

Thursday, June 19, 2014

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 25

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the June 19, 2014 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the June 12, 2014 meeting be adopted.	
3.	NEW BUSINESS	
1.	LDA12-0344 128938105-001	Tentative plan of subdivision to create one (1) Municipal School Reserve lot and two (2) School Reserve lots from Lot 1MR, Block 99, Plan 072 9776, Lot 90MR, Block 75, Plan 032 5526, Lot 92MR, Block 75, Plan 032 5526 and Lot107MR, Block 74, Plan 042 5287, located north of Terwillegar Way SW and east of Taylor Green SW; TERWILLEGAR TOWNE
2.	LDA14-0027 147450617-001	Tentative plan of subdivision to create one (1) Public Utility lot from Lot 29, Block 6, Plan 7822219, located south of 76 Avenue NW and west of 34 Street NW; WEIR INDUSTRIAL
3.	LDA13-0346 141806972-001	Tentative plan of subdivision to create 108 semi-detached residential lots, 11 row housing lots, eight (8) single detached residential lots, five (5) multiple family lots, three (3) Public Utility lots and one (1) Municipal Reserve lot from NE-8-52-23-4, located south of Whitemud Drive NW and west of Meridian Street NW; MAPLE
4.	OTHER BUSINESS	



Subdivision Authority

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

June 19, 2014

File No. LDA12-0344

Hamilton & Olsen Surveys Ltd.
11805 - 149 Street
Edmonton, AB T5L 2J1

ATTENTION: Wayne Wesolowsky

Dear Mr. Wesolowsky:

RE: Tentative plan of subdivision to create one (1) Municipal School Reserve lot and two (2) School Reserve lots from Lot 1MR, Block 99, Plan 072 9776, Lot 90MR, Block 75, Plan 032 5526, Lot 92MR, Block 75, Plan 032 5526 and Lot107MR, Block 74, Plan 042 5287, located north of Terwillegar Way SW and east of Taylor Green SW; **TERWILLEGAR TOWNE**

I The Subdivision by Plan is APPROVED on June 19, 2014 subject to the following conditions:

1. 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;
2. that the owner register an easement for mutual access to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

The designations are changing from Municipal Reserve to Municipal School Reserve and School Reserve with this subdivision.

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 (5) days from the date the decision is mailed.

If you have further questions, please call Ms. Natasha Reaney at 780-496-1758 or natasha.reaney@edmonton.ca.

