

Thursday, October 3, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 40

PRESENT	Blair McDowell, Chief Subdivision Officer Scott Mackie, Manager, Current Planning Branch
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1. ADOPTION OF AGENDA

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the October 3, 2013 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

2. ADOPTION OF MINUTES

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the September 26, 2013 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

3. NEW BUSINESS

1.	LDA12-0294 128168706-001	Tentative plan of subdivision to create one (1) multiple family residential lot from Lot 14, Block 1, Plan 6215V, located north of 153 Avenue NW and east of 95 Street NW; EAUX CLAIRES
MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
2.	LDA12-0296 120964327-001	Tentative plan of subdivision to create one (1) commercial lot from Lot A, Block 1, Plan 1322811, located west of 141 Street SW and north of 28 Avenue SW; HAYS RIDGE
MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

3.	LDA13-0184 137744785-001	Tentative plan of subdivision to create 170 single detached residential lots and one (1) medium density residential lot from Lot 9, Plan 782 3226 and Lot 201, Block 12, Plan 122 3711, located south of Stony Plain Road and west of 222 Street; SECORD	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
4.	ADJOURMENT The meeting adjourned at 10:00 a.m.		



October 3, 2013

File No: LDA12-0294

Scheffer Andrew Ltd.
14505 - 123 Avenue NW
Edmonton, AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create one (1) multiple family residential lot from Lot 14, Block 1, Plan 6215V, located north of 153 Avenue NW and east of 95 Street NW; EAUX CLAIRES

I The Subdivision by Plan is APPROVED on October 3, 2013, pursuant to Section 654 of the Municipal Government Act, and subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$100,685 representing 0.157 ha pursuant to Section 666 and Section 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., 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 dedicate road right-of-way to upgrade 95 Street NW to a 11.5 m wide collector roadway standard, including pedestrian facilities, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate a 9 m x 9 m corner cut to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 other applicable assessments for the construction of permanent storm and sanitary drainage facilities in the basin;
4. 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;
5. 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;
6. that the owner abandon the existing 20 mm water service to the satisfaction of EPCOR Water Services Inc;
7. that the engineering drawings include the construction of a 250 mm water main and a 300 mm water main to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the extension of sewer mains to the satisfaction of Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include upgrades to 95 Street NW to accommodate an 11.5 m collector roadway with pedestrian facilities, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The temporary turnaround will be required prior to CCC for roads at the discretion and direction of Transportation Services;
11. that the engineering drawings include the upgrade of the existing bus stop to a 9 m x 4 m bus stop and amenities pad, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include a 3 m shared use path to the satisfaction of Transportation Services, 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.

Municipal Reserves are being provided as money-in-place of land with this subdivision.

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. 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,

A handwritten signature in blue ink, appearing to read "Scott Mackie". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Mackie".

