

Thursday, July 10, 2014

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 28

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 10, 2014 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 3, 2014 meeting be adopted.	
3.	NEW BUSINESS	
1.	LDA14-0037 148575325-001	Tentative plan of subdivision to create 39 single detached residential lots, 46 semi-detached residential lots, one (1) residential block shell and one (1) Municipal Reserve lot from W ½ NE 31-52-25-4, located south of Stony Plain Road and west of 199 Street; STEWART GREENS
2.	LDA14-0079 148826438-001	Tentative plan of subdivision to create 40 single detached residential lots, 96 semi-detached residential lots, and one (1) Municipal Reserve lot from Lot 1, Block 99, Plan 102 5202, located north of Chappelle Way SW and east of 156 Street SW; CHAPPELLE
3.	LDA12-0444 132578535-001	Tentative plan of subdivision to create two (2) commercial lots and two (2) Public Utility lots from SW-28-51-24-4, located east of Gateway Boulevard and north of Ellerslie Road SW; ELLERSLIE INDUSTRIAL
4.	OTHER BUSINESS	



Subdivision Authority

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

July 10, 2014

File NO: LDA14-0037

MMM Group
Suite 200, 10576 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Meghan Wong

Dear Ms. Wong:

RE: Tentative plan of subdivision to create 39 single detached residential lots, 46 semi-detached residential lots, one (1) residential block shell and one (1) Municipal Reserve lot from W ½ NE 31-52-25-4, located south of Stony Plain Road and west of 199 Street; **STEWART GREENS**

I The Subdivision by Plan is APPROVED on July 10, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 2.49 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 approved subdivision LDA12-0177 be registered prior to or concurrent with this application;
5. that Bylaw 16903 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; 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 1(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 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 owner design and construct the sanitary sewer mains, trunk sewer and storm outfall system, in accordance with the servicing schemes presented in the Stewart Greens Neighbourhood Design Report, to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include the storm sewer service to the Municipal Reserve lot to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of the northern portion of the collector roadway (Lewis Greens Drive) and the local roadway connection by FAC for roads, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m granular path to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include a temporary 12 m gravel 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 when required by Transportation Services);
12. that the engineering drawings include a temporary 6 m gravel 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);
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 road islands, boulevards, medians, walkways and Municipal Reserve lots, 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 in the amount of 2.49 ha is to be dedicated with this plan of subdivision. The existing Deferred Reserve Caveat (No. #142 064 899) will be reduced accordingly and carried forward to Lot A, Plan 4270NY.

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. Nola Kilmartin at 780-944-0123 or nola.kilmartin@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/nk/Posse # 148575325-001

