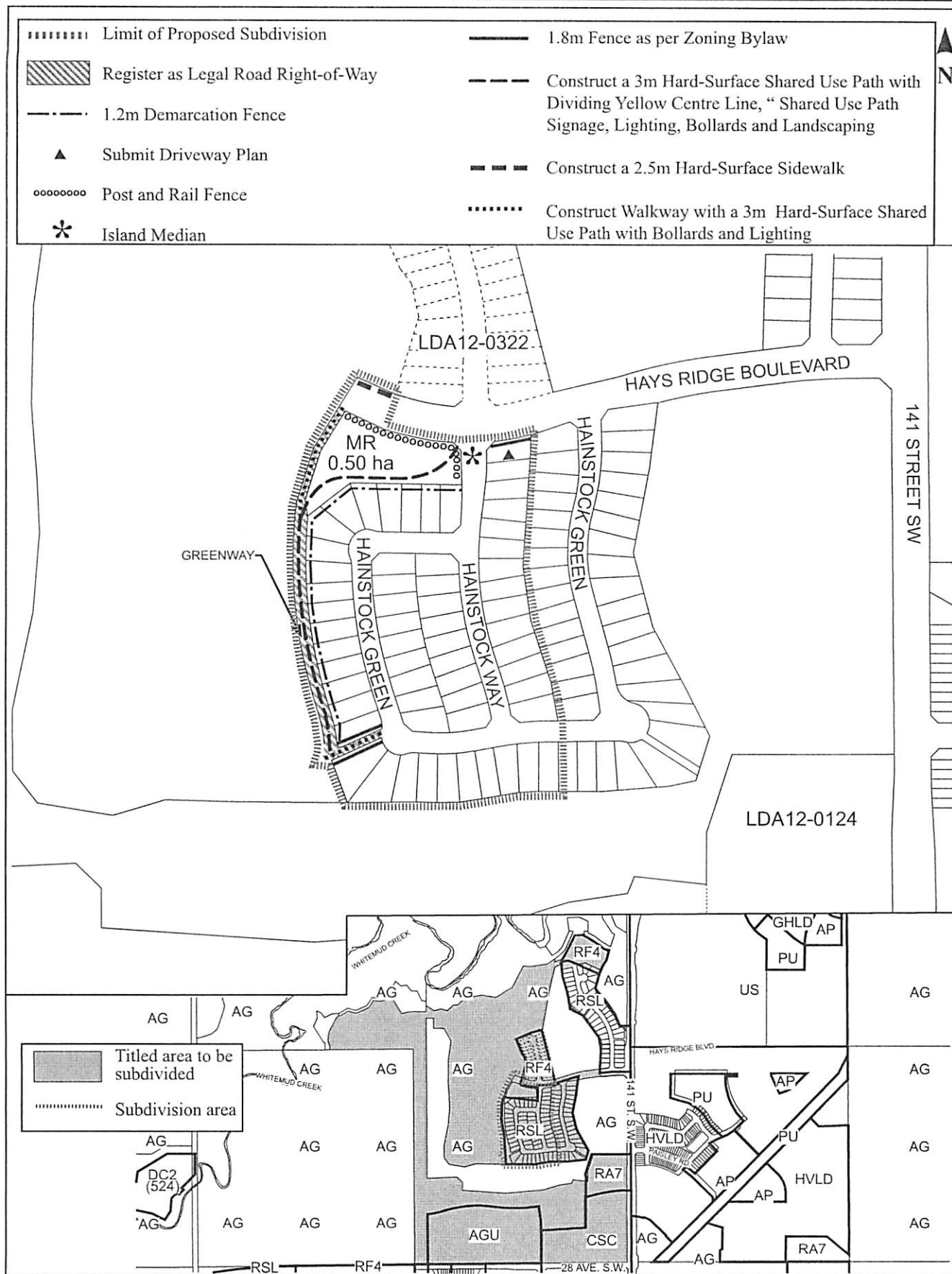
A handwritten signature in blue ink, appearing to read "Scott Mackie", with a stylized flourish at the end.

FOR

Scott Mackie  
Subdivision Authority

SM/sb/Posse #137320203-001

Enclosure(s)







November 14, 2013

File No. LDA13-0190

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 54 single detached residential lots, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from SE 18-51-24-4 and Lot B, Plan 4948 MC, located west of 111A Street SW and north of 41 Avenue SW; **ALLARD** and **CAVANAGH**

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

1. That the owner dedicate Environmental Reserve as a 0.54 ha lot pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve as a 0.07 ha lot, pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money-in-place of Municipal Reserve, in the amount of \$717,936.38, pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the approved subdivision within the Allard Neighbourhood (File No. LDA13-0041) 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 and flanking onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm;
8. that the owner dedicate road right-of-way to the satisfaction of Transportation Services for 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
9. that subject to condition I(8), the owner clear and level 41 Avenue SW as required for road right-of-way dedication, to the satisfaction of Transportation Services; 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 (4) 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 construct a 3 m concrete emergency access sidewalk with T-bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a residential access for the existing private home from the Auxier Point SW to the property line, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area with a dividing yellow centreline, "Shared Use" signage and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of a 3 m asphalt shared use path within the top-of-bank setback area with a dividing yellow centreline, "Shared Use" signage and landscaping, as shown on the "Conditions of Approval" map, Enclosure I. This shared use path must tie into the shared use path on 41 Avenue SW;
11. that the engineering drawings include southern property line elevations, which must be coordinated with the existing design for 41 Avenue SW. The 41 Avenue SW design shall govern;
12. that the owner construct a 1.1 m berm and 1.83 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 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
13. 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
14. 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) registered against the SE 18-51-24-4 will be discharged in favour of a 0.07 ha pocket park site and a money-in-place payment in the amount of \$717,936.38.

