

Thursday, June 4, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 23

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the June 4, 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 21, 2015 and May 28, 2015 meetings be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA11-0056
107118764-001 Tentative plan of subdivision to create 44 single detached residential lots and 58 semi-detached residential lots from the NE 21-51-25-W4M located south of 13 Avenue SW and west of 170 Street SW; **KESWICK**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA14-0197
153683674-001 Tentative plan of subdivision to create one (1) multiple family lot (MFL), from the NW 19-52-25-W4M and the SE 19-52-25-W4M located north of 60 Avenue NW of east of Winterburn Road NW; **GRANVILLE**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA14-0215 154286171-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL) from SW 19-52-25-W4M and NW 19-52-25-W4M located east of Winterburn Road NW and north of 60 Avenue NW; GRANVILLE	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:00 a.m.		



June 4, 2015

File No. LDA11-0056

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 44 single detached residential lots and 58 semi-detached residential lots from the NE 21-51-25-W4M located south of 13 Avenue SW and west of 170 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on June 4, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 3.23 ha by a Deferred Reserve Caveat to the remainder of the NE 21-51-25-W4M, pursuant to Section 669 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 enter into a Deferred Arterial Roadway Assessment Agreement with the City of Edmonton, to be prepared by Transportation Services and in a form acceptable to Transportation Services for 170 Street SW from Hiller Road SW to the south boundary of the titled area, to conform to an approved Concept Plan, an approved Preliminary Plan or to the satisfaction of Transportation Services. The agreement shall be registered on title by caveat. Road right-of-way required for 170 Street SW will be based on 30% of the original titled area and will be required with either the third subdivision application of the titled area or by November 30, 2018, whichever comes sooner;
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 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate Hiller Road SW to conform to an approved Preliminary Plan or to the satisfaction of Transportation Services;
7. that the subdivision boundary be amended to include the dedication of Hiller Road SW with Stage 1, to conform to an approved Preliminary Plan or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;

8. that subject to Condition I (7) above, the owner clear and level Hiller Road SW as required for road right of way dedication;
9. that the approved subdivision LDA13-0524 be registered prior to or concurrent with this application for the logical extension of roadway connections and necessary underground utilities;
10. that the owner register an easement for an emergency access and sanitary and storm sewers connections 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 proportionate share of 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 underground utilities including sanitary and storm sewers connections, 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 12 m radius gravel surface turnaround with bollards or mini-barriers, with Stage 1, 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 when required by Transportation Services);
9. that the engineering drawings include a temporary 4 m gravel surface emergency access with T-bollards, with Stage 1, 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);
10. that the engineering drawings include a temporary 6 m gravel surface roadway connection, with Stage 2, 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);

11. that the owner construct an enhanced local roadway including a 10 m carriageway to a local roadway structure within an 18 m right-of-way, including a parking ban on one side, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 9 m carriageway within a 16 m right-of-way, including a sidewalk on one side, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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;
14. that the owner construct a 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 Hiller Road SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within road rights of way and the walkway, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve owing for the NE 21-51-25-W4M will be addressed by a Deferred Reserve Caveat to be registered on the balance of the titled area.

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 Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,



Scott Mackie
Subdivision Authority

SM/kr/Posse #107118764-001

Enclosure(s)