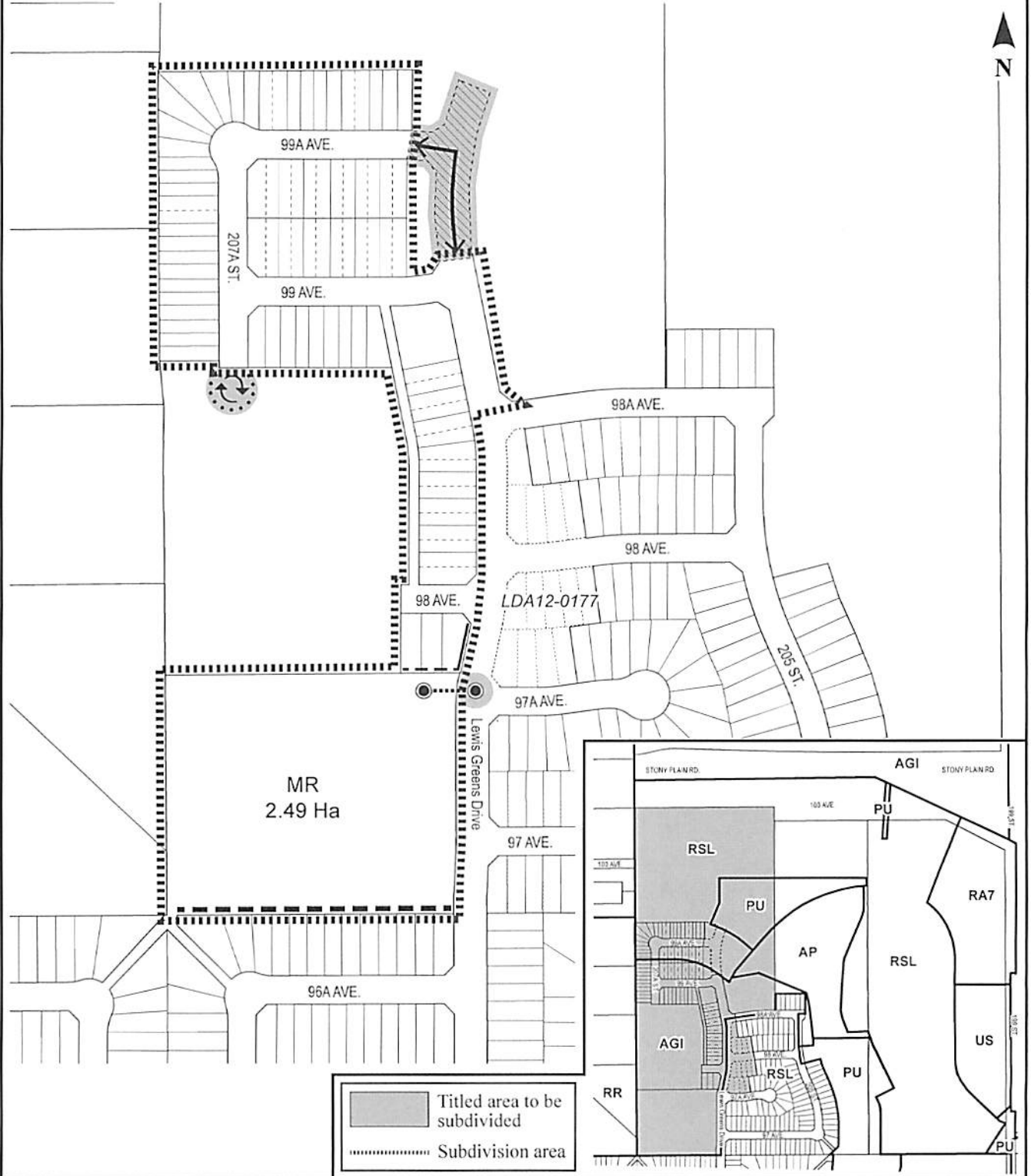
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 10, 2014

LDA14-0037

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m chainlink fence
- - - - - 3m granular shared use path
- ↔ Temporary 6 m gravel roadway
- ▨ Construct collector and local roadway
- ⊙ Temporary 12 m turnaround
- Storm sewer connection
- Include in engineering drawings





Subdivision Authority

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

July 10, 2014

File No. LDA14-0079

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 40 single detached residential lots, 96 semi-detached residential lots, and one (1) Municipal Reserve lot from Lot 1, Block 99, Plan 102 5202, located north of Chappelle Way SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on July 10, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.30 ha lot 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 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;
5. that the approved subdivisions LDA13-0247 and LDA14-0160 be registered prior to or concurrent with this application;
6. that the lot identified be withheld from registration until the temporary roadway connection is no longer required as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the Chappelle Sanitary Lift Station and Storm Water Outfall for basins 8 and 9 be constructed prior to the endorsement of the final plan of survey;
8. that the owner register an easement to facilitate construction of the water main connection and shared use path within the greenway and the walkway, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner dedicate the walkway as road right-of-way, as shown on the “Conditions of Approval” map, Enclosure I; and
10. 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 1(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 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 the water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the “Conditions of Approval” map, Enclosure I;
8. that the engineering drawings include a 3 m hard surface shared use path within the greenway with a dividing yellow centerline, “Shared Use” signage, lighting, and bollards, and connect with the existing shared use path, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path within the walkways with bollards and lighting, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner construct a minimum 6 m wide non-standard carriageway, within the right-of-way, to a minimum paved residential alley cross-section, including alley crossings at the local roadways, shared-use path connectivity, bollards and lighting, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. A Swept Path Analysis must be include in the submission of engineering drawings to ensure appropriate design for emergency access;
11. that the owner construct a 6 m wide gravel temporary roadway connection 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);