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 #137923707-001

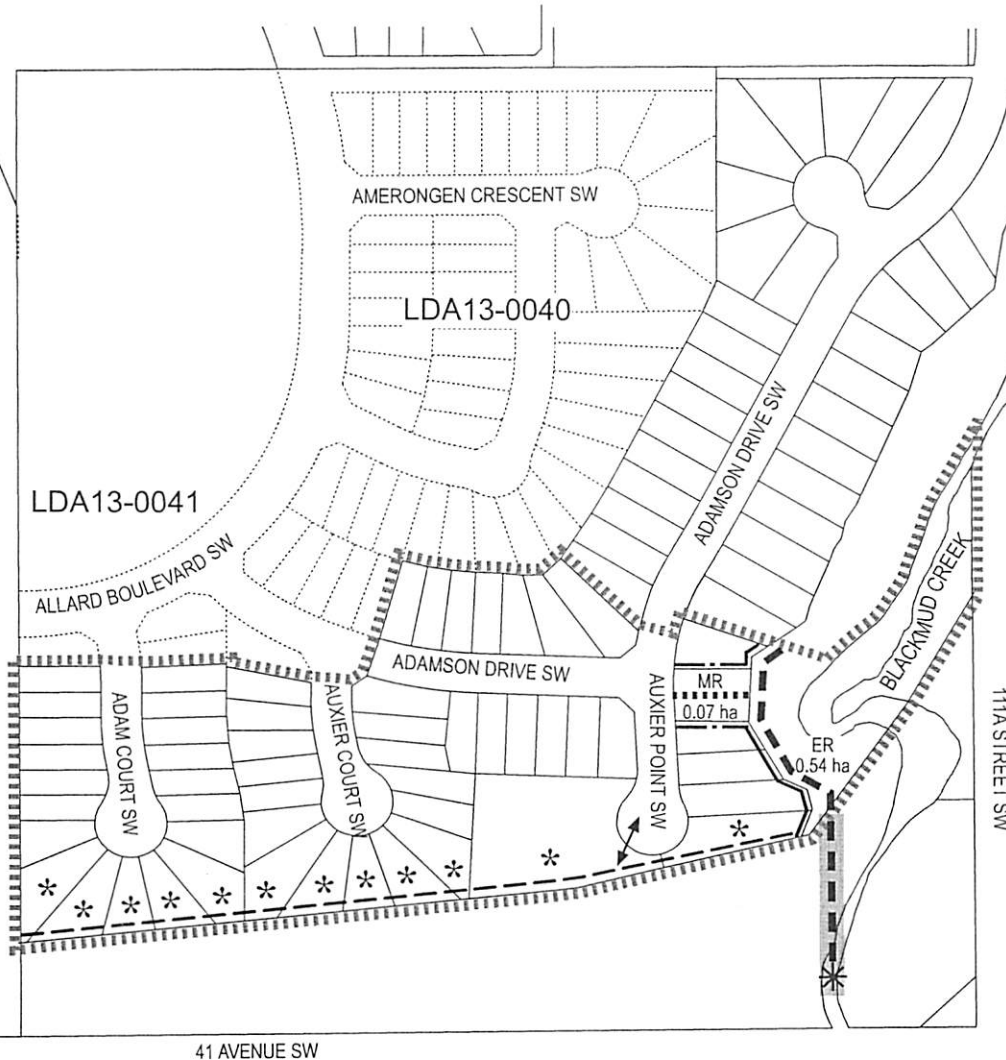
Enclosure(s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

November 14, 2013

LDA 13-0190

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|--|--|
| ..... Limit of Proposed Subdivision  | —— 1.2m Uniform Fence  |
| --- 3m Asphalt Shared-Use-Path with Dividing Yellow Centreline, "Shared Use" Signage and Landscaping | - - - 1.8m Uniform Fence as per Zoning Bylaw                                     |
| ..... Emergency Access Walkway with 3m Concrete Sidewalk, T-Bollards and Lighting                    | - - - 1.1m Berm, 1.83m Noise Attenuation Fence and Dedicate as Road Right-of-Way |
| * Restrictive Covenant re: Berm and Fence  | ↔ Construct Residential Access From Local Road to Property Line                  |
| * Tie into Shared Use Path on 41 Avenue SW   | ■ Include in Engineering Drawings  |



41 AVENUE SW

