

Thursday, May 29, 2014

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 22

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 29, 2014 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 22, 2014 meeting be adopted.	
3.	NEW BUSINESS	
1.	LDA13-0572 147395856-001	Tentative plan of subdivision to create 97 single detached residential lots, 27 row housing lots, and one (1) multi-family residential lot from the NW 36-52-26-W4M, located north of Secord Landing NW and east of 231 Street NW; SECORD
2.	LDA13-0551 118244164-001	Tentative Plan of subdivision to create two (2) multiple family residential lots, two (2) Public Utility lots and one (1) Municipal Reserve lot from NW-6-54-24-4 and Lot A Plan 772 0643, located north of 173A Avenue NW and east of 127 Street NW; RAPPERSWILL
4.	OTHER BUSINESS	



Subdivision Authority

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

May 29, 2014

File No. LDA13-0572

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 97 single detached residential lots, 27 row housing lots, and one (1) multi-family residential lot from the NW 36-52-26-W4M, located north of Secord Landing NW and east of 231 Street NW; **SECORD**

I The Subdivision by Plan is APPROVED on May 29, 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 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, LDA12-0218, LDA12-0406, and LDA13-0184 be registered prior to or concurrent with this application for the logical extension of transportation and water infrastructure;
4. that the Bylaw 16817, to amend the Edmonton Zoning Bylaw, receive Third Reading prior to the endorsement of the plan of subdivision;
5. that the owner register the walkways as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register easement on the Certificate of Title for all affected parcels for the 4m temporary emergency access, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the identified lots be withheld from registration until the temporary turnaround is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 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, 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 the construction of the collector roadway (Secord Boulevard) to an urban collector standard, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a temporary 4m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. 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 12m 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. This turnaround will be required prior to CCC for roads (or at the discretion and direction of Transportation Services);
10. that the owner construct a 1.5m concrete sidewalk with bollards and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3.0m hard-surface, shared-use path, with a dividing yellow centreline, and shared use signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 2m mono-walk with straight faced curb and gutter along the collector roadway to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawing include the 450mm 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, including the post and rail fence on the future MR parcel to the northwest, 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, 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.

Municipal Reserve for the NW 36-52-26-W4M was previously provided by way of Deferred Reserve Caveat (DRC No. 092 185 264). This DRC will be carried forward to the parent title through this application.

