

Thursday, May 14, 2015

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 14, 2015 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 7, 2015 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0297 156696832-001	Tentative plan of subdivision to create 82 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Plan 982 0129, and Lot 2, Block 1, Plan 022 1098, located west of Anthony Henday Drive and north of Fraser Vista; FRASER
2.	LDA14-0378 159184371-001	Tentative plan of subdivision to create 83 single detached residential lots and two (2) Public Utility Lots from the NW 20-53-25-W4M, located south of Sparrow Crescent NW and west of Ray Gibbon Drive NW; STARLING
3.	LDA14-0488 158672483-001	Tentative plan of subdivision to create 73 single detached residential lots from Lot 1, Plan 812 0646, and the SE-23-51-24-W4M located south of Watt Drive SW and west of 50 Street SW; WALKER
5.	OTHER BUSINESS	



Subdivision Authority

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

May 14, 2015

File NO. LDA14-0297

Scheffer Andrew Ltd.
12204 - 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 82 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Plan 982 0129, and Lot 2, Block 1, Plan 022 1098, located west of Anthony Henday Drive and north of Fraser Vista; **FRASER**

I The Subdivision by Plan is APPROVED on May 14, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.10 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 provide money in place of MR, in the amount of \$22,279.00 representing 0.044 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
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 & 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;
5. that the lots identified be withheld from registration until the realigned 153 Avenue from 18 Street to Meridian Street is open and operational, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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, MR, and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision LDA14-0168 be registered prior to or concurrent with Stage 2 of this application, to provide the logical roadway extension;
8. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto the Transportation / Utility Corridor (TUC) and 153 Avenue, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 (3) 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 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;
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 engineering drawings include a 3 m granular shared use path within the TUC, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a 3 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto the TUC and 153 Avenue, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay a Boundary Assessment for municipal infrastructure built by others within the Fraser Way road right-of-way;
10. that the owner construct all fences wholly on privately-owned lands and post and rail on the MR lot, 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 the Public Utility lot, the Reserve lot, road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

The 0.615 ha Deferred Reserve Caveat (DRC) registered against Lot 2, Plan 982 0129 will be reduced by 0.505 ha with registration of LDA13-0441. The remaining 0.11 ha portion will be provided as a 0.10 ha MR lot and money in place with this subdivision. Money in place representing 0.034 ha is also being provided with this subdivision for the portion of 153 Avenue closed through Bylaw 17148.

Ministerial Consent is required for the shared use path and for the portion of berm located within the TUC and the application for Ministerial Consent is made by the owner.

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 Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/mn/Posse #156696832-001