Scott Mackie
Subdivision Authority

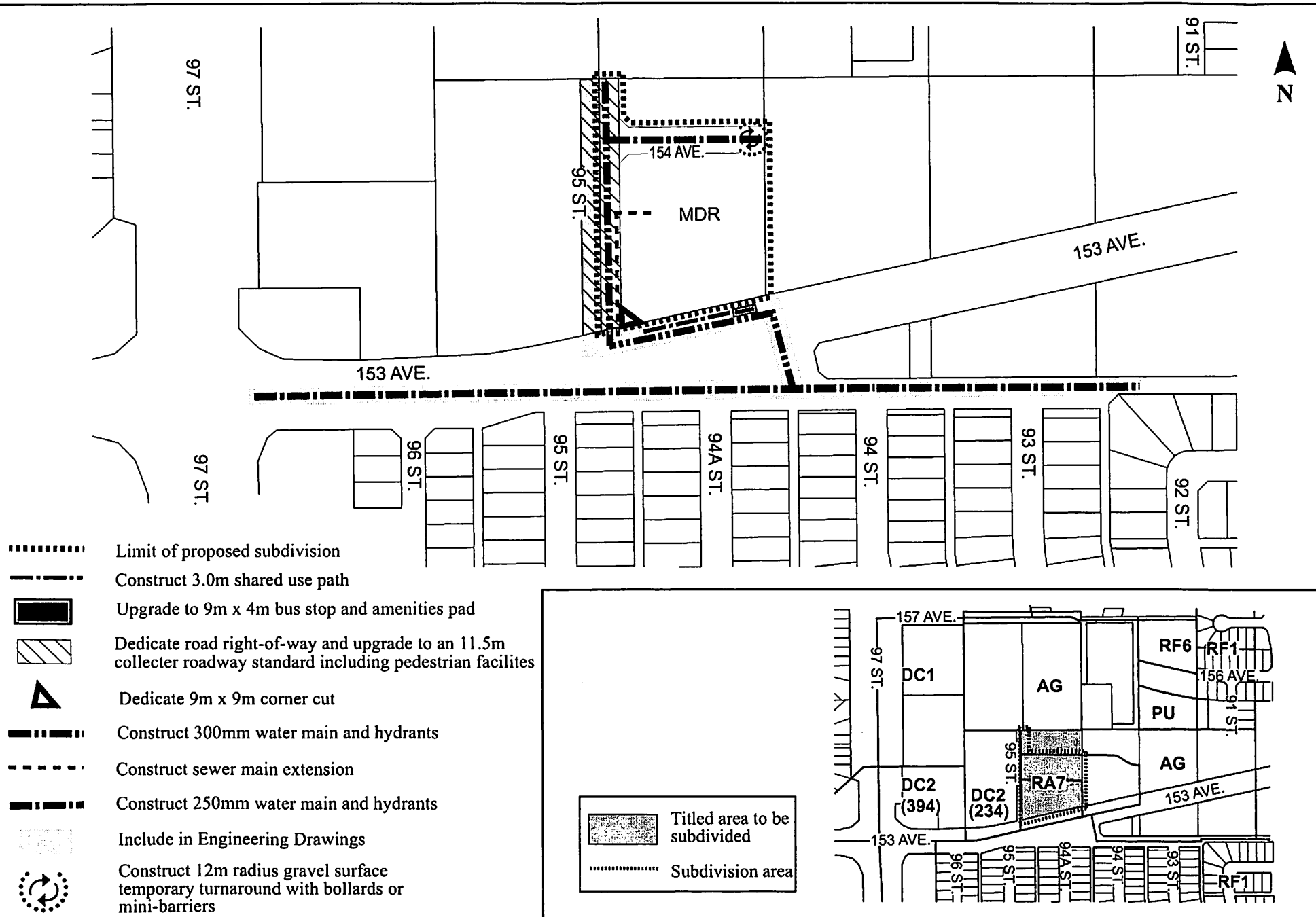
SM/sr/Posse #128168706-001

Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 3, 2013

LDA12-0294





October 3, 2013

File No. LDA12-0296

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

ATTENTION: Latoya Powder

Dear Ms. Powder:

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

I The Subdivision by Plan is APPROVED on October 3, 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 Hays Ridge Neighbourhood, File No. LDA12-0124 be registered prior to or concurrent with this application;
4. that the owner shall provide written confirmation that the infrastructure development project, which includes water main construction along Ellerslie Road over Whitemud Creek, has been completed to the satisfaction of EPCOR Water Services Inc. and Financial Services and Utilities, prior to or concurrent with registration of this subdivision;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 28 Avenue SW as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Clause I (6), the owner clear and level 28 Avenue SW as required for road right-of-way dedication to the satisfaction of Transportation Services; 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 (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 the endorsement of the plan of subdivision;
3. that the owner pays his proportionate share of the Permanent Area Contributions and/or lateral sewer Oversizing Charges 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 engineering drawings include additional carriageway widening for 144 Street SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include landscaping to an arterial roadway standard along 141 Street SW to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct improvements to 28 Avenue SW, to an arterial roadway standard, including a right turn bay, intersection improvements, and sidewalk on the north side of 28 Avenue SW in the ultimate alignment, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner pay for the installation of three traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installations will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
11. that the owner construct a joint accesses to 144 Street SW and Hays Ridge Drive SW from the site, in the locations shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. The turnaround will be required prior to CCC for roads, or at the discretion and direction of Transportation Services;

13. that the owner construct a 1.5 m concrete sidewalk within road right-of-way in the ultimate alignment of 28 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 2 m mono-walk with straight-faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences (and post and rail fencing on the future 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
17. 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 for Lot A, Block 1, Plan 1322811 is to be deferred with LDA12-0143 and carried forward on title with this subdivision.