Yours truly,

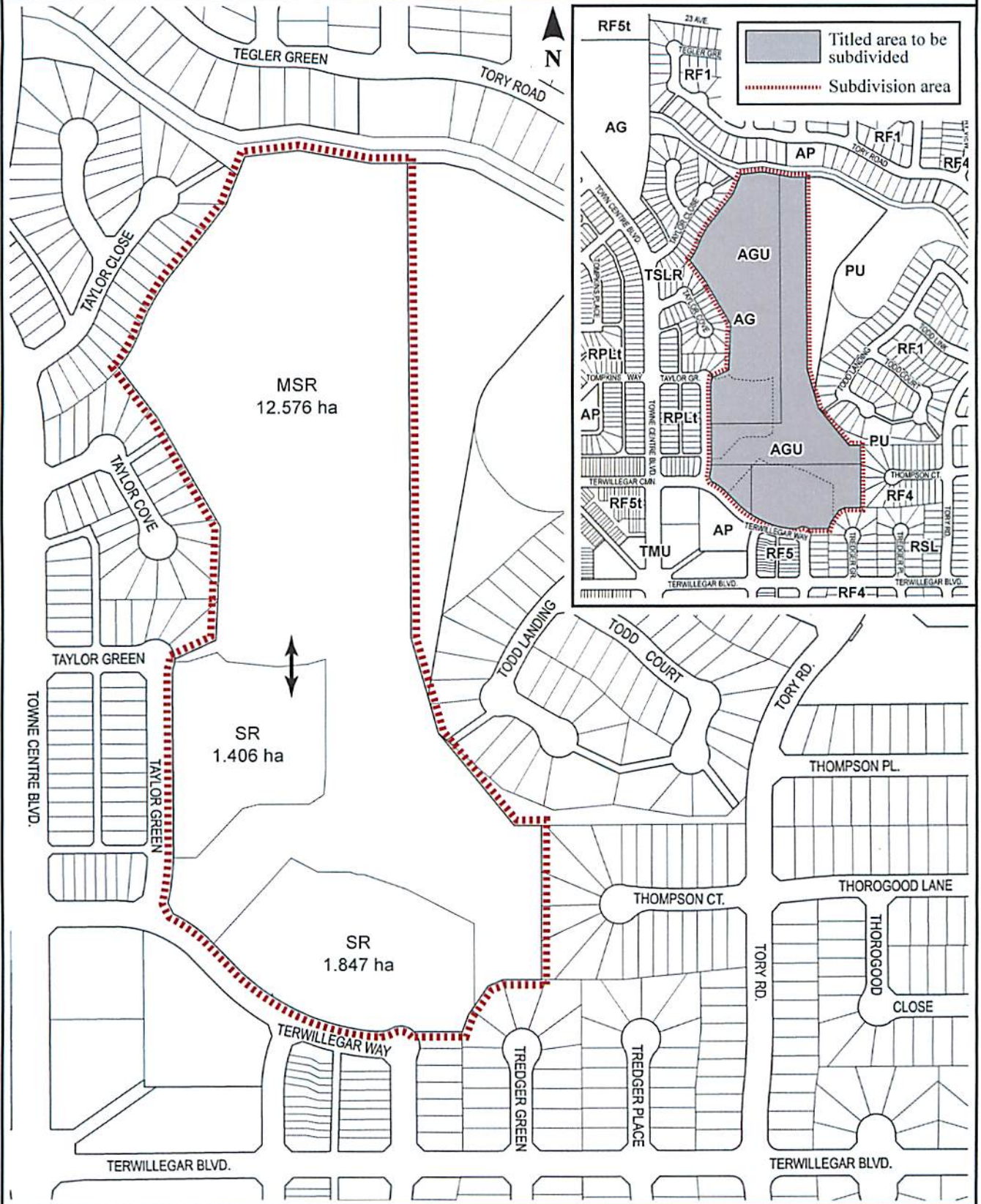
Scott Mackie
Subdivision Authority

SM/nr/Posse 128938105-001

Enclosure(s)

Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act

- Limit of proposed subdivision
- ↔ Mutual access easement





Subdivision Authority

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

June 19, 2014

File No. LDA14-0027

City of Edmonton
9803 – 102A Avenue
Edmonton, AB T5J 3A3

ATTENTION: Chantal Villecourt

Dear Ms. Villecourt:

RE: Tentative plan of subdivision to create one (1) Public Utility lot from Lot 29, Block 6, Plan 7822219, located south of 76 Avenue NW and west of 34 Street NW; **WEIR INDUSTRIAL**

I The Subdivision by Plan is APPROVED on June 19, 2014 subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve in the amount of \$15,314.00 representing 0.008 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 0.105 ha by a Deferred Reserve Caveat to the remainder of Lot 29, Block 6, Plan 7822219 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Memorandum of 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., 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 Memorandum of Agreement;
5. that the owner register an easement for mutual access to the satisfaction of Transportation Services, 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 subdivision.

II That the Memorandum of Agreement required in Clause 1(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 Memorandum Agreement prior to the endorsement plan of the subdivision;
3. 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;

4. 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; and
5. that the owner is responsible for the design and construction within the Public Utility lot, road islands, boulevards, medians, 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.