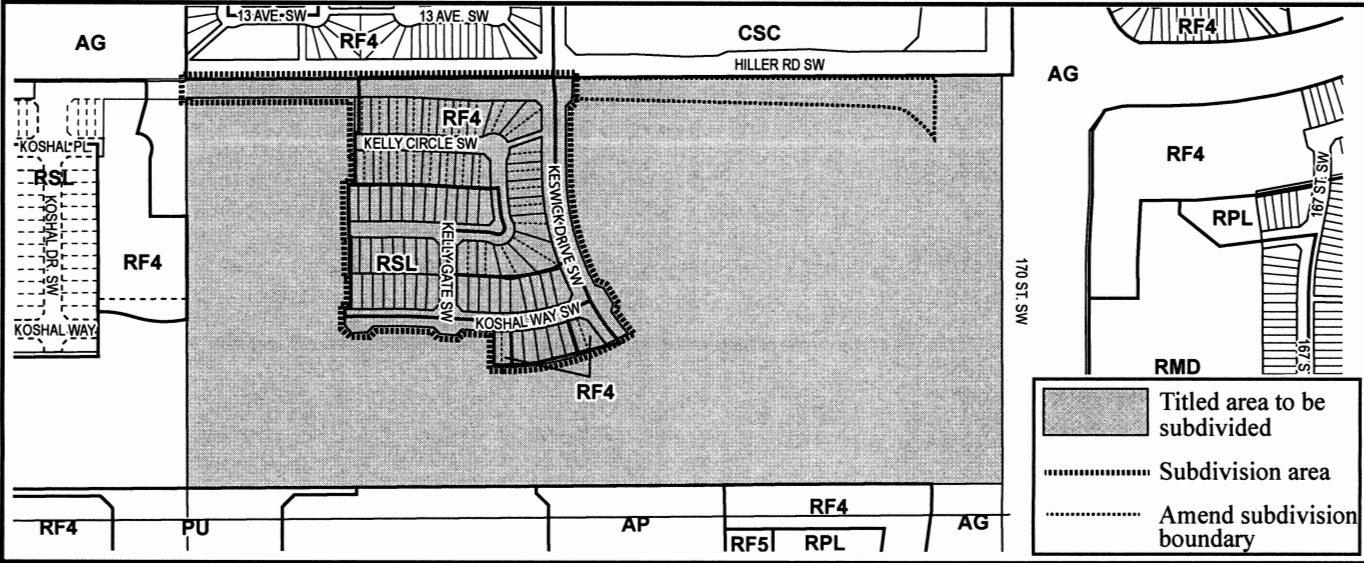
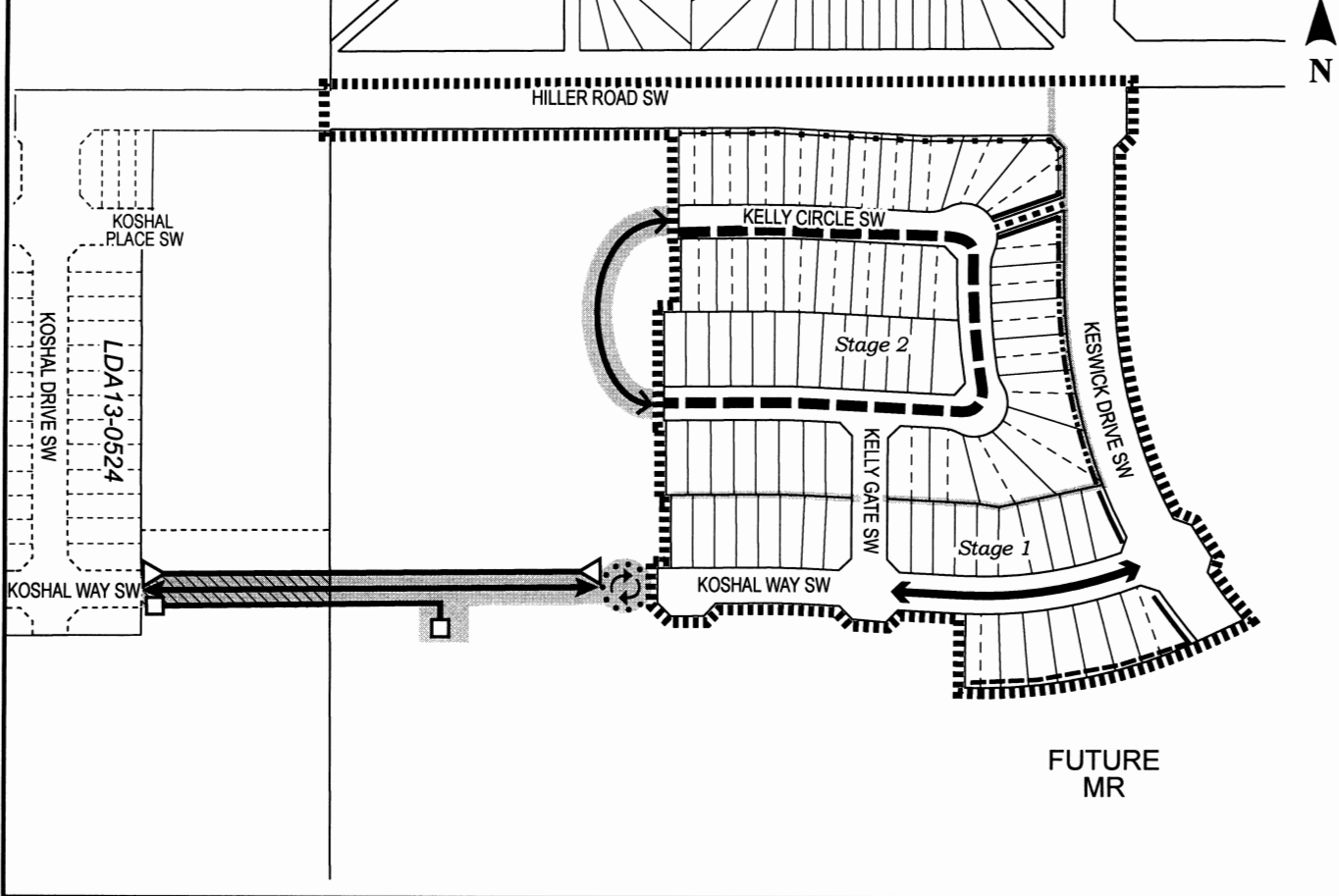
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SUBDIVISION CONDITIONS OF APPROVAL MAP

