

Thursday, July 10, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 28

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 10, 2014 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 3, 2014 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. 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**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

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**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

| | | | |
|----------------|---|---|----------------|
| 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 | |
| MOVED | | Blair McDowell That the application for subdivision be Approved as Amended. | |
| FOR THE MOTION | | Blair McDowell | CARRIED |
| 5. | ADJOURNMENT The meeting adjourned at 10:20 a.m. | | |



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, 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 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 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,



For Scott Mackie
Subdivision Authority





SM/nk/Posse # 148575325-001

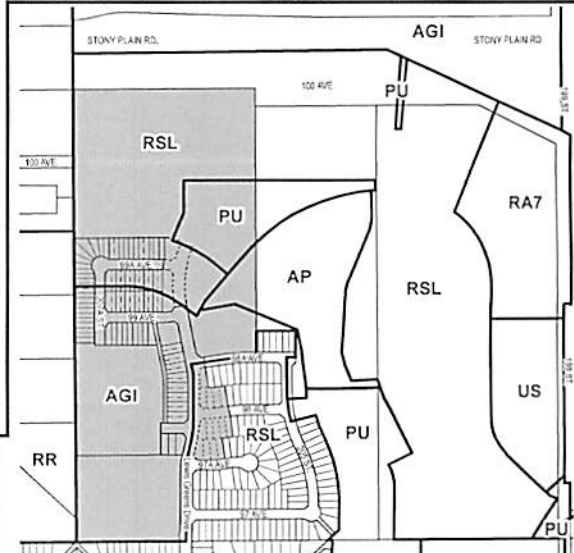
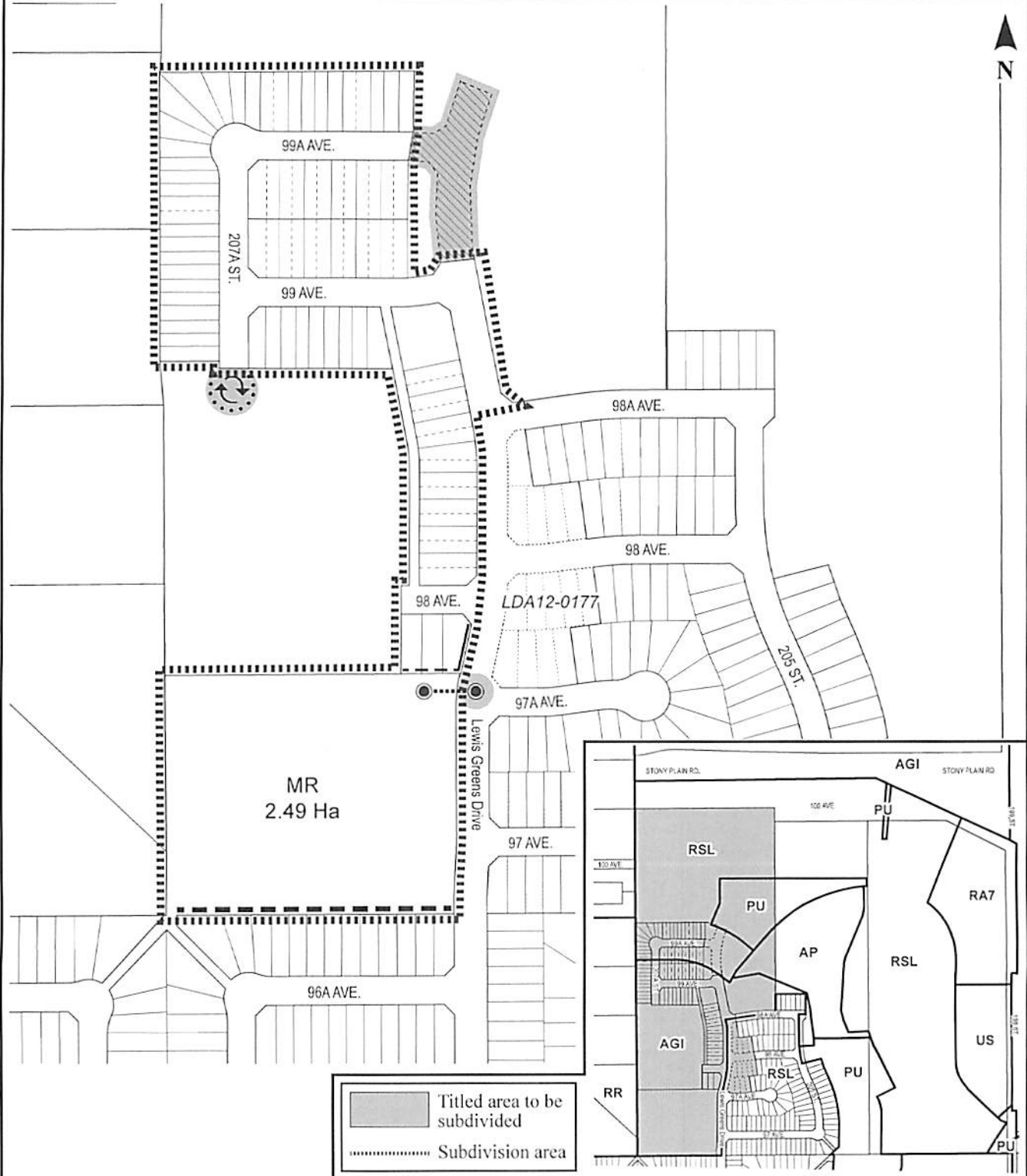
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 10, 2014

LDA14-0037

- | | | | |
|-----------|--|---|---------------------------------------|
| ----- | Limit of proposed subdivision |  | Construct collector and local roadway |
| ————— | 1.8 m uniform screen fence as per Zoning Bylaw |  | Temporary 12 m turnaround |
| - - - - - | 1.2 m chainlink fence |  | Storm sewer connection |
| - - - - - | 3m granular shared use path |  | 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 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 3.0 m Shared Use Path, 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 provincial lands 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,



For 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
- ↔ Temporary 4 m gravel emergency access
- ☼ Temporary 12 m turnaround
- ↔ Watermain connection
- 3 m hard surface shared use path
- ↔ Temporary 4 m gravel maintenance access
- ▒ Include in engineering drawings

