

Thursday, August 27, 2015

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 35

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the August 27, 2015 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the August 20, 2015 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.

LDA15-0172  
170430061-001

Tentative plan of subdivision to create one (1) Municipal Reserve lot from the SW19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW; **GRANVILLE**

**5. OTHER BUSINESS**



August 27, 2015

File NO. LDA15-0172

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

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot from the SW19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW;  
**GRANVILLE**

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**I The Subdivision by Plan is APPROVED on August 27, 2015, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 8.29 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 & 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 subdivisions LDA14-0215 and LDA14-0374 be registered prior to or concurrent with this application for the logical roadway and servicing extension; and
5. 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 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;

4. 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;
5. that the engineering drawings include a 1.8 m uniform fence to the satisfaction of Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I;
6. that the engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
7. that the owner construct a 3 m hard surface shared use path within the Municipal Reserve lot, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way and shared use path to the satisfaction of City Departments and affected utility agencies.

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

To assemble the school/park site, Deferred Reserve Caveat (DRC) #032 122 553 was transferred from NW 19-52-25-W4M to the SW 19-52-25-W4M under LDA11-0437. The DRC will be used to assemble the 8.29 ha school/park site with this subdivision, a tree stand with LDA13-0348 (1.66 ha) and a pocket park with LDA14-0374 (0.11 ha). The remainder of the DRC in the amount of 1.03 ha will be deferred to the remnant parcel and will be adjusted or discharged based on the Winterburn Road (215 Street) widening.

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 Carla Semeniuk at 780-496-1582 or [carla.semeniuk@edmonton.ca](mailto:carla.semeniuk@edmonton.ca).

Yours truly,

Scott Mackie  
Subdivision Authority

SM/cs/Posse #170430061-001

Enclosure(s)



Thursday, August 20, 2015  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 34

<b>PRESENT</b>	<b>Scott Mackie, Manager, Current Planning Branch</b> <b>Gilbert Quashie-Sam, Acting Chief Subdivision Officer</b>
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**1. ADOPTION OF AGENDA**

MOVED	Scott Mackie, Gilbert Quashie-Sam  That the Subdivision Authority Agenda for the August 20, 2015 meeting be adopted as amended.
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FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	<b>CARRIED</b>
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**2. ADOPTION OF MINUTES**

MOVED	Scott Mackie, Gilbert Quashie-Sam  That the Subdivision Authority Minutes for the August 13, 2015 meeting be adopted.
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FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	<b>CARRIED</b>
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**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.	LDA14-0522 163601549-001	Tentative plan of subdivision to create 52 row housing residential lots, six (6) multiple family lots (MFL), and two (2) private parks from Lot 2, Block 6A, Plan 922 0135, located north of Kingsway NW and east of 121 Street NW; <b>BLATCHFORD</b>
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MOVED	Scott Mackie, Gilbert Quashie-Sam  That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	<b>CARRIED</b>
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**5. ADJOURMENT**

The meeting adjourned at 9:45 a.m.