June 4, 2015

LDA11-0056

	Limit of proposed subdivision		Construct storm sewer
	1.8 m uniform screen fence as per Zoning Bylaw		Construct sanitary sewer
	1.8 m uniform screen fence		Temporary 4 m emergency access
	1.8 m uniform fence		Temporary 6 m roadway
	Noise attenuation fence		9 m carriageway
	1.5 m concrete sidewalk		10 m enhanced local roadway
	Register easement		Temporary 12 m radius turnaround
			Include in engineering drawings

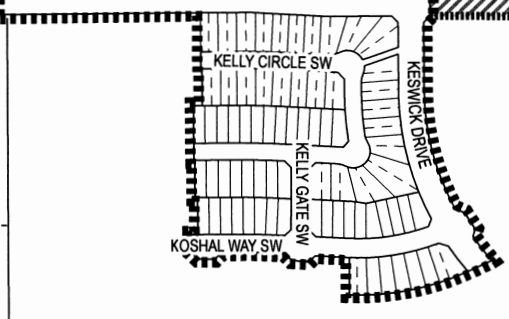
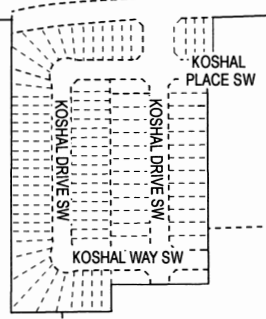
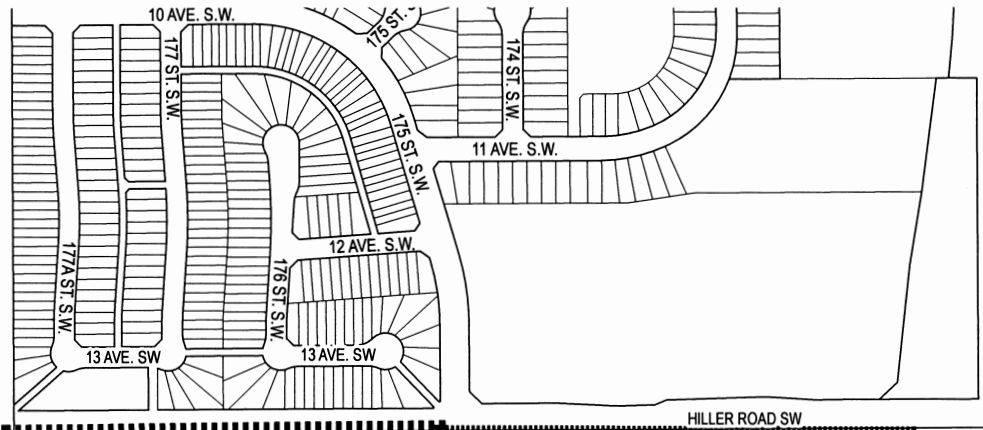