12. 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
13. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways, and Municipal Reserve parcel, 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 Deferred Reserve Caveat (#102 276 199) for Lot 1, Block 99, Plan 102 5202 shall be reduced accordingly, with the remainder carrying 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 Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/kr/Posse #148826438-001

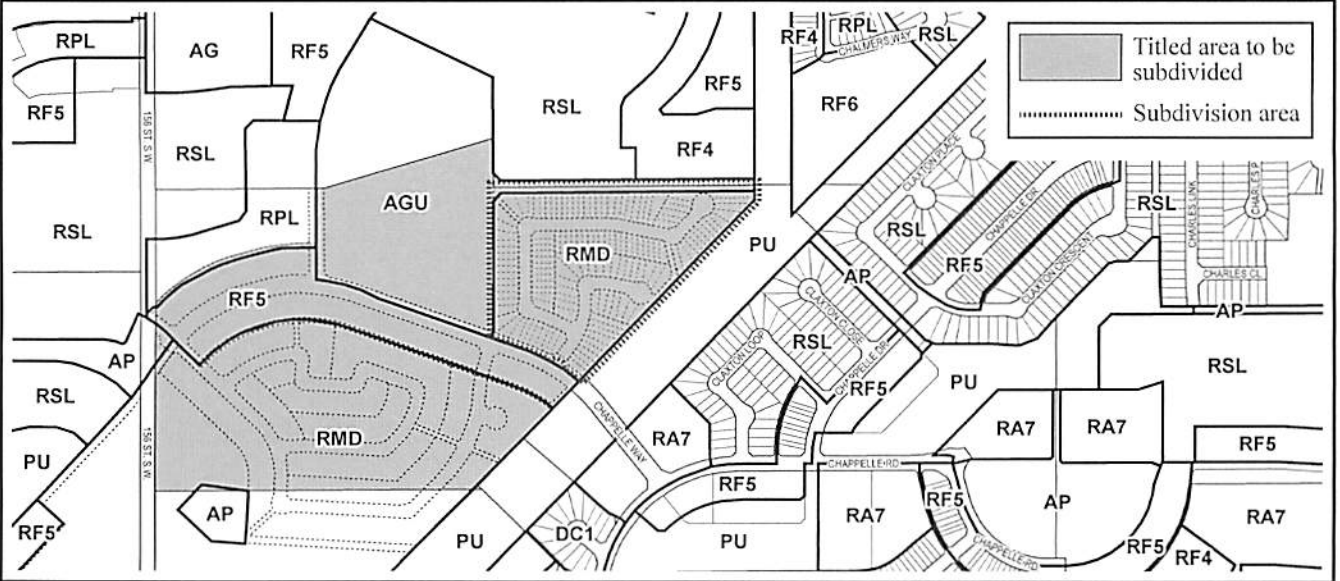
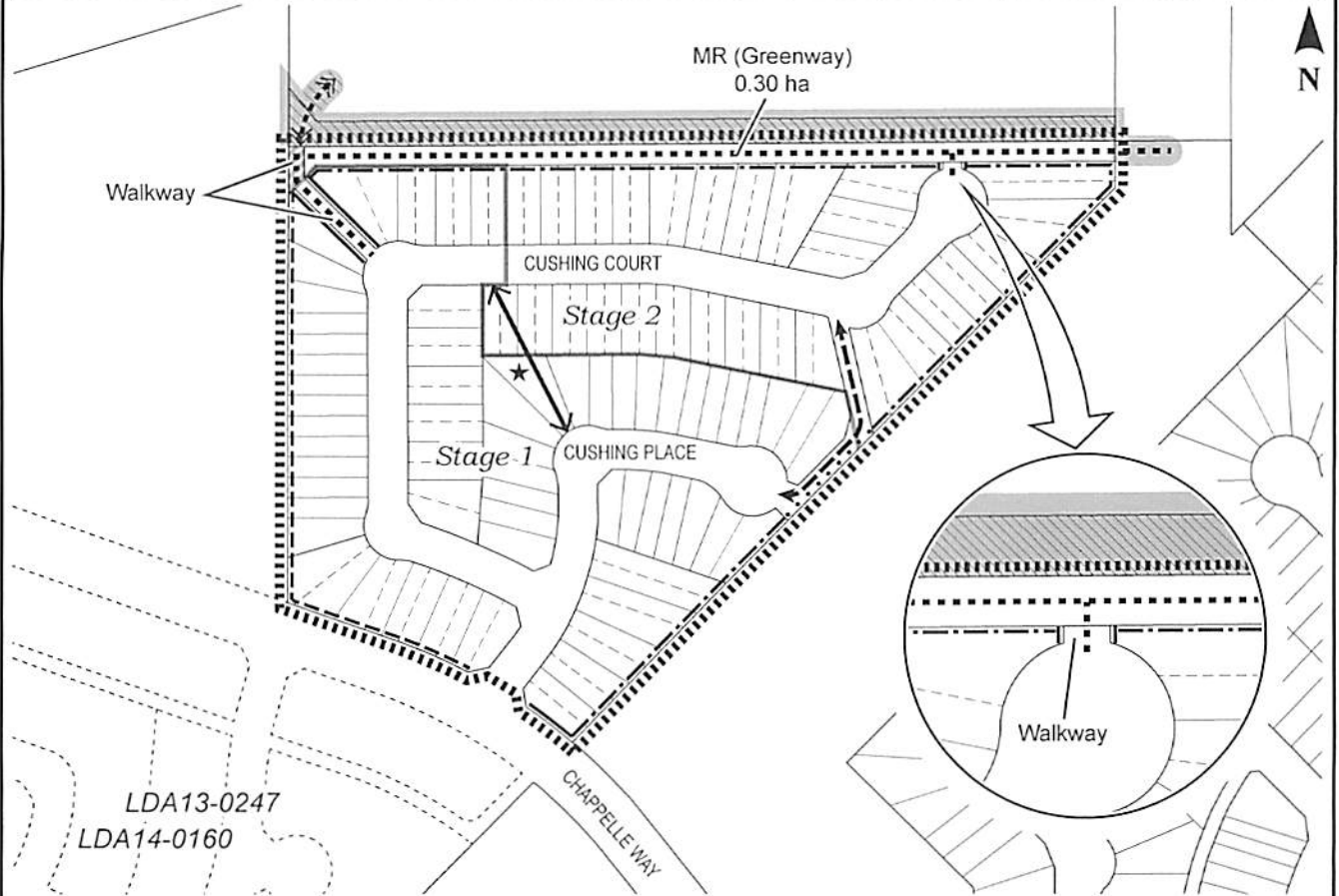
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 10, 2014

LDA14-0079

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| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision — 1.8 m uniform screen fence as per Zoning Bylaw - - - 1.8 m uniform fence - · - · - 1.2 m uniform fence · · · · · 3 m hard surface shared use path ← - - - → Minimum 6 m wide non-standard carriageway · · · · · Bollards | <ul style="list-style-type: none"> ▨ Register easement ▩ Dedicate as right-of-way ↔ Temporary road connection ★ Withhold lot from registration ← - - - - - → Water main connection ▭ Include in engineering drawings |
|--|--|