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,

Scott Mackie
Subdivision Authority
















SM/cw/Posse #147395856-001

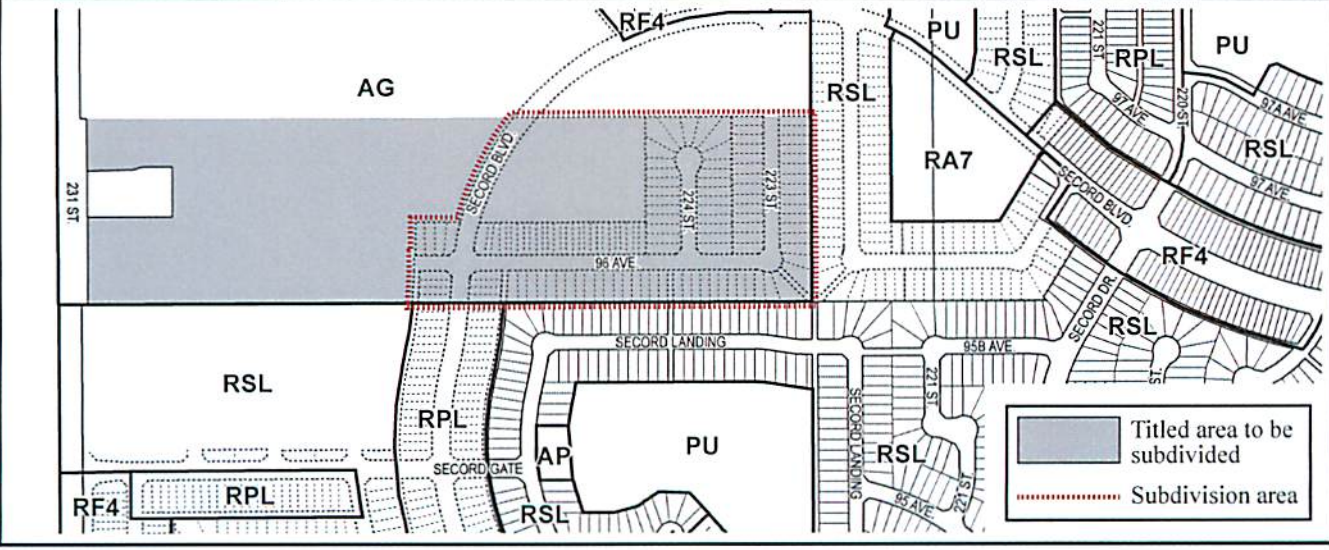
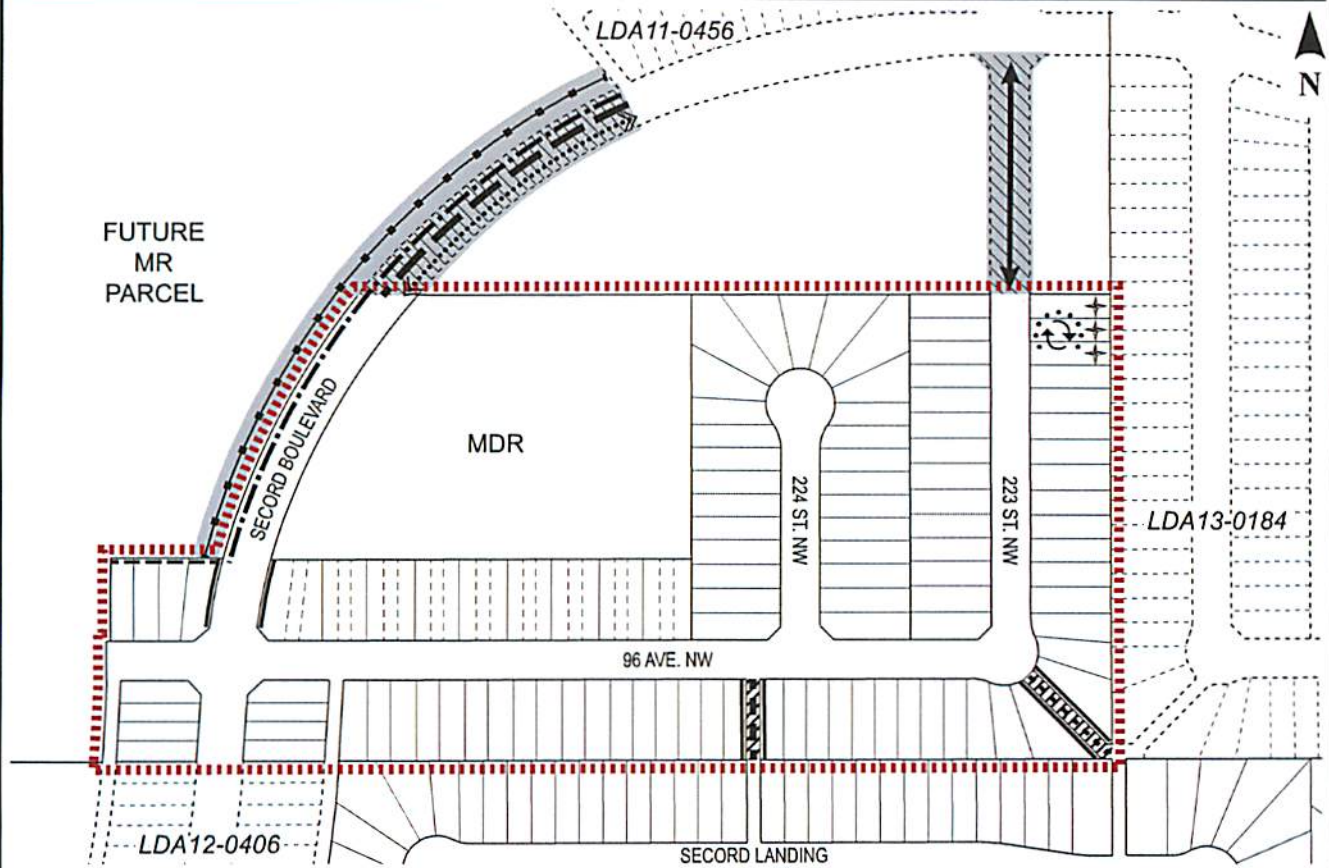
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 29, 2014