A portion of the Municipal Reserves is being provided as money in place of land with this subdivision. A new DRC will be created for 0.105 ha and will be carried forward on 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, 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 (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

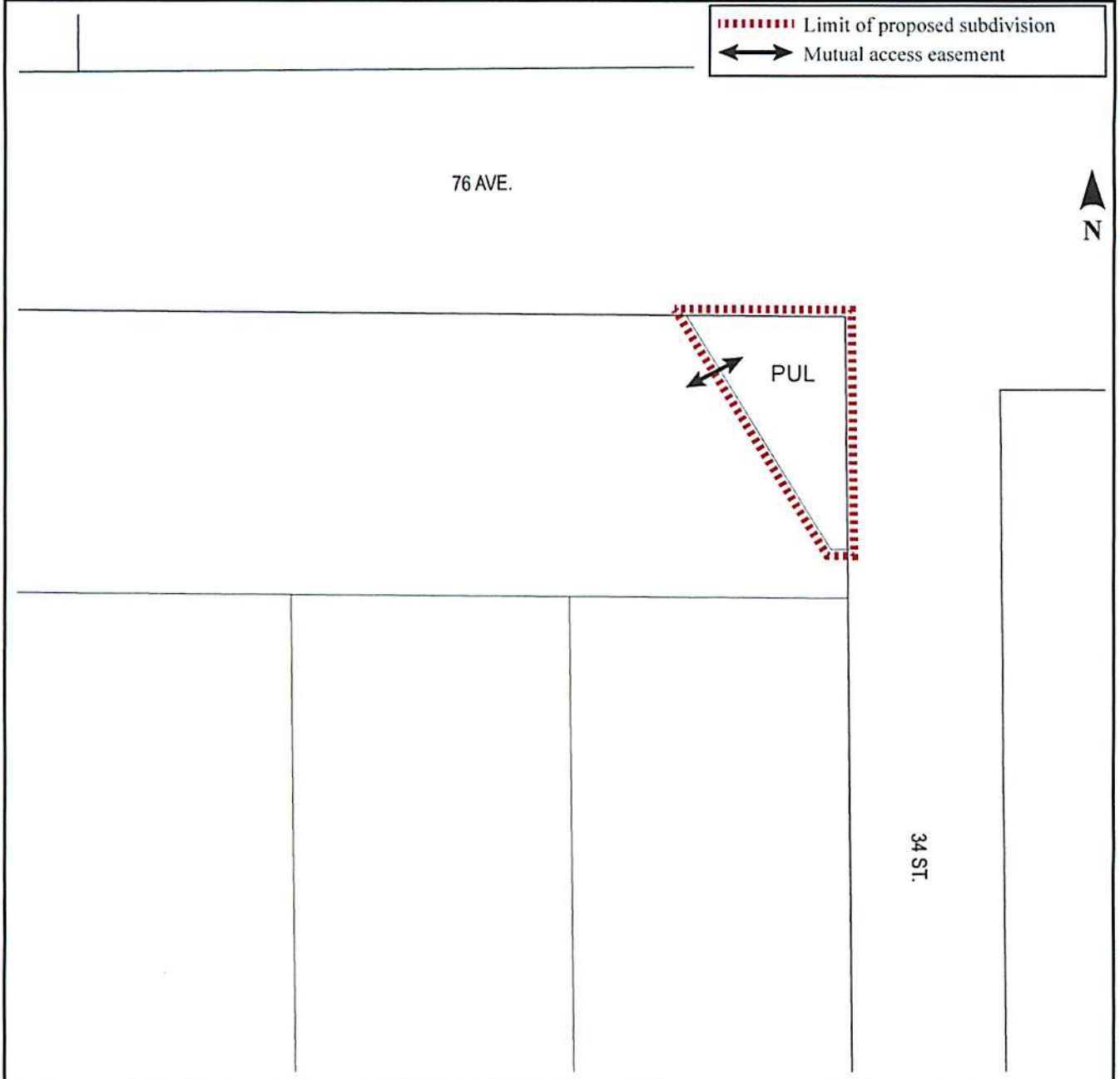
SM/mb/Posse #147450617-001



Enclosure

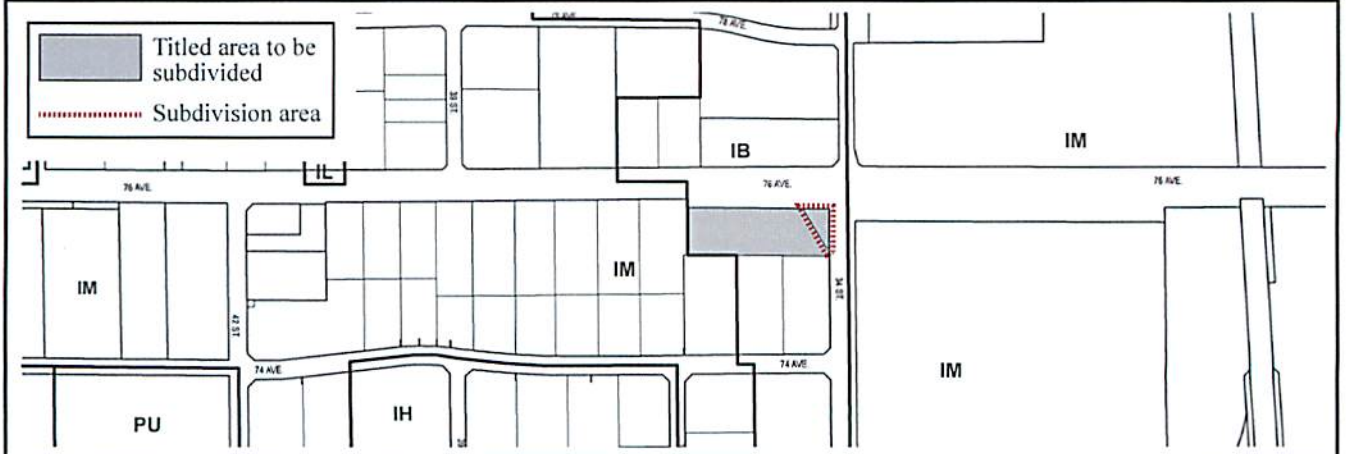
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 19, 2014

LDA14-0027



 Titled area to be subdivided
 Subdivision area





June 19, 2014

File No. LDA13-0346

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 108 semi-detached residential lots, 11 row housing lots, eight (8) single detached residential lots, five (5) multiple family lots, three (3) Public Utility lots and one (1) Municipal Reserve lot from NE-8-52-23-4, located south of Whitemud Drive NW and west of Meridian Street NW; **MAPLE**

I The Subdivision by Plan is APPROVED on June 19, 2014 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.66 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 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., 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 prepare a noise berm, restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking Whitemud Drive/Transportation Utility Corridor (TUC), as shown on the “Conditions of Approval” map, Enclosure I;
5. that the owner dedicate the proposed Public Utility lot as legal road right-of-way, 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 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 Memorandum Agreement prior to the endorsement plan of the subdivision;
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 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;
6. 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;
7. that the engineering drawings include a temporary offset 17 m radius asphalt surface transit 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 to be gravel prior to CCC, and asphalt prior to FAC for roads (or when required by Transportation Services);
8. that the engineering drawings include a 200 mm offsite water main to the satisfaction of EPCOR Water Services Inc. as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a minimum 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing #5205, within residential property for all lots backing onto or flanking Whitemud Drive/Transportation Utility Corridor (TUC), to conform with the submitted noise study and to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a temporary 9 m wide gravel public/emergency access roadway to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The temporary public/emergency access will be required prior to CCC for roads (or when required by Transportation Services);
11. that the owner enter into a 3 year maintenance period agreement for the proposed Low Impact Development (LID) measures, such as the bioswale system, to the satisfaction of Financial Services and Utilities;
12. 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;
13. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences wholly on privately-owned lands, and the post and rail fence on the Municipal Reserve parcel, 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 design and construction of landscaping within the Public Utility lots, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of City Departments and affected utility agencies.