Subdivision Authority

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

July 10, 2014

File No. LDA12-0444

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

Subject: Tentative plan of subdivision to create two (2) commercial lots and two (2) Public Utility lots from SW-28-51-24-4, located east of Gateway Boulevard and north of Ellerslie Road SW;
ELLERSLIE INDUSTRIAL

I The Subdivision by Plan is APPROVED on July 10, 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., 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 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;
4. that the approved subdivisions LDA12-0397 and LDA10-0388 be registered prior to or concurrent with this application;
5. that Bylaw 16892 (LDA14-0117) to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; 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(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 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 the 300 mm water main to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a temporary 12 m gravel 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 when required by Transportation Services);
9. that the engineering drawings include a temporary 4 m gravel emergency access with T-bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This emergency access will be required prior to CCC for roads (or when required by Transportation Services);
10. that the engineering drawings include a temporary 4 m gravel maintenance access with T-bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner design and construct the ultimate Stormwater Management Facility (including 1.5 m walkway, stormceptors, interconnecting pipe, and control and outfall structure) to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I. This outfall structure will be required prior to CCC for drainage (or when required by Financial Services and Utilities);
12. that the owner construct two temporary 12 m gravel turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to CCC for roads (or when required by Transportation Services);
13. that the owner construct a temporary 4 m gravel emergency access with T-bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This emergency access will be required prior to CCC for roads (or when required by Transportation Services);
14. 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

15. that the owner is responsible for the landscape design and construction within the public utility lots, 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.

Municipal Reserves have been addressed with SUB/01-0034 and LDA07-0340.

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

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 Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/mb/Posse #132578535-001

