

Thursday, July 17, 2014

9:30 a.m.



PLACE: Room 701

**SUBDIVISION AUTHORITY AGENDA
MEETING NO. 29**

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 17, 2014 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

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

3. NEW BUSINESS

1. LDA13-0505
145792558-001

Tentative plan of subdivision to create 45 single detached residential lots, one (1) multiple-family residential lot, two (2) Public Utility lots, one (1) Municipal Reserve Lot, and one (1) Environmental Reserve Lot from the NE 13-53-26-W4M, located west of Winterburn Road NW and south of Hawks Ridge Boulevard NW; **HAWKS RIDGE**

4. OTHER BUSINESS



July 17, 2014

File No. LDA13-0505

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 45 single detached residential lots, one (1) multiple-family residential lot, two (2) Public Utility lots, one (1) Municipal Reserve Lot, and one (1) Environmental Reserve Lot from the NE 13-53-26-W4M, located west of Winterburn Road NW and south of Hawks Ridge Boulevard NW; **HAWKS RIDGE**

I The Subdivision by Plan is APPROVED on July 17, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.15 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 4.647 ha by a Deferred Reserve Caveat registered to the remainder of the NE 13-53-26-W4M pursuant to Section 669 of the Municipal Government Act.;
3. that the owner dedicate Environmental Reserve as a 0.57 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner register easements for a permanent local road connection and a temporary road connection and water connections as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 215 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
8. that subject to Condition 6 above, the owner clear and level 215 Street NW as required for road right-of-way;
9. that the owner register a top-of-bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the top-of-bank, as per the applicable

development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-1564-01), 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 survey.

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 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, to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall maintain the proposed Low Impact Development (LID) measures such as bioswales, etc. for 3 years to the satisfaction of Financial Services and Utilities and Sustainable Development;
8. that the owner develops and implements a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Financial Services and Utilities;
9. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the sanitary pump station, forcemain and offsite sanitary trunk sewer are completed and operational to the satisfaction of Financial Services and Utilities;
10. that the engineering drawings include the construction of the permanent urban local road to its ultimate standard, to the satisfaction Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 6 m gravel temporary 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);
12. that the owner construct a 3 m asphalt shared use path with a dividing yellow centerline, "Shared Use" signage, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct 1.5 m concrete sidewalks with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the engineering drawings include the construction of 200mm and 300mm offsite water mains to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a minimum 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property for all lots backing onto or flanking 215 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. 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
17. that the owner is responsible for the landscape design and construction within the public utility lots, road islands, boulevards, medians, walkways, greenways 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.

The Deferred Reserve Caveat required in Clause I(2) will be adjusted in the future when the top-of-bank line and Environmental Reserve are determined.

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.

