

Thursday, May 21, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 21

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the May 21, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the May 14, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0468
161927306-001 Tentative plan of subdivision to create 110 single detached residential lots, two (2) semi-detached residential lots, 63 row housing lots and one (1) multiple family lot (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA15-0098
168263494-001 Tentative plan of subdivision to create 22 single detached residential lots and 34 semi-detached residential lots, from the SW-25-52-26-4 located east of 231 Street NW and north of Whitemud Drive NW; **ROSENTHAL**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

5. ADJOURNMENT

The meeting adjourned at 9:45 a.m.



Subdivision Authority

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

May 21, 2015

File NO. LDA14-0468

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 110 single detached residential lots, two (2) semi-detached residential lots, 63 row housing lots and one (1) multiple family lot (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW;
DESROCHERS

I The Subdivision by Plan is APPROVED on May 21, 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 register an easement for the temporary 6 m roadway as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to include the dedication for the intersection of 35 Avenue SW and James Mowatt Trail to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. 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
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 (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 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);
8. that the engineering drawings include a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Services);
9. that the owner show on the engineering drawings the abandoned well sites, demonstrating that a 6.5 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs;
10. that the owner construct a 2 m concrete sidewalk, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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;
12. that the owner pay for the installation of 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 signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of signing 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;

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 the 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 existing DRC registered on the SE 13-51-25-W4M 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, 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 Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority















SM/kw/Posse #161927306-001

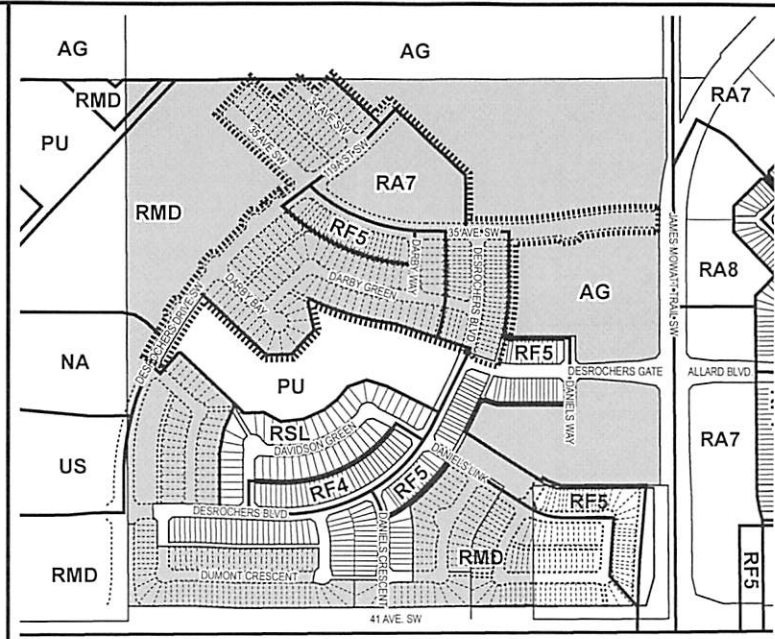
Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

