

Thursday, May 22, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 21

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the May 22, 2014 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the May 15, 2014 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0066 149254109-001	Tentative plan of subdivision to create one (1) multiple family residential lot from NW and NE 15-51-24-4 located south of 25 Avenue SW and west of 66 Street SW; THE ORCHARDS AT ELLERSLIE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA13-0482 145329368-001	Tentative plan of subdivision to create 90 single detached residential lots, 20 semi-detached residential lots, and 46 row housing lots from a portion of the South Half of SW 36-52-26-W4M, located south of Secord Promenade and east of 231 Street NW; SECORD
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT	
	The meeting adjourned at 09:45 a.m.	



Subdivision Authority

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

May 22, 2014

File No. LDA14-0066

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create one (1) multiple family residential lot from NW and NE 15-51-24-4 located south of 25 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE.**

I The Subdivision by Plan is APPROVED on May 22, 2014, 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 Inc., EPCOR Water Services Inc., and ATCO Gas, 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 LDA13-0023 be registered prior to or concurrent with this application to provide for the logical extension of the roadway and water main necessary to serve this subdivision; and
4. 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 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; and
7. that the engineering drawings include a lot grading plan to the satisfaction of Financial Services and Utilities.

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


Municipal Reserve was addressed under previous subdivisions. The existing DRC 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 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 Mr. Alec Johnston at 780-496-6121 or write to:

**Mr. Alec Johnston, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/aj/Posse # 149254109-001

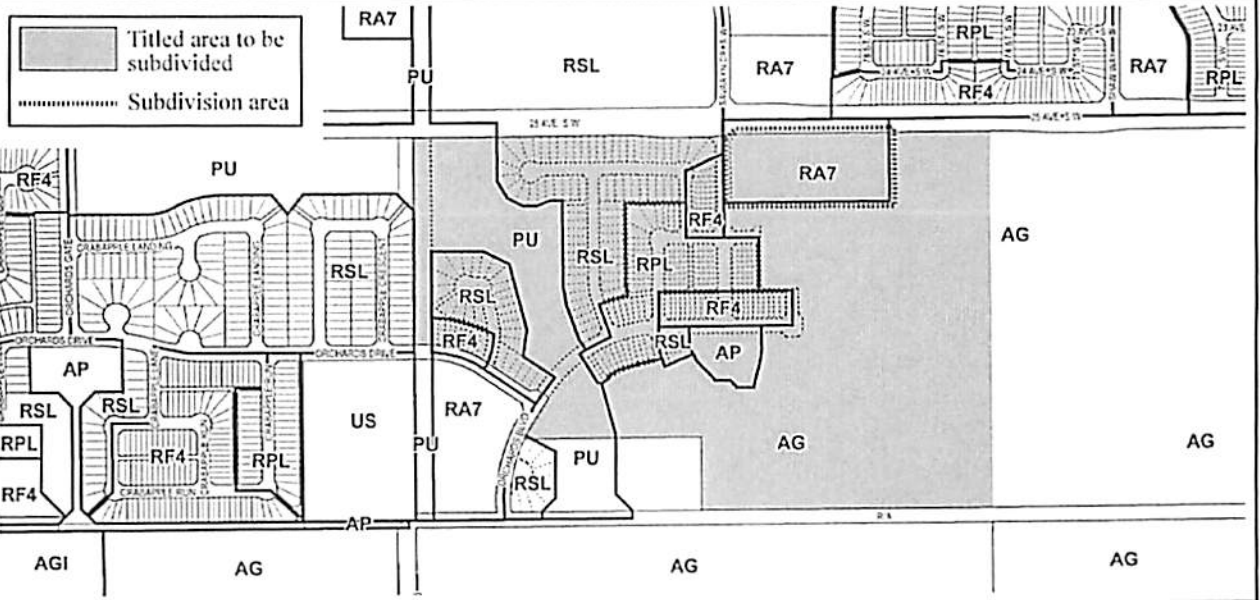
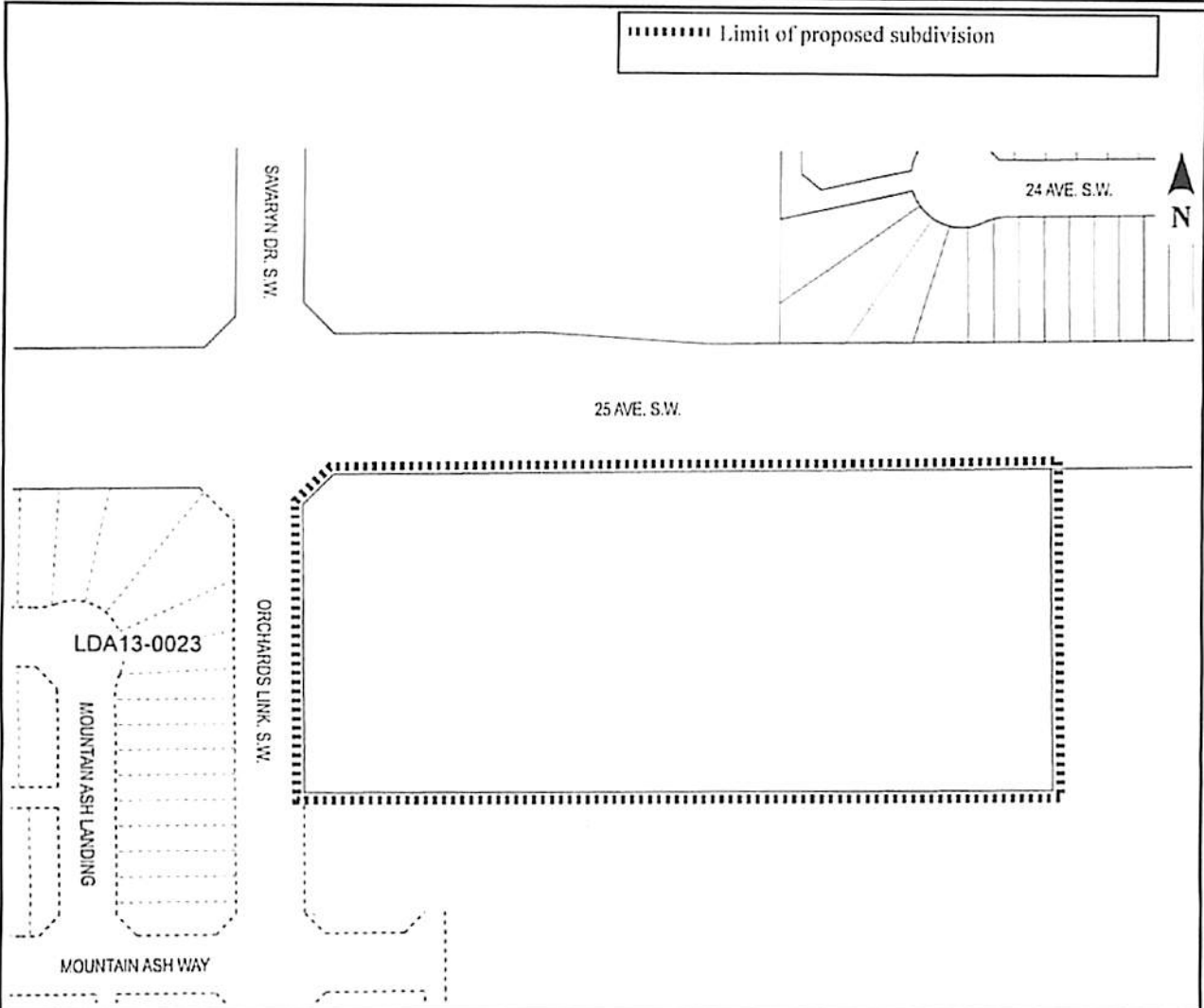
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 22, 2014