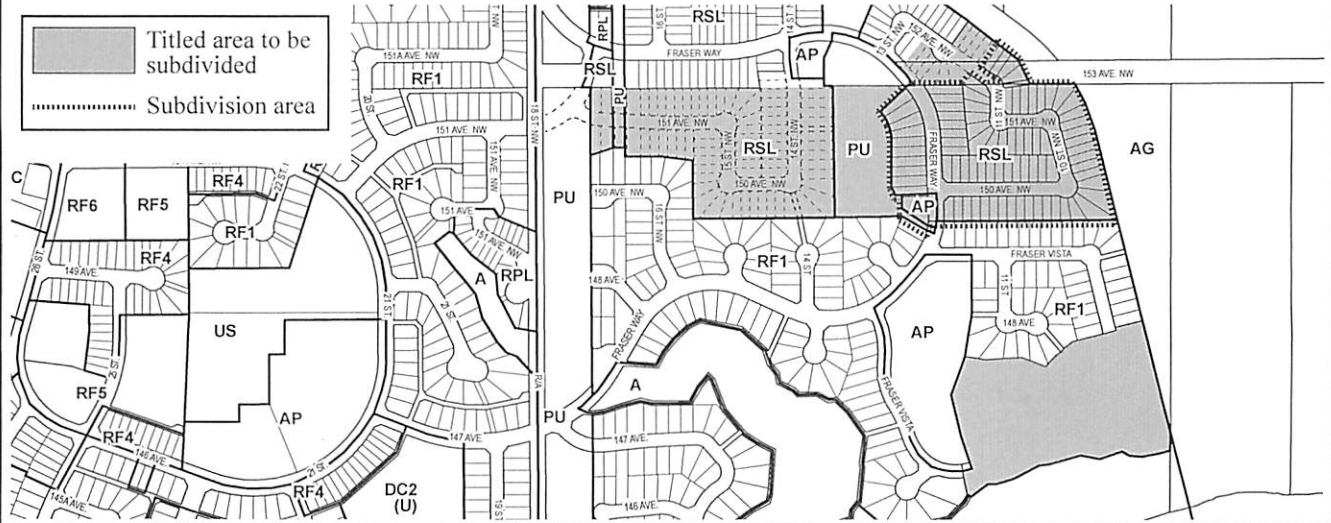
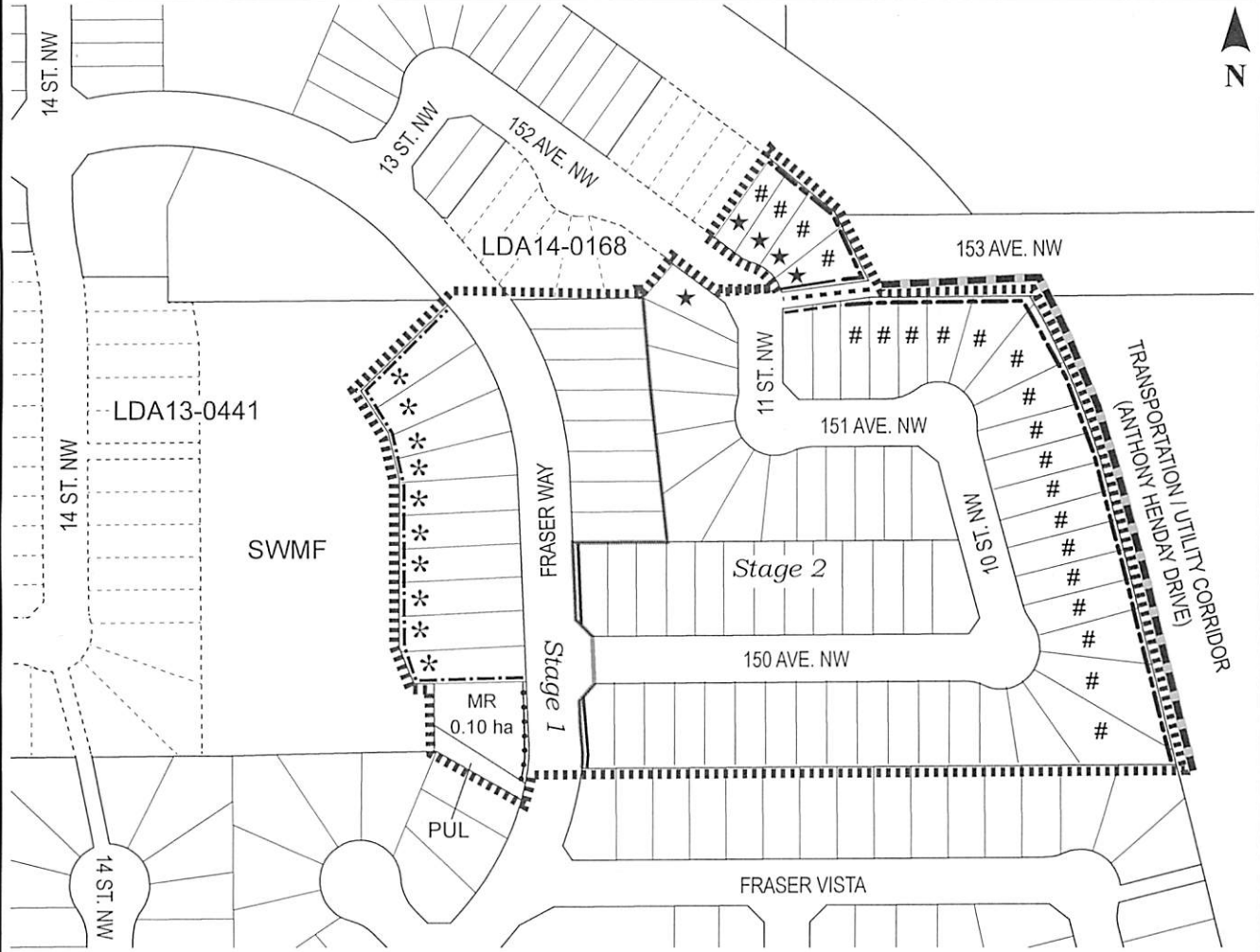
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 14, 2015