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 4, 2015

LDA11-0056

- Limit of proposed subdivision
- ▨▨▨▨ Amend subdivision boundary
- ▨▨▨▨ Dedicate road right of way



HILLER ROAD SW

170 ST. SW





Subdivision Authority

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

June 4, 2015

File NO. LDA14-0197

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

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), from the NW 19-52-25-W4M and the SW 19-52-25-W4M located north of 60 Avenue NW of east of Winterburn Road NW; **GRANVILLE**

I The Subdivision by Plan is APPROVED on June 4, 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 subdivision boundary be amended to include the dedication of Winterburn Road NW and 62 Avenue NW to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
4. that subject to Condition I (3) above, the owner clear and level Winterburn Road NW and 62 Avenue NW as required for road right of way dedication;
5. that the subdivision boundary be amended to include the dedication of the entire intersection of Granville Drive NW and Glastonbury Boulevard NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate corner cuts to accommodate the roundabout at the intersection of Granville Drive NW and Glastonbury Boulevard NW, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision LDA11-0347 be registered prior to or concurrent with this application, to provide the logical roadway extension; and
8. 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 the first two (2) lanes of Winterburn Road NW and 62 Avenue NW to an arterial roadway standard including channelization, accesses, intersections, shared use paths, sidewalks, lighting and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for Winterburn Road NW and 62 Avenue NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the construction of Glastonbury Boulevard NW include a roundabout, plus curb extensions, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure II. 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;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development; 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.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

LDA11-0347 addressed the Municipal Reserves (MR) for the NW 19-52-25-W4M by transferring the Deferred Reserve Caveat (DRC) to the SW 19-52-25-W4M. MR for the SW 19-52-25-W4M was addressed with LDA08-0039 through the registration of a DRC and 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 Christopher Wilcott at 780-442-7579 or christopher.wilcott@edmonton.ca.

Yours truly,



Scott Mackie
Subdivision Authority

FOR

SM/cw/Posse #153683674-001

Enclosure(s)

