

Thursday, December 3, 2015  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 49

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the December 3, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 26, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA15-0428  
177802879-001

Tentative plan of subdivision to create one (1) commercial lot from Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW and west of 141 Street SW for the purpose of consolidation with Lot 1, Block 10, Plan 152 4560; **HAYS RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA14-0566  
164235468-001

Tentative plan of subdivision to create 149 single detached residential lots, 13 row housing lots, one (1) Environmental Reserve lot and two (2) Public Utility lots, from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; **RIVERVIEW NEIGHBOURHOOD 1**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA14-0567 164239866-001	Tentative plan of subdivision to create 181 single detached residential lots, 78 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; <b>RIVERVIEW NEIGHBOURHOOD 1</b>	
<b>MOVED</b>		Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURMENT</b>  The meeting adjourned at 10:20 a.m.		



Subdivision Authority

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

December 3, 2015

File NO. LDA15-0428

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

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW and west of 141 Street SW for the purpose of consolidation with Lot 1, Block 10, Plan 152 4560; **HAYS RIDGE**

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**I The Subdivision by Plan is APPROVED on December 3, 2015, 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 & 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 approved subdivision LDA15-0408 be registered prior to or concurrent with this application, for the required mutual access, cross lot access, and drainage conveyance easements; and
4. 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 (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; and

5. that the owner submits detailed engineering drawings or redline revisions to the approved engineering drawings for Hays Ridge Stage 10 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.

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

Municipal Reserve for Lot A, Block 1, Plan 132 2811 was addressed by Deferred Reserve Caveat through LDA12-0143 and will be carried 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 NW, 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 Marco Beraldo at 780-496-6092 or marco.beraldo@edmonton.ca.

Yours truly,



Peter Ohm  
Subdivision Authority

FOR

PO/mb/Posse # 177802879-001

Enclosure(s)

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

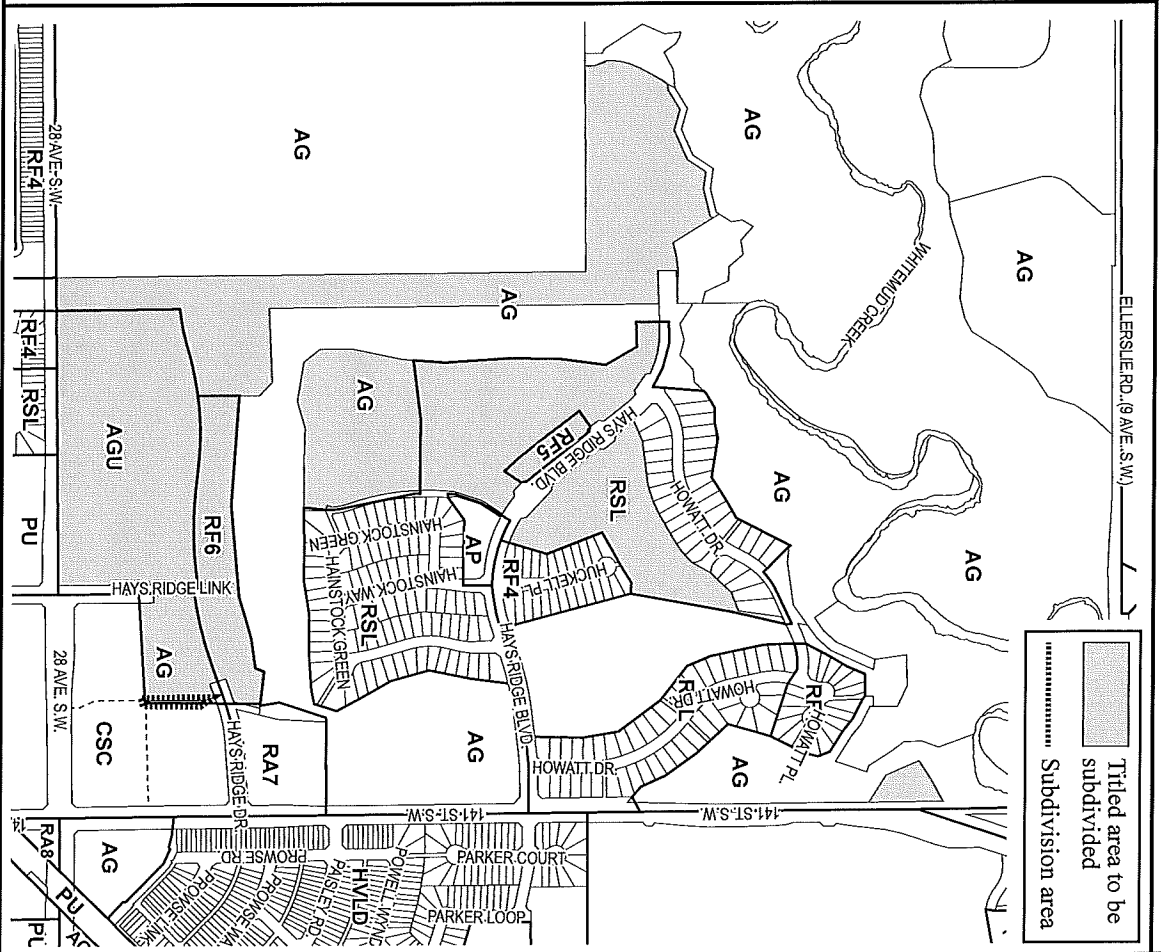
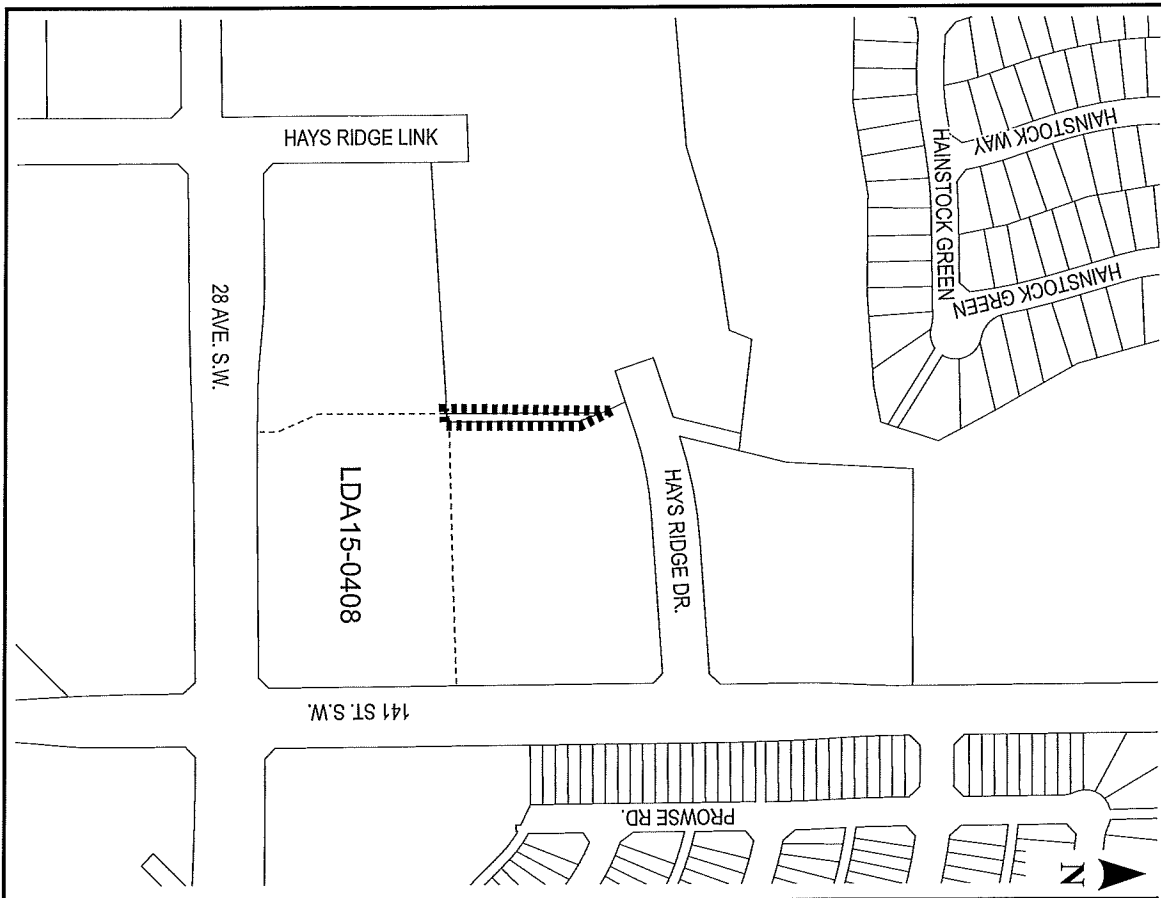
December 3, 2015