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

Ministerial consent is required for the construction within the Transportation Utility Corridor (TUC) and the application for consent shall be made by the developer.

The existing DRC for NE-8-52-23-4 (DRC #122339388) shall be reduced by 0.66 ha, with the remainder carried forward on the 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, 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 contact Dave Onishenko at 780-496-5809 or dave.onishenko@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/do/Posse #141806972-001

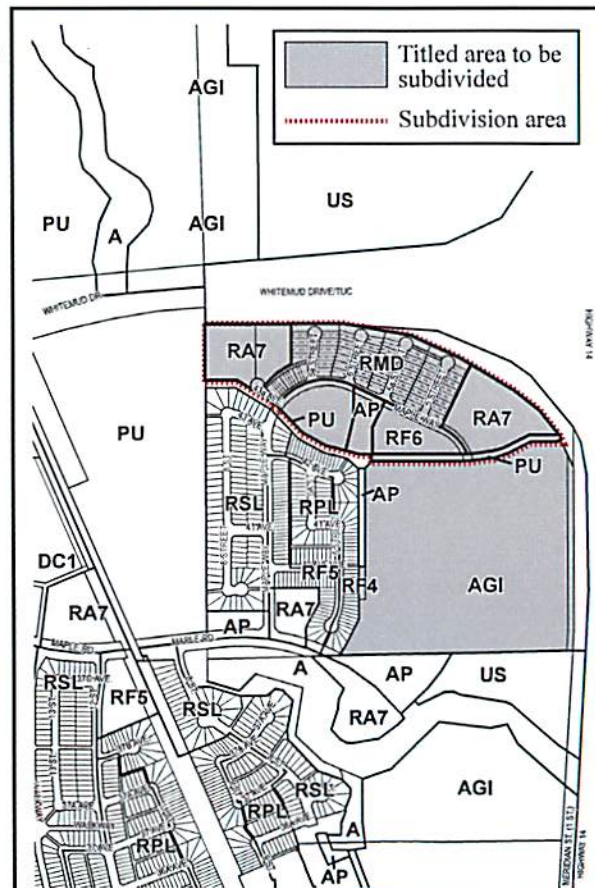
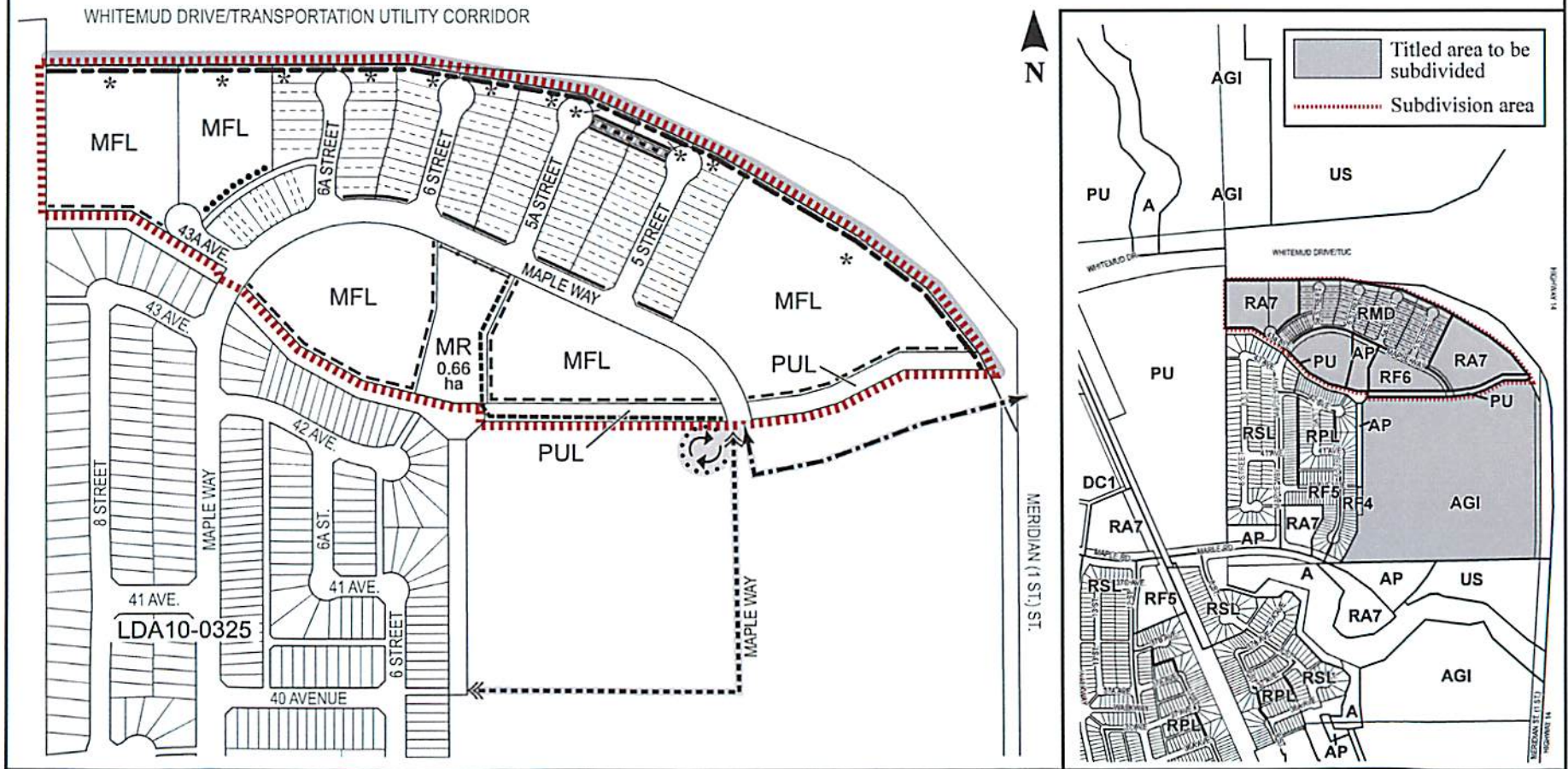
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 19, 2014