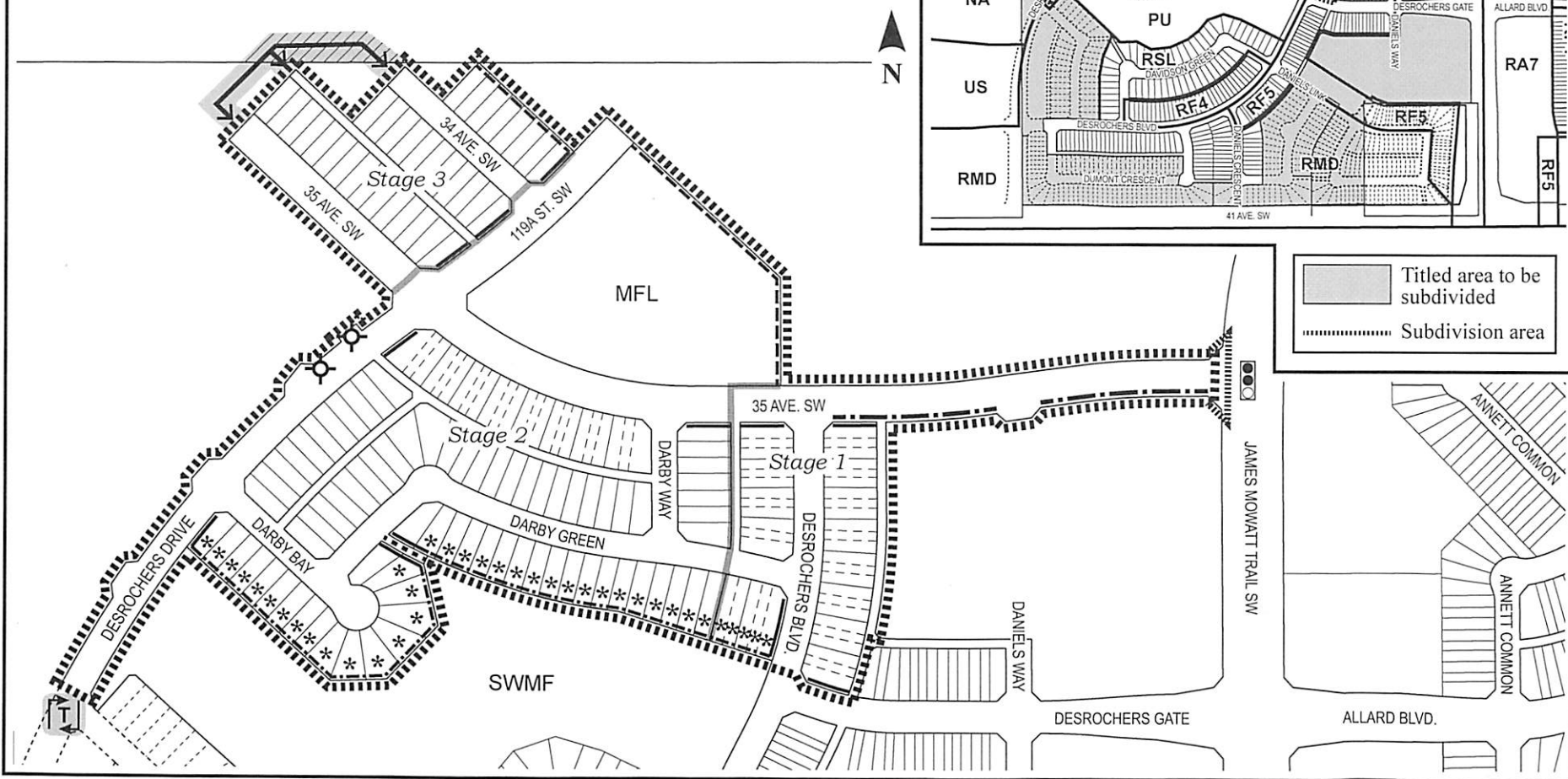
May 21, 2015

LDA14-0468

	Limit of proposed subdivision		Restrictive covenant re: freeboard
	Amend subdivision boundary		Register easement
	1.8 m uniform screen fence as per Zoning Bylaw		Temporary 6 m roadway
	1.8 m uniform fence		Temporary 17 m radius transit turnaround
	1.2 m uniform fence		Traffic Signal
	1.5 m concrete sidewalk		Abandoned well site
	2 m concrete sidewalk		Include in engineering drawings



	Titled area to be subdivided
	Subdivision area





Subdivision Authority

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

May 21, 2015

File NO. LDA15-0098

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

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create 22 single detached residential lots and 34 semi-detached residential lots, from the SW-25-52-26-4 located east of 231 Street NW and north of Whitemud Drive NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on May 21, 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 LDA15-0097 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Whitemud Drive, to protect the integrity of the berm, 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 temporary 6 m gravel surface roadway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Services);
8. that the engineering drawings include removal of the existing access to Whitemud Drive, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 2.8 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 and in conformance with the submitted noise study, for all lots backing onto Whitemud Drive, 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 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 the 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 previously provided through a Deferred Reserve Caveat (DRC) with LDA11-0420, and will be carried forward to the parent 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 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 Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca.