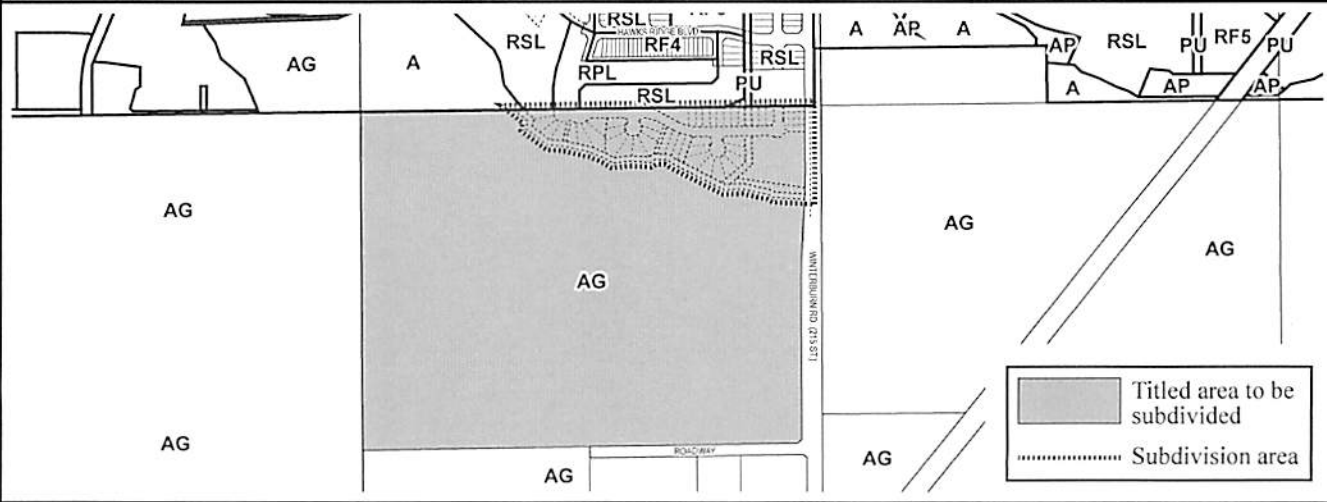
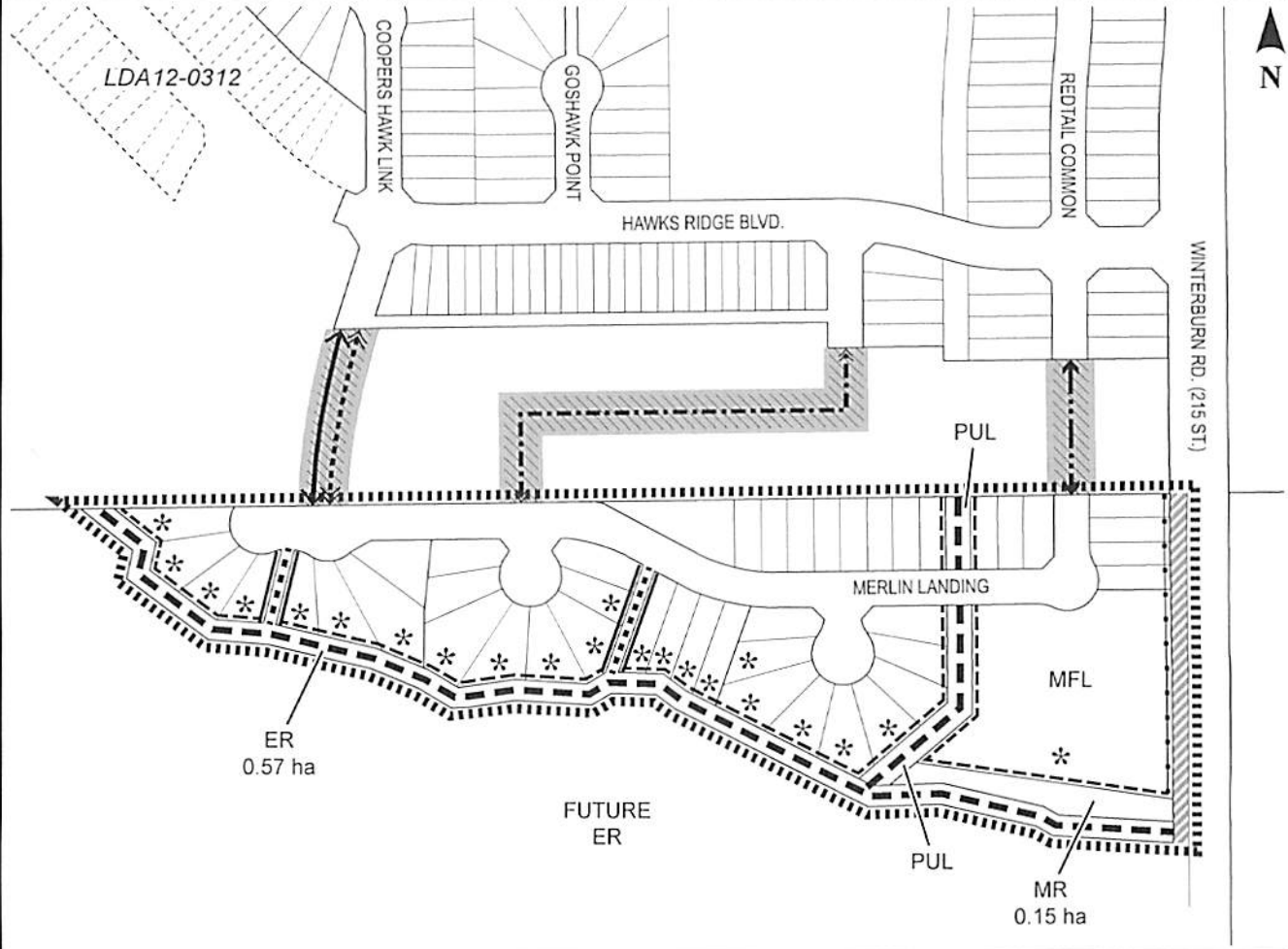
Yours truly,

Scott Mackie
Subdivision Authority

SM/cw/Posse #145792558-001

Enclosure(s)

- | | |
|---|---|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ———— 1.8 m uniform screen fence as per Zoning Bylaw ----- 1.2 m uniform fence - - - - Noise attenuation fence 1.5 m concrete sidewalk — — — 3 m asphalt shared use path ▨ Register easement | <ul style="list-style-type: none"> ▨ Dedicate as right-of-way * Restrictive covenant re: top-of-bank ↔ Construct permanent local roadway ↔ Temporary road connection ↔ 300mm watermain connection ↔ 200mm watermain connection ▨ Include in engineering drawings |
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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.	ADJOURMENT The meeting adjourned at 10:20 a.m.		