LDA13-0346

- ▬▬▬▬▬▬ Limit of proposed subdivision
- 1.8 m uniform fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- ▬▬▬▬ Berm and noise attenuation fence
- Post and rail fence
- ▬▬▬▬▬▬ 3.0 m hard surface shared use path
- ↔↔↔↔ 9.0 m temporary public/emergency access
- * Restrictive covenant re: berm & fence
- Bollards
- ⊙⊙⊙⊙⊙ Offset 17 m temporary transit turnaround
- ⊙⊙⊙⊙⊙ 200 mm diameter watermain
- ▨▨▨▨▨▨ Dedicate as road right-of-way
- ⋯⋯⋯⋯ 1.5 m concrete sidewalk
- ▭▭▭▭▭▭ Include in engineering drawings



Thursday, June 12, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 24

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the June 12, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the June 5, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA13-0465
144844367-001
Tentative plan of subdivision to create 243 single detached residential lots and two (2) multiple family residential lots from NE 2-54-24-4 and Blocks 1 & 2, Plan 772 2209, located west of 50 Street NW and northeast of McConachie Boulevard NW; **McCONACHIE**

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

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA13-0137
136558130-001
Tentative plan of subdivision to create 54 single detached residential lots and one (1) multiple family residential lot from Lot 1, Block 1, Plan 782 1490 and NE-5-54-24-4, located south of 176 Avenue NW and west of 98 Street NW; **ELSNORE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA13-0508 145773917-001	Tentative plan of subdivision to create one (1) multiple family residential lot and one (1) Public Utility lot from SW 24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; PAISLEY	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 09:50 a.m.		