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 #120964327-001

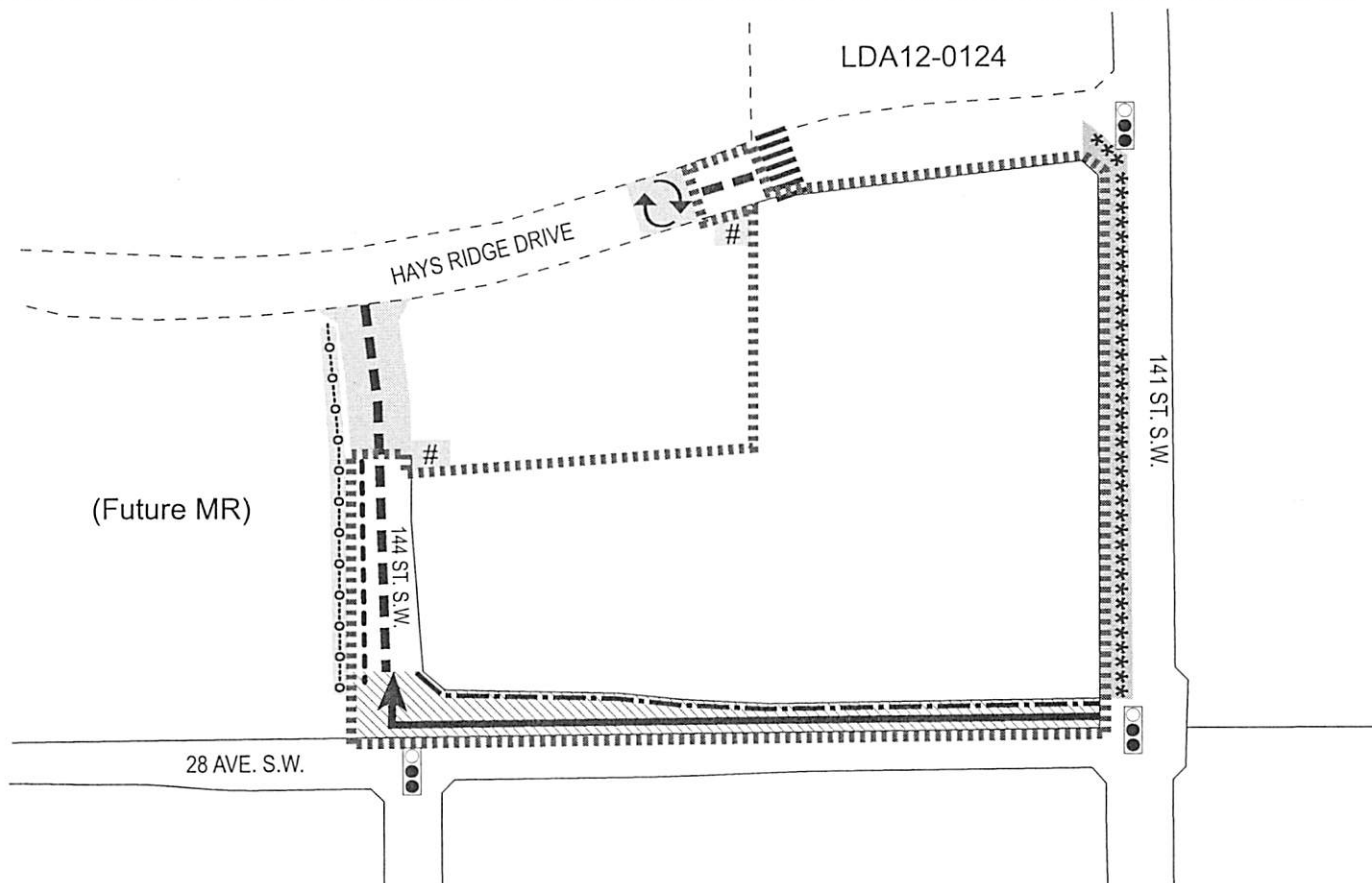
Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

