

Thursday, July 23, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 30

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the July 23, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the July 16, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0329 157853256-001	Tentative plan of subdivision to create 33 single detached residential lots, 36 semi-detached residential lots, and one (1) Environmental Reserve lot, from the north half of the NE 20-51-25-W4M and the south half of the NE 20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW; KESWICK
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT	
	The meeting adjourned at 9:40 a.m.	



Subdivision Authority

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

July 23, 2015

File No. LDA14-0329

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 33 single detached residential lots, 36 semi-detached residential lots, and one (1) Environmental Reserve lot, from the north half of the NE 20-51-25-W4M and the south half of the NE 20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on July 23, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 2.45 ha lot pursuant to Section 664 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 & 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 subdivision cannot be registered until the area developers have provided the City with a signed copy of a Memorandum of Understanding, to the satisfaction of Transportation Services, for the conversion of the existing Ellerslie Road SW right-of-way, west of 170 Street SW, into a greenway;
5. that the subdivision boundary be amended to include the dedication of Keswick Boulevard SW with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (4) above, the owner clear and level Keswick Boulevard SW as required for road right of way dedication;

7. 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;
8. that the approved subdivisions LDA13-0533 and LDA14-0405 be registered prior to or concurrent with Stage 1 of this application, for the logical extensions of roadway connections and necessary underground utilities;
9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking the Stormwater Management Facility (SWMF) 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 (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 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 a 3 m hard surface shared use path, tying into the shared use path within the MR lot, with lighting, bollards and landscaping, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner provide grading plans for Keswick Boulevard SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 6 m gravel surface 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);

10. 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
11. that the owner is responsible for the landscape design and construction within the ER lot, road rights of way and walkway, 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 balance of the existing Deferred Reserve Caveat (DRC) on title for the north half of the NE 20-51-25-W4M is to be transferred to the south half of the NE 20-51-25-W4M. The existing DRC for the south half of the NE 20-51-25-W4M is to be reduced in accordance with ER dedication and top-of-bank roadway dedication 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 Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority











SM/kr/Posse #157853256-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 23, 2015

LDA14-0329

- | | | | |
|---|--|---|------------------------------------|
|  | Limit of proposed subdivision |  | 1.2 m uniform fence |
|  | Amend subdivision boundary |  | 3 m hard surface shared use path |
|  | Dedicate as road right-of-way |  | Restrictive covenant re: freeboard |
|  | Include in engineering drawings |  | Temporary 6 m roadway |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Include in grading plans |