LDA13-0572

	Limit of proposed subdivision		Register as road right-of-way
	1.8 m uniform screen fence as per Zoning Bylaw		Construct 12 m temporary turnaround with bollards or mini-barriers
	1.8 m uniform fence		Construct 4 m wide gravel temporary emergency access with T-bollards
	Post and rail fence		Construct collector roadway
	Construct 3 m hard-surface shared use path		Register easement
	Construct 1.5 m concrete sidewalk		Watermain connection
	Construct 2 m mono-walk		Include in engineering drawings
	Withhold lots from registration		





Subdivision Authority

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

May 29, 2014

File No. LDA13-0551

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

ATTENTION: Aime Stewart

Dear Ms. Stewart

RE: Tentative Plan of subdivision to create two (2) multiple family residential lots, two (2) Public Utility lots and one (1) Municipal Reserve lot from NW-6-54-24-4 and Lot A Plan 772 0643, located north of 173A Avenue NW and east of 127 Street NW;
RAPPERSWILL

I The Subdivision by Plan is APPROVED on May 29, 2014 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.13 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 0.549 ha by a Deferred Reserve Caveat to the remainder of Lot A, Plan 772 0643, pursuant to Section 669 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 and Transmission Inc., EPCOR Water Services Inc., ATCO Pipelines Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the approved subdivision LDA13-0461 be registered prior to or concurrent with this application for the logical extension of roadway; 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 (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 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 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 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, to the satisfaction of the Transportation Services as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads, or at the discretion and direction of Transportation Services;
8. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage, to the satisfaction of Transportation Services and ATCO Pipelines, in the location as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard-surface shared use path, with a dividing yellow centerline and "Shared Use" signage, lighting, and bollards, to the satisfaction of Transportation Services, Sustainable Development and ATCO Pipelines, 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, in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner be 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 Transportation Services and Sustainable Development.

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

Municipal Reserve owing shall be dedicated from Lot A, Plan 772 0643. A Deferred Reserve Caveat shall be registered on the remainder of Lot A, Plan 772 0643. The existing Deferred Reserve Caveat on NW-6-54-24-4 shall 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 Ms. Lisa Stern at 780-442-5387 or write to:

**Ms. Lisa Stern, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/Is/Posse #118244164-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