LDA14-0297

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| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision ▭ Include in engineering drawings ▬ 1.8 m uniform screen fence as per Zoning Bylaw - - - - - 1.8 m uniform fence - · - · - · 1.2 m uniform fence ▬▬▬▬▬ Berm and noise attenuation fence | <ul style="list-style-type: none"> ▬▬▬▬▬ Post and rail fence - · - · - · 3 m concrete sidewalk ▬▬▬▬▬ 3 m granular shared use path # Restrictive covenant re: berm * Restrictive covenant re: freeboard ★ Withhold lots from registration |
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Subdivision Authority

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

May 14, 2015

File No. LDA14-0378

MMM Group Planning
200, 10576 - 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Emily Miranda

Dear Ms. Miranda:

RE: Tentative plan of subdivision to create 83 single detached residential lots and two (2) Public Utility Lots from the NW 20-53-25-W4M, located south of Sparrow Crescent NW and west of Ray Gibbon Drive NW; **STARLING**

I The Subdivision by Plan is APPROVED on May 14, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$1,114,834.00 representing 2.006 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 dedicate the Public Utility Lot (PUL) as legal road right of way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA12-0323 be registered prior to or concurrent with this application;
6. that the subdivision boundary be amended to include the dedication of a portion of Starling Drive, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a Top-of-Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top-of-Bank, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the identified residential lot be withheld from registration until the temporary shared use path is no longer required as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 engineering drawings include a 3 m hard-surface shared use path, within the Top-of-Bank setback area with a dividing yellow centreline and "Shared Use" signage, bollards, and landscaping, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I,;
8. that the owner shall maintain the proposed Low Impact Development (LID) measures such as bioswales, bumpouts and cul-de-sac islands for 3 years to the satisfaction of Financial Services and Utilities and Sustainable Development;
9. that the owner develop and implement a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Financial Services and Utilities;
10. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the sanitary pump station, forcemain and offsite sanitary trunk sewer are completed and operational to the satisfaction of Financial Services and Utilities;
11. that CCC will not be issued for the proposed sewers until such time that the W14 Sanitary Trunk Sewer is completed and operational to the satisfaction of Financial Services and Utilities;

12. that the owner design and construct the ultimate Storm Water Management Facility (SWMF #1) and the ultimate storm outfall into Horseshoe Creek, to the satisfaction of Financial Services and Utilities;
13. that the owner construct a 3 m hard surfaced shared use path within the PUL, with lighting and shared use signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m asphalt temporary shared use path, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner install bollards to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. 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
19. that the owner is responsible for the landscaping and construction within the PUL, road rights of way, walkways and greenways, to the satisfaction of City Departments and affected utility departments.

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

The existing Deferred Reserve Caveat will be provided as money in place and subsequently discharged.

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 Don Read at 780-496-3633 or don.read@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/dr/Posse # 159184371-001
Enclosure(s)