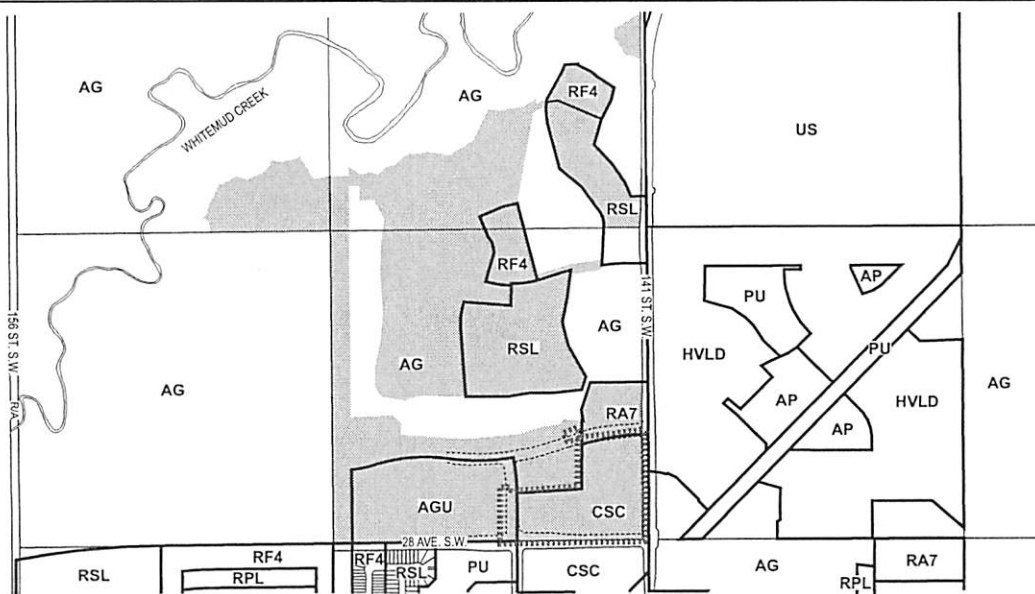
October 3, 2013

LDA 12-0296

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| <ul style="list-style-type: none"> ----- Limit of Proposed Subdivision # Construct Joint Accesses ----- Construct 2m Mono-Walk with Straight Faced Curb Gutter -o-o-o- Post and Rail Fence ●●● Pay for the installation of Traffic Signal Zebra marked Crosswalk with Curb Ramps and Pedestrian Signage ----- Construct 1.5m Concrete Sidewalk within Road Right-of-Way in the ultimate alignment | <ul style="list-style-type: none"> ***** Additional Landscaping Required ↑ Improvements to 28 Avenue SW including Westbound Right Turn Bay, Sidewalk and Intersection Improvements ▨ Dedicate Road Right-of-Way and Clear and Level, in Accordance with the Approved Concept Plan --- Widen Carriageway ▭ Include in Engineering Drawings ↻ 12m radius Gravel surface temporary Turnaround |
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|-------|------------------------------|
| ▭ | Titled area to be subdivided |
| ----- | Subdivision area |





October 3, 2013

File No. LDA13-0184

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 170 single detached residential lots and one (1) medium density residential lot from Lot 9, Plan 782 3226 and Lot 201, Block 12, Plan 122 3711, located south of Stony Plain Road and west of 222 Street; **SECOND**

I The Subdivision by Plan is APPROVED on October 3, 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 subdivisions LDA11-0456 and LDA12-0218 be registered prior to or concurrent with this application;
4. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the titled lots backing on to the berm, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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
6. 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 sidewalks, shared use paths 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 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 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 1.6 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto Stony Plain Road to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I
8. that the engineering drawings include a 3.0 m hard-surface shared use path, as per City of Edmonton Design and Construction Standards including bollards, to connect to the shared use path in LDA12-0218 to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct 1.5 m concrete sidewalks with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on private owned lands to the satisfaction of Financial Services and Utilities 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, and medians, walkways, 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 Reserves were provided for this application with Registered Plans 4717 RS and 782 3225.

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,



Scott Mackie
Subdivision Authority

SM/vg/Posse # 137744785-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 3, 2013

LDA 13-0184

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| <ul style="list-style-type: none"> Limit of Proposed Subdivision —— 1.8m Fence as per Zoning Bylaw ----- 1.2m Uniform Screen Fence Construct a 1.5m Concrete Sidewalk --- Construct a 3.0m Shared Use Path with Lighting | <ul style="list-style-type: none"> --- Construct a 1.8m Noise Attenuation Fence & 1.6m Berm * Register a Restrictive Covenant re: Berm & Fence Register as Road Right-of-Way .. Bollards Include in Engineering Drawings |
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