

Thursday, April 30, 2015  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 18

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b> <b>Scott Mackie, Manager, Current Planning Branch</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell, Scott Mackie  That the Subdivision Authority Agenda for the April 30, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell, Scott Mackie  That the Subdivision Authority Minutes for the April 23, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
1.	LDA14-0209 154138515-001	Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW; <b>GLENRIDDING HEIGHTS</b>
MOVED	Blair McDowell, Scott Mackie  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA15-0102 168874925-001	Tentative plan of subdivision to create one (1) industrial lot from the north half of the SW-28-51-24-W4M located north of Ellerslie Road SW and west of Parsons Road SW; <b>ELLERSLIE INDUSTRIAL</b>
MOVED	Blair McDowell, Scott Mackie  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>
<b>5.</b>	<b>ADJOURNMENT</b>	
	The meeting adjourned at 9:45 a.m.	



Subdivision Authority

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

April 30, 2015

File NO. LDA14-0209

MMM Group Limited  
200, 10576 – 113 Street NW  
Edmonton, AB T5H 3H5

ATTENTION: Emily Miranda

Dear Ms. Miranda:

RE: Tentative plan of subdivision to create 65 single detached residential lots and 48 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW; **GLENRIDGING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on April 30, 2015, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve, in the amount of \$75,212.00 representing 0.1015 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 & Transmission Inc., and EPCOR Water Services Inc., 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 be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that approved subdivision LDA13-0064 be registered prior to or concurrent with this application to provide for the logical connection of roadway and services necessary to serve this subdivision;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. 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;
6. that the owner submits 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;
7. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m concrete emergency access with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that a CCC will not be issued for the storm and sanitary sewers until the downstream outfall has been constructed and is operational to the satisfaction of Financial Services and Utilities;
10. that the owner construct a 2 m berm centered on property line and a 1.83 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 170 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

There is an existing Deferred Reserve Caveat (DRC) registered against the NW 22-51-25-W4M in the amount of 0.1015 ha. The DRC will be discharged and provided as money-in-place 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 Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Kerry Girvan at 780-423-7472 or [kerry.girvan@edmonton.ca](mailto:kerry.girvan@edmonton.ca).