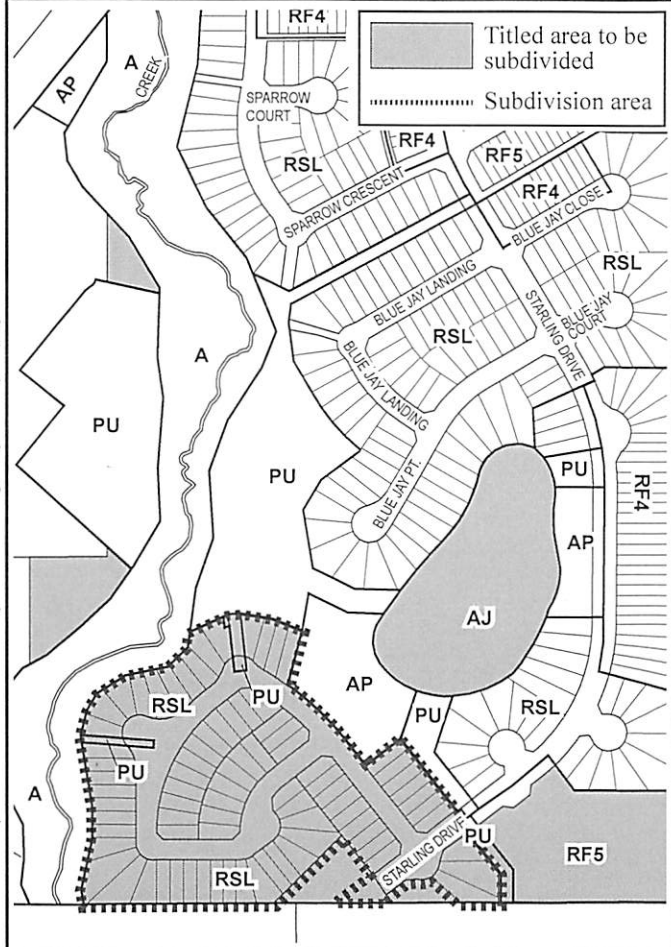
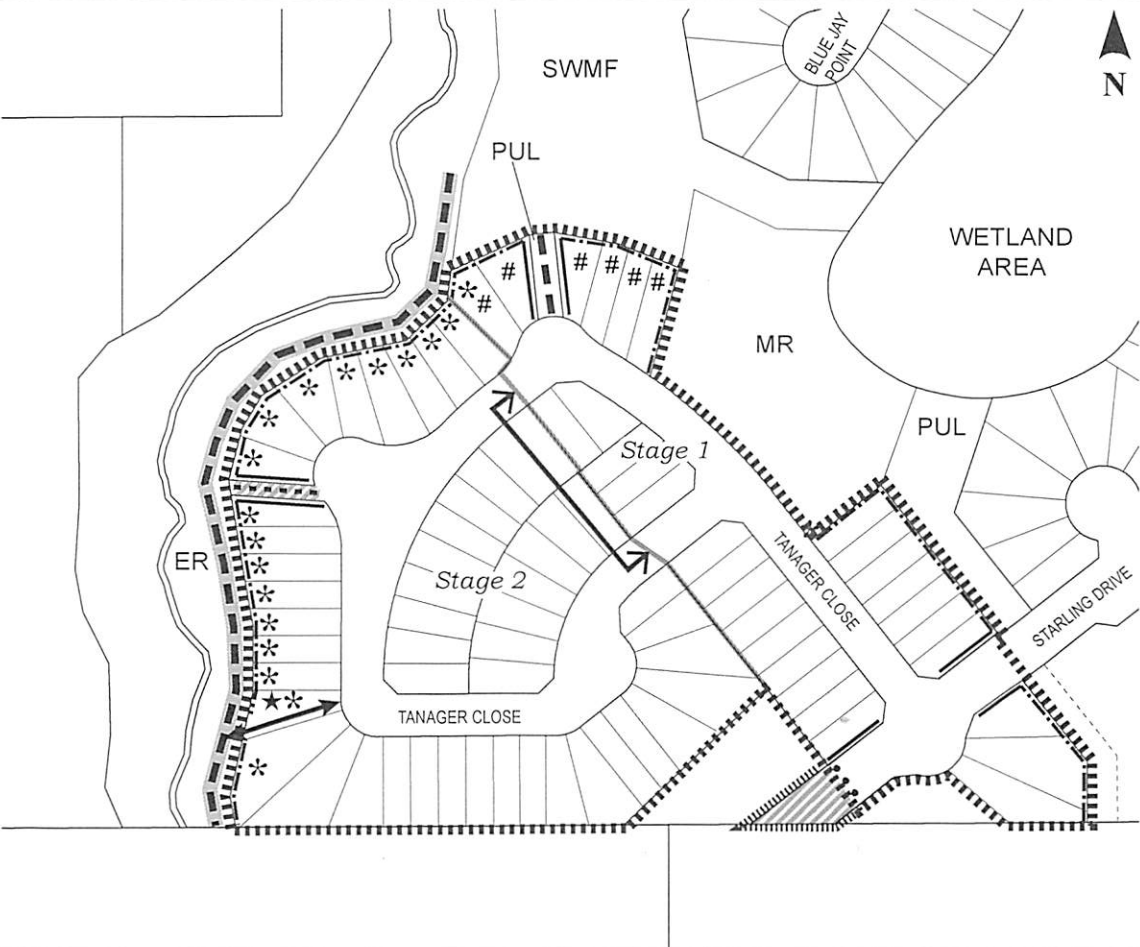
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 14, 2015

LDA14-0378

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬ Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - 1.2 m uniform fence
- ⋯⋯⋯⋯ 1.5 m concrete sidewalk
- ▬▬▬▬ 3 m hard surface shared use path
- ↔ 3 m temporary shared use path

- ⋯⋯⋯ Bollards
- ↔ 6 m temporary road connection
- ★ Withhold lot from registration
- * A Restrictive covenant re: Top-of-Bank
- # Restrictive covenant re: freeboard
- ▨ Dedicate as road right of way
- Include in engineering drawings