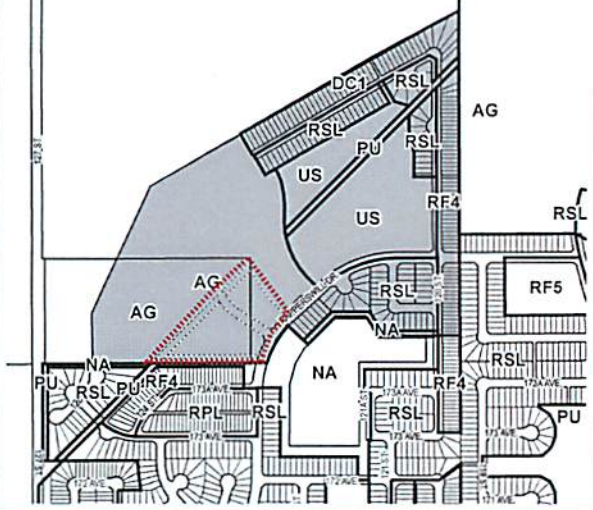
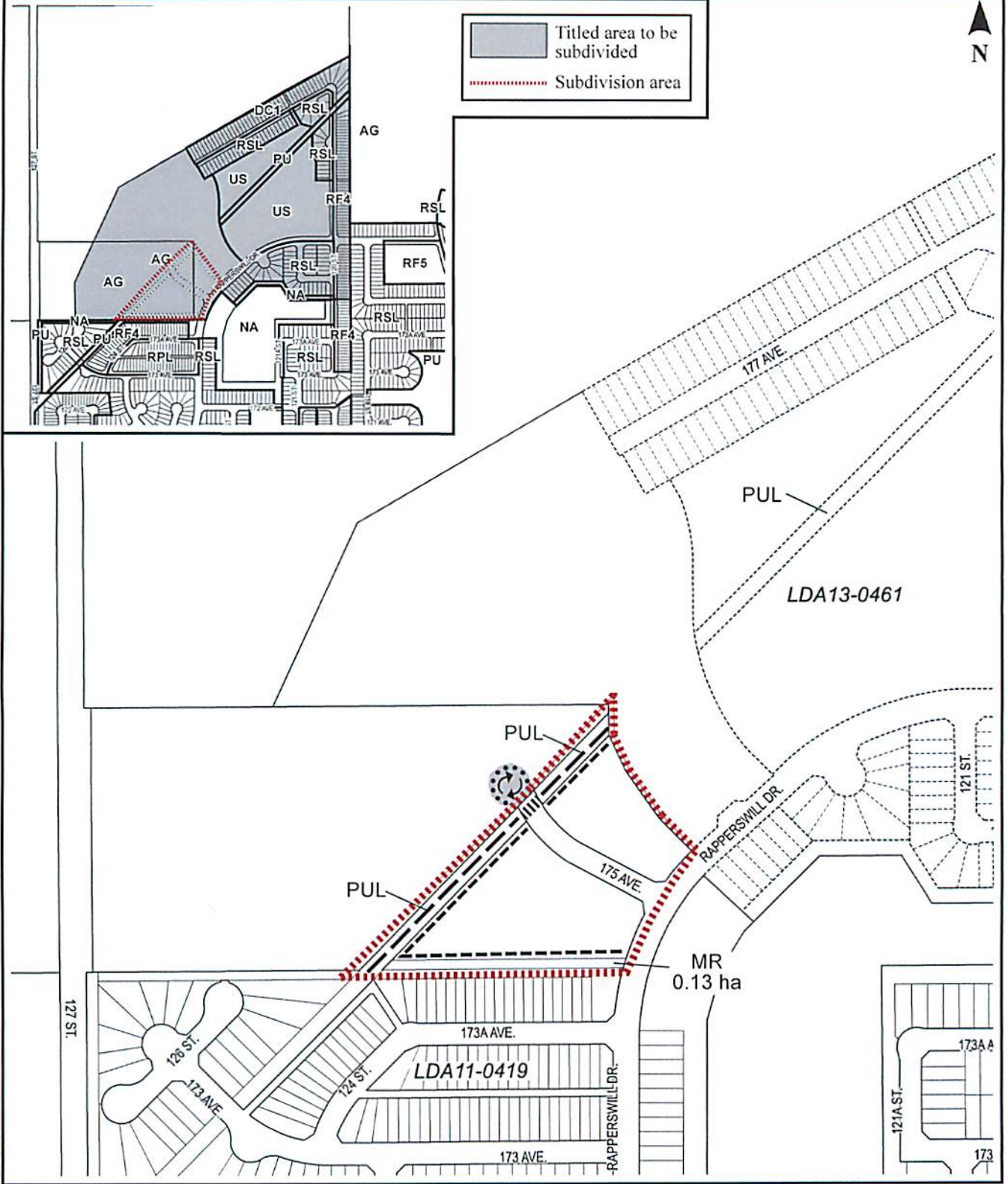
May 29, 2014

LDA 13-0551

- Limit of proposed subdivision
- 1.2m uniform fence
- 3m hard surface shared use path

- Zebra marked crosswalk
- 12m radius gravel temporary turnaround
- Include in engineering drawings

- Titled area to be subdivided
- Subdivision area



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
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1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the May 22, 2014 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the May 15, 2014 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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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
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	CARRIED
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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
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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5. ADJOURNMENT

The meeting adjourned at 09:45 a.m.