Yours truly,



*For* Scott Mackie  
Subdivision Authority

SM/kg/Posse #154138515-001

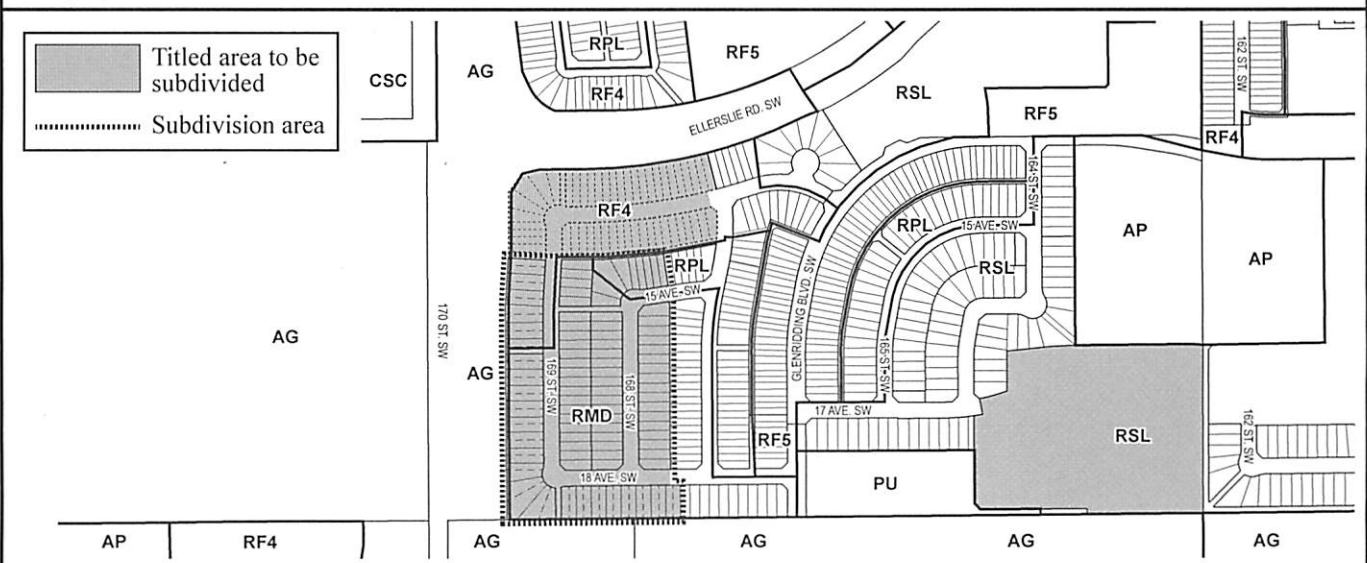
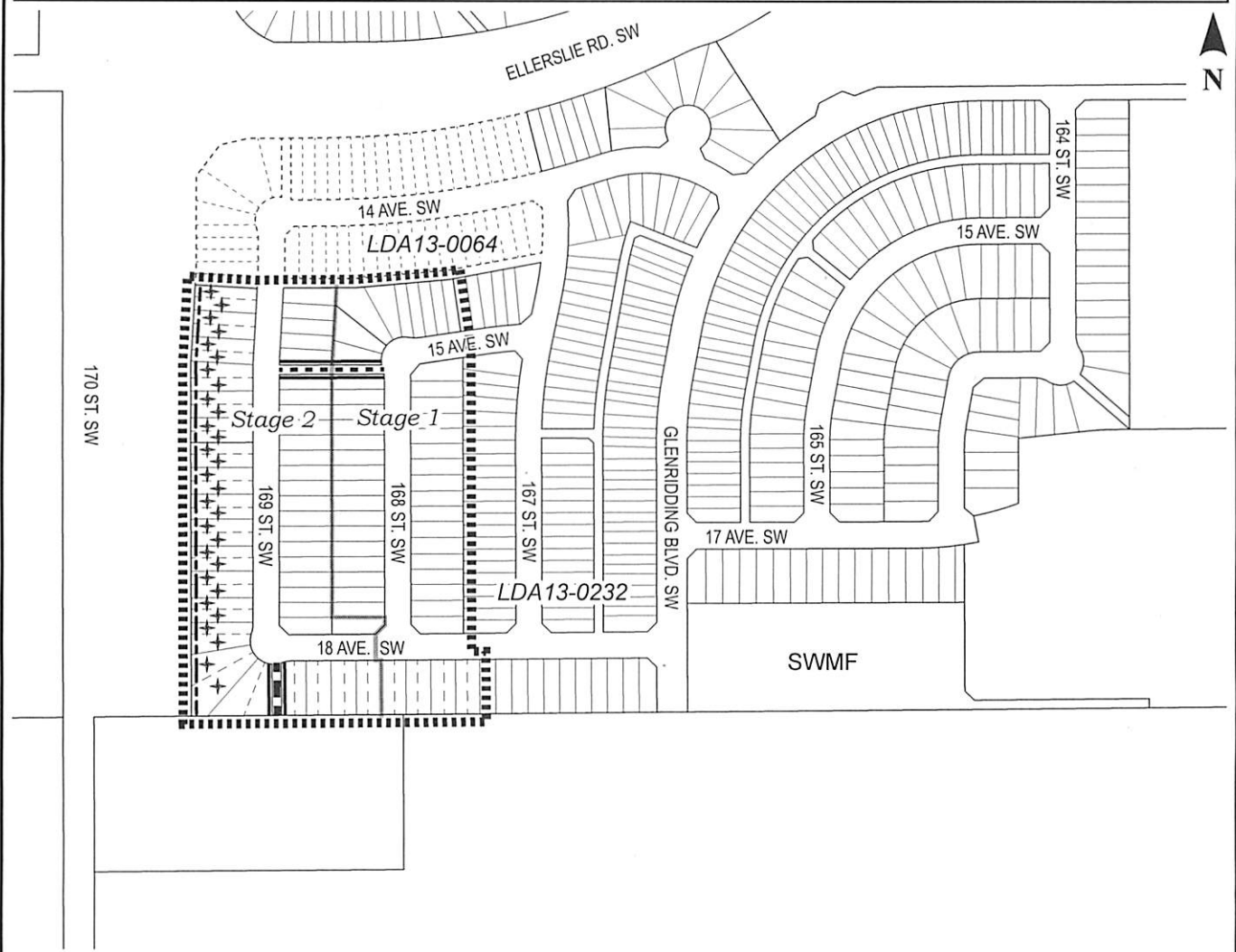
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 30, 2015

LDA14-0209

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - Berm and noise attenuation fence
- ▬▬▬▬▬ 3 m concrete emergency access
- ⋯⋯⋯⋯⋯ 1.5 m concrete sidewalk
- + Restrictive covenant re: berm







April 30, 2015

File NO. LDA15-0102

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create one (1) industrial lot from the north half of the SW-28-51-24-W4M located north of Ellerslie Road SW and west of Parsons Road SW;  
**ELLERSLIE INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on April 30, 2015, 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 & Transmission Inc., and EPCOR Water Services Inc., 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 additional road right of way as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a disturbed soil restrictive covenant in favour of the City of Edmonton against the lot adjacent to this subdivision, to prevent soil disturbance due to sanitary sewer installation, 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 survey.