Subdivision Authority

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

May 14, 2015

File NO. LDA14-0488

IBI Group Inc.
#300 10830 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 73 single detached residential lots from Lot 1, Plan 812 0646, and the SE-23-51-24-W4M located south of Watt Drive SW and west of 50 Street SW;
WALKER

I The Subdivision by Plan is APPROVED on May 14, 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 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;
4. that the approved subdivision LDA13-0517 be registered prior to or concurrent with this application;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto and flanking the Stormwater Management Facility (SWMF) 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 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 offsite sanitary and storm sewer connections with stage 2 of this subdivision, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC, and a paved surface prior to FAC for roads (or when required by Transportation Services);
9. that the engineering drawings include a temporary 6 m gravel surface roadway connection from 22A Avenue SW to Wonnacott Way with Stage 1 of this subdivision and a temporary 6 m gravel surface roadway connection from 23 Avenue SW to the future 58 Street SW with Stage 2 of this subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Transportation Services);
10. that the engineering drawings include a 3 m hard surface shared use path within the SWMF, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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;
13. 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
14. that the owner is responsible for the landscape design and construction within road rights of way 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.

The existing Deferred Reserve Caveats registered on Lot 1, Plan 812 0646 and the SE-23-51-24-W4M will be carried forward on their respective titles.

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 Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/mb/Posse #158672483-001

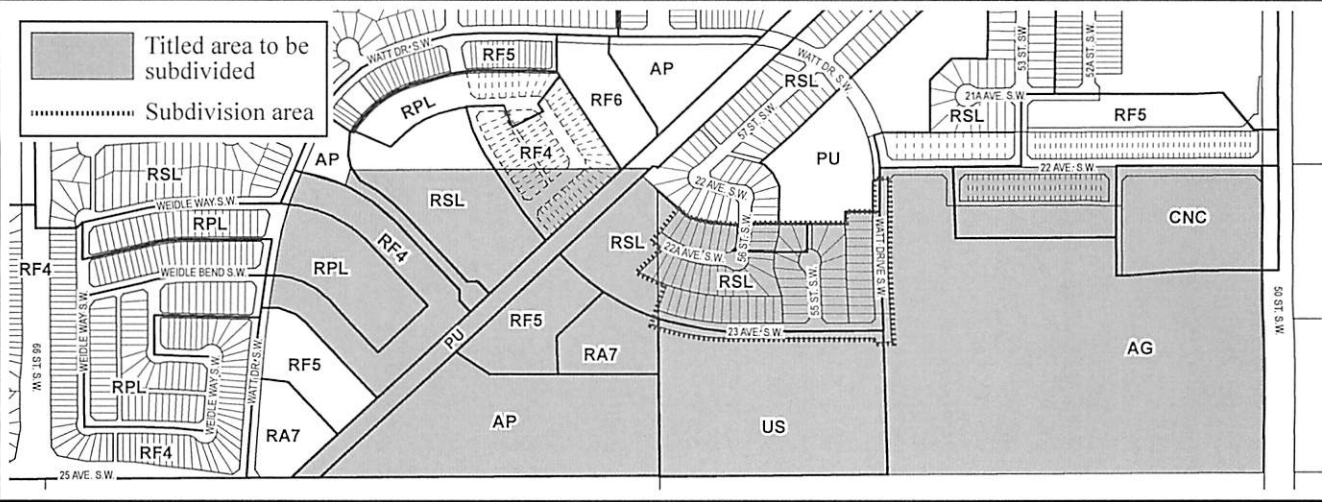
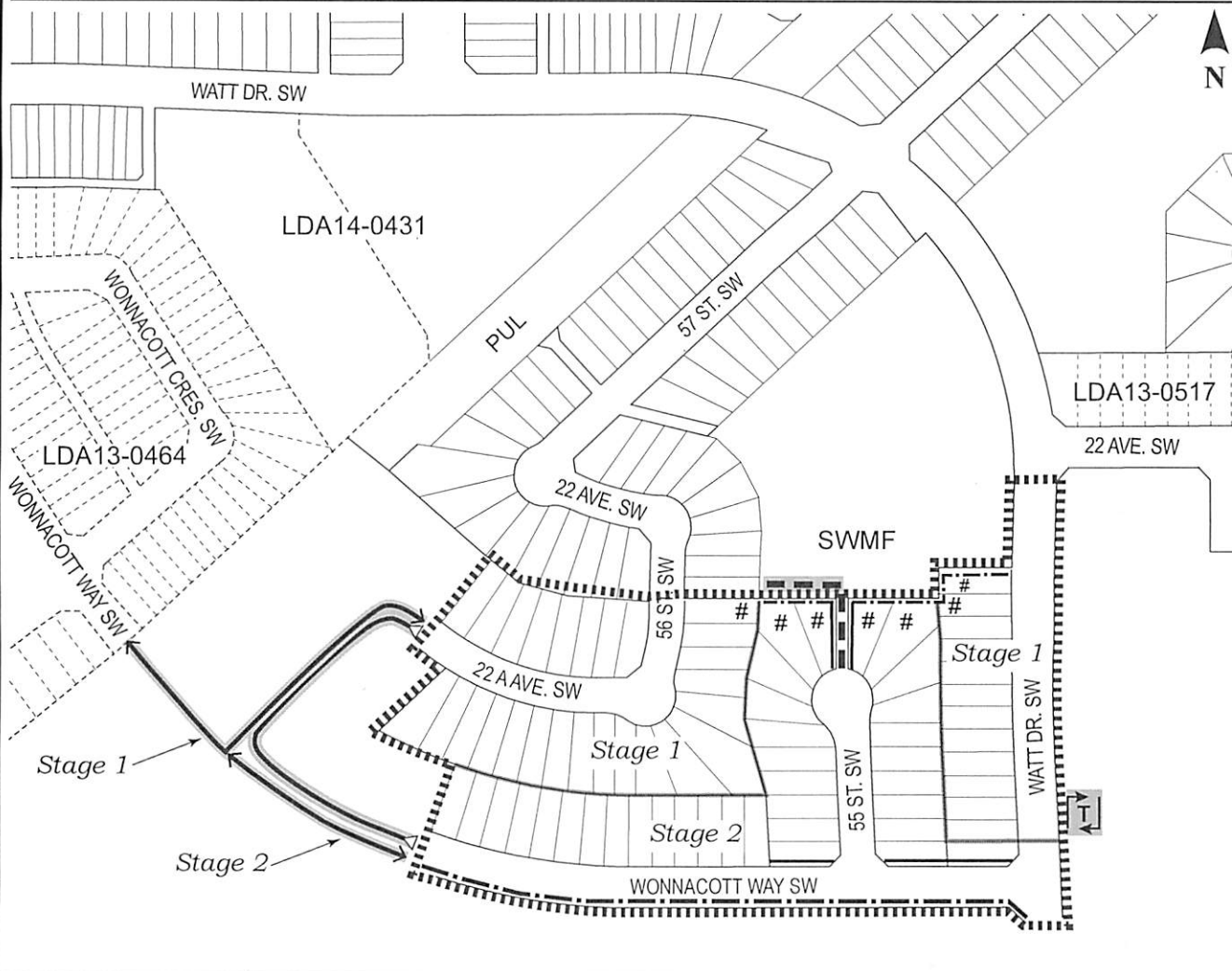
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 14, 2015