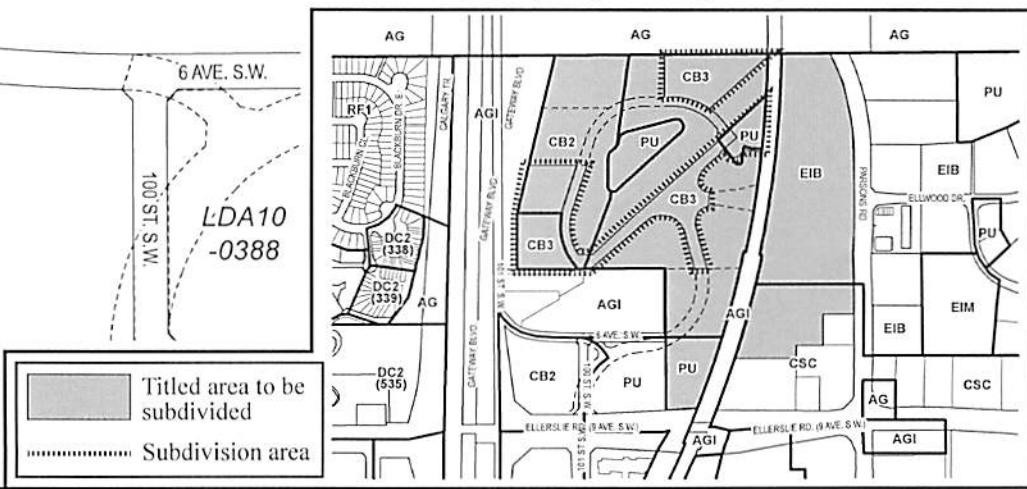
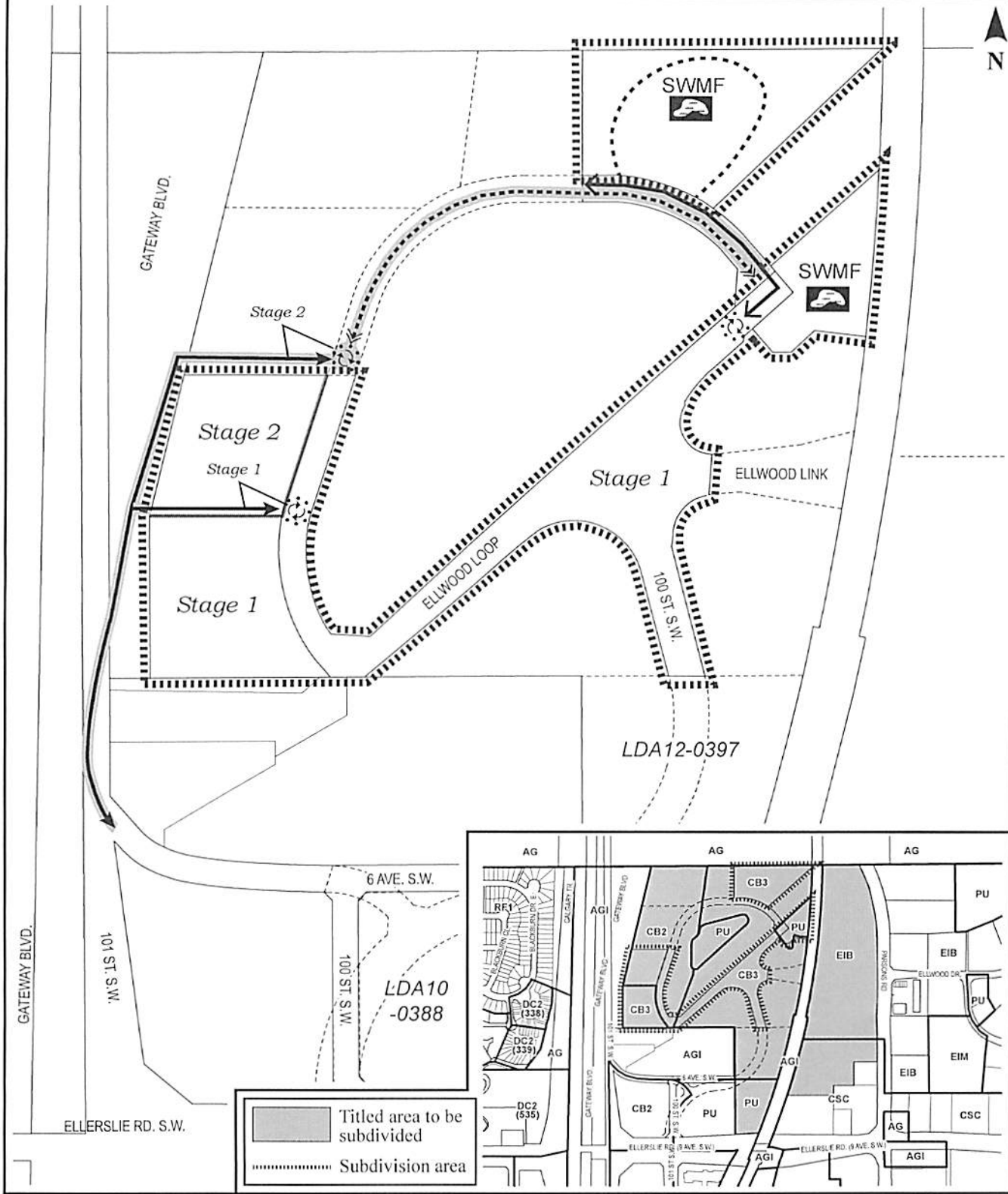
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 10, 2014

LDA12-0444

- Limit of proposed subdivision
- Watermain connection
- 1.5 m walkway
- Temporary 4 m gravel emergency access
- Temporary 4 m gravel maintenance access
- Include in engineering drawings
- Temporary 12 m turnaround



- Titled area to be subdivided
- Subdivision area

Thursday, July 3, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 27

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the July 3, 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 26, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA12-0375
128883302-001 Tentative plan of subdivision to create 71 single detached residential lots from NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road; **GLENRIDGING HEIGHTS**

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

FOR THE MOTION Blair McDowell **CARRIED**

5. ADJOURNMENT

The meeting adjourned at 09:40 a.m.