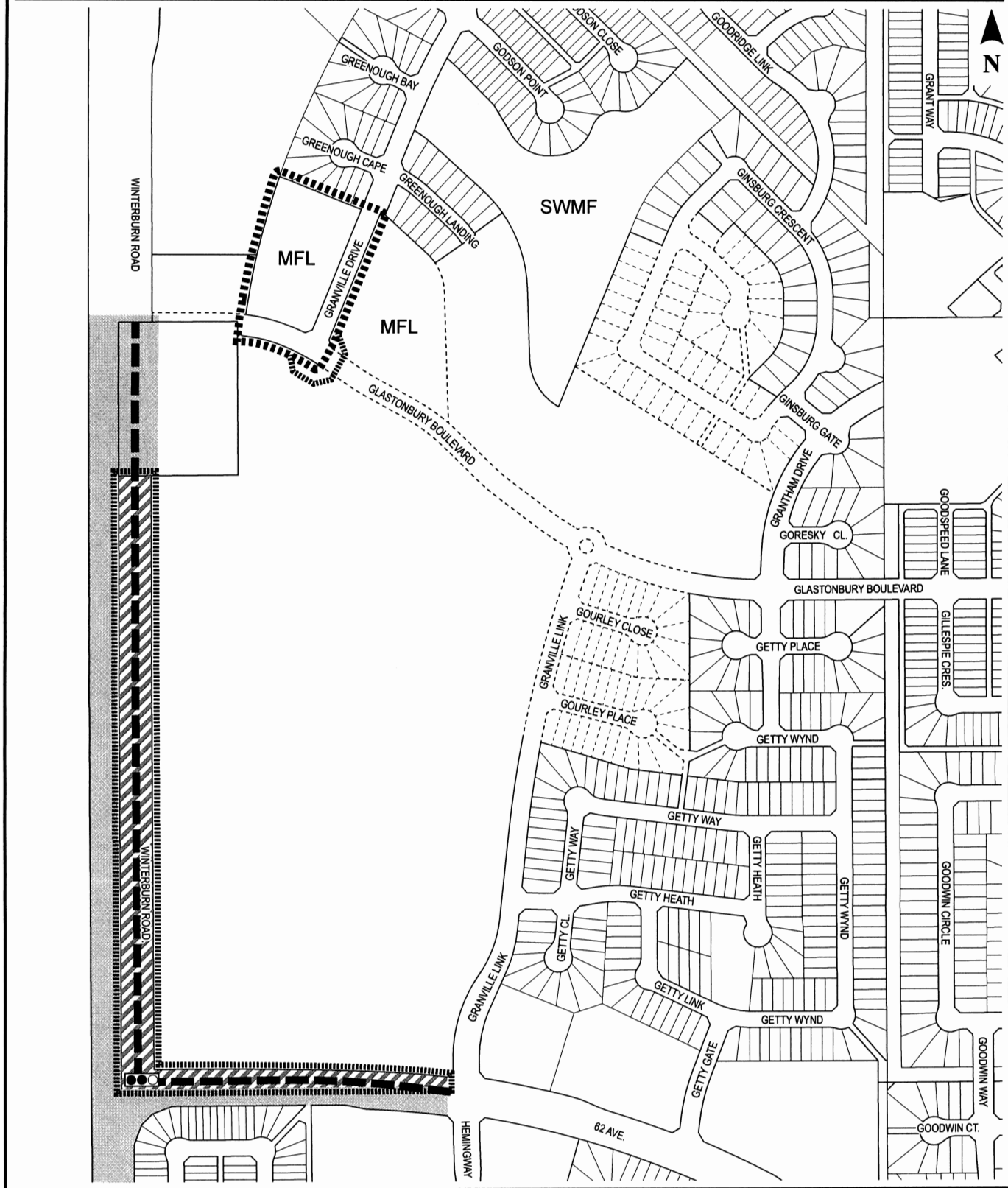
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 4, 2015

LDA14-0197

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- ▨▨▨▨▨▨▨ Dedicate as road right-of-way

- ▬▬▬▬▬▬▬ Construct first two lanes to an arterial roadway standard
- Traffic signals
- ▭ Include in engineering drawings





June 4, 2015

File NO. LDA14-0215

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

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) from the SW 19-52-25-W4M and the NW 19-52-25-W4M located east of Winterburn Road NW and north of 60 Avenue NW; **GRANVILLE**

I The Subdivision by Plan is APPROVED on June 4, 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 subdivision boundary be amended to exclude the intersection of Glastonbury Boulevard and Granville Drive, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision will not be endorsed until Winterburn Road NW is constructed (CCC issued) from Glastonbury Boulevard NW to 62 Avenue NW and 62 Avenue NW is constructed (CCC issued) from Winterburn Road NW to Granville Link NW, or to the satisfaction of Transportation Services (open and operational);
5. that the approved subdivisions LDA13-0072 and LDA14-0197 be registered prior to or concurrent with this application;
6. that Bylaw 16938 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; 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 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;
8. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development; and
9. 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.

LDA11-0347 addressed Municipal Reserves (MR) for the NW 19-52-25-W4M by transferring the Deferred Reserve Caveat (DRC) to the SW 19-52-25-W4M. MR for the SW 19-52-25-W4M was addressed with LDA08-0039 through the registration of a DRC and will carry 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 Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,



Scott Mackie
Subdivision Authority

SM/mn/Posse #154286171-001

Enclosure(s)

FDP

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 4, 2015

LDA14-0215

Limit of proposed subdivision
Amend subdivision boundary

2 m mono-walk