LDA14-0066

..... Limit of proposed subdivision





Subdivision Authority

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

May 22, 2014

File No. LDA13-0482

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

ATTENTION: Yolanda Lew

Dear: Ms. Lew:

RE: Tentative plan of subdivision to create 90 single detached residential lots, 20 semi-detached residential lots, and 46 row housing lots from a portion of the South Half of SW 36-52-26-W4M, located south of Secord Promenade and east of 231 Street NW;
SECORD

I The Subdivision by Plan is APPROVED on May 22, 2014, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$371,797 representing 0.669 ha pursuant to Section 666 and 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 LDA13-0271, to amend the Edmonton Zoning Bylaw, shall be approved prior to the endorsement of this subdivision;
5. that the approved subdivisions, LDA12-0406 and LDA13-0080, be registered prior to or concurrent with this application to provide the logical roadway extension to this subdivision;
6. that the owner register walkways as legal road rights-of-way, 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 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 the 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 servicing facilities;
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, 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 a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. This turnaround will be required prior to CCC for roads, or at the discretion and direction of Transportation Services;
8. that the engineering drawings include a temporary 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. The temporary emergency access will be required prior to CCC for roads, or at the discretion and direction of Transportation Services
9. that the engineering drawings include a 6 m wide temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. The temporary roadway will be required prior to CCC for roads, or at the discretion and direction of Transportation Services;
10. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include 450 mm offsite water main as per the approved Hydraulic Network Analysis, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include 200 mm offsite water main as per the approved Hydraulic Network Analysis, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include a 150 mm off site water main as per the approved Hydraulic Network Analysis, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences, positioned wholly on privately owned lands in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
15. 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 & Utilities, Transportation Services and Sustainable Development.

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

There is an existing Deferred Reserve Caveat (#092 086 255) registered on title. This application requires money in place for the proposed subdivision, and therefore the existing DRC will be reduced accordingly.

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 5 days from the date the decision is mailed.

If you have further questions, please call Christopher Wilcott at 780-442-7975 or write to:

**Christopher Wilcott, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FUR

Scott Mackie
Subdivision Authority

SM/cw/Posse #145329368-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 22, 2014

LDA13-0482

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|---|---|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision —— 1.8 m uniform fence as per Zoning Bylaw Construct 1.5 m concrete sidewalk with lighting and bollards ↔ Construct 6 m wide gravel temporary roadway connection ↔ Construct 4 m wide gravel temporary emergency access with T-bollards | <ul style="list-style-type: none"> Register walkway as road right-of-way Construct 12 m radius gravel temporary turnaround with bollards or mini-barriers Construct 450 mm water main Construct 200 mm water main Construct 150 mm water main Include in engineering drawings |
|---|---|