**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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. 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;
6. that the owner submits 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;
7. that the engineering drawings include a right turn bay from the south boundary of the Elwood Drive and Parsons Road intersection to the Transportation and Utility Corridor (TUC), to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a sanitary sewer main extension, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the west side of the Elwood Drive and Parsons Road intersection to the satisfaction of Transportation Services;
10. 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
11. that the owner is responsible for the landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve was addressed through files SUB/01-0034 and LDA07-0340. Cash in place of Municipal Reserve was provided for both the north and south halves of the NW 28-51-24-W4M.

Ministerial Consent is required for all development within the Transportation and Utility Corridor (TUC). The application for Ministerial Consent is to be made by the developer.

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 Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Sean Conway at 780-496-5809 or [sean.conway@edmonton.ca](mailto:sean.conway@edmonton.ca).

Yours truly,



Scott Mackie  
Subdivision Authority

SM/sc/Posse #168874925-001

Enclosure(s)

FOR

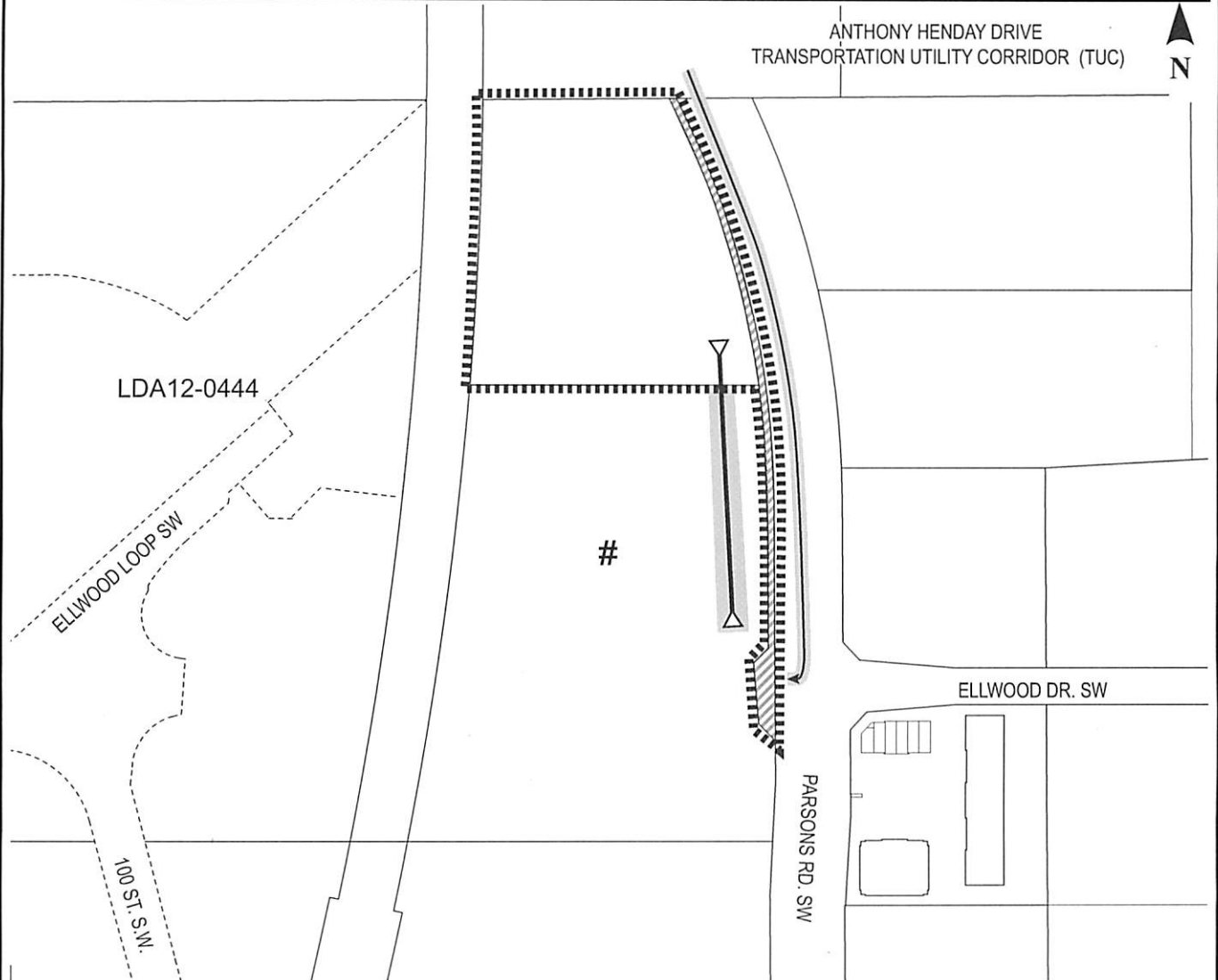
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 30, 2015

LDA15-0102

- Limit of proposed subdivision
- Turn bay
- Dedicate as road right-of-way

- # Restrictive covenant re: disturbed soil
- Sanitary sewer extension
- Include in engineering drawings



- Titled area to be subdivided
- Subdivision area