LDA14-0488

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- ▬▬▬▬▬ 2 m mono-walk
- ▬▬▬▬▬ 3 m hard surface shared use path
- ↔ Temporary 6 m roadway
- ⌈ T ⌋ Temporary 17 m radius transit turnaround
- # Restrictive covenant re: freeboard
- ⌈ T ⌋ Sanitary and storm sewer connections
- ▭ Include in engineering drawings



Thursday, May 7, 2015
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 7, 2015 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the April 30, 2015 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA14-0273 156030745-001	Tentative plan of subdivision to create 275 single detached residential lots, 84 semi-detached residential lots, 47 row housing lots, two (2) multiple family lots (MFL), one (1) commercial lot, four (4) Municipal Reserve lots, one (1) Environmental Reserve lot and two (2) Public Utility lots from the NW 4-54-23-W4M and NE 5-54-23-W4M located west of 17 Street NE and north of 167 Avenue NW; HORSE HILL NEIGHBOURHOOD #2	
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	LDA14-0452 161720915-001	Tentative plan of subdivision to create 36 single detached residential lots, one (1) future Municipal Reserve lot and three (3) Public Utility Lots, from the SE 19-52-25-W4M, located north of Glastonbury Boulevard NW and east of Ginsburg Crescent NW; GLASTONBURY	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	CARRIED	
5.	ADJOURNMENT		
	The meeting adjourned at 9:55 a.m.		