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/lc/Posse 168263494-001
Enclosure(s)

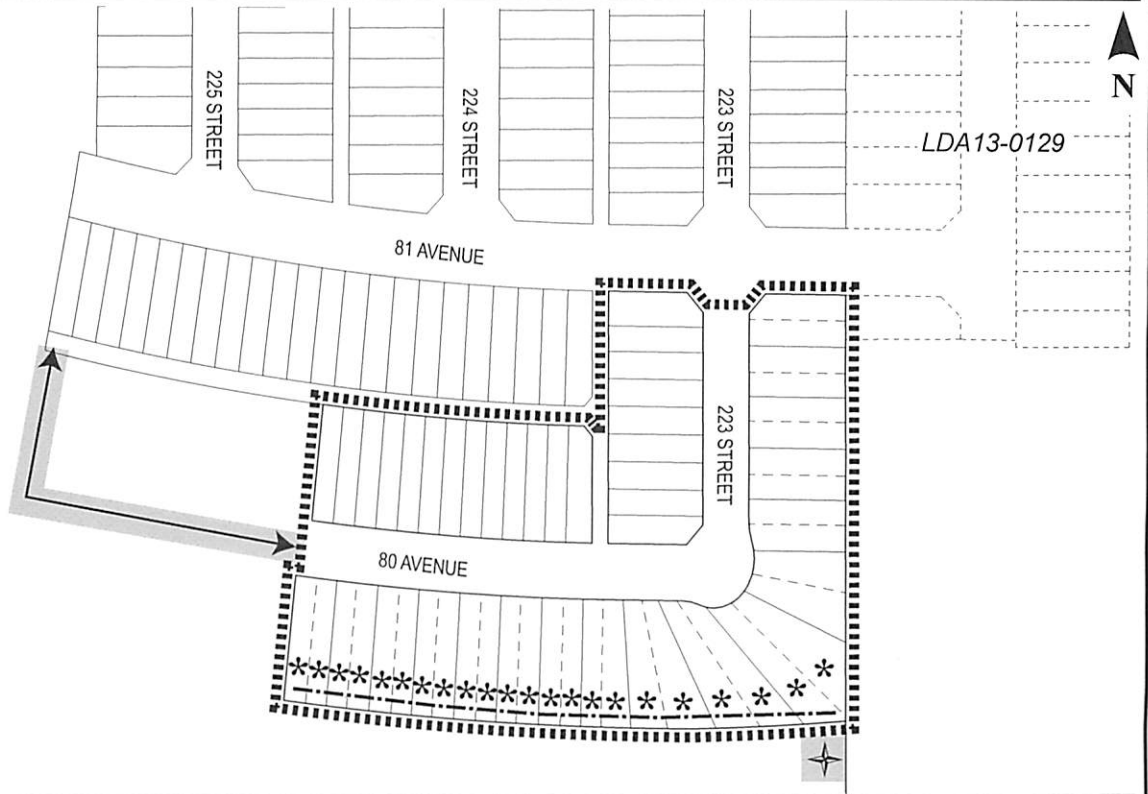
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 21, 2015

LDA15-0098

- ▬▬▬▬▬▬ Limit of proposed subdivision
- - - - - Berm and noise attenuation fence
- * Restrictive covenant re: berm
- ✦ Remove existing residential access

- ▭ Include in Engineering drawings
- ↔ Temporary 6 m roadway



WHITEMUD DRIVE

- ▭ Titled area to be subdivided
- ▬▬▬▬▬▬ Subdivision area