LDA15-0428

ENCLOSURE I

Limit of proposed subdivision

NOTE: All roads shown on this map are within the SW quadrant





Subdivision Authority

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

December 3, 2015

File NO. LDA14-0566

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 149 single detached residential lots, 13 row housing lots, one (1) Environmental Reserve lot and two (2) Public Utility lots, from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; **RIVERVIEW NEIGHBOURHOOD 1**

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**I The Subdivision by Plan is APPROVED on December 3, 2015, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 5.97 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 owner register easements for the temporary lift station, temporary forcemain, arterial roadway construction and sanitary sewer as shown on the "Conditions of Approval" map, Enclosure III;
5. that the owner clear and level 199 Street as required for road right of way dedication, and said dedication shall conform to an approved concept plan or to the satisfaction of Transportation Services;
6. that Bylaw 17471 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
7. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

8. 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 J.R. Paine & Associates Ltd. geotechnical report (File No. 2418-1940), as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 600 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include and the owner construct the first two (2) lanes of 199 Street to an arterial roadway standard including lighting and any transitional improvements, intersection improvements and turn bays as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 199 Street prior to the approval of engineering drawings for the arterial road and subdivision, to the satisfaction of Transportation Services;
9. that the engineering drawings include a 3 m hard surface shared use path with bollards and landscaping, within the AltaLink lands, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the temporary sanitary forcemain from the connection point at the Edgemont lift station through 199 Street and through the proposed development connecting to the temporary lift station on private property near 23 Avenue SW, (CCC will not be issued until such time as the sanitary forcemain and offsite temporary lift station is completed and operational), to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure III;

11. that the engineering drawings include storm sewers within 199 Street to drain at the Wedgewood Creek Crossing, to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure II;
12. that the engineering drawings include the ultimate storm outfall 1 to Wedgewood Creek, (CCC will not be issued until such time as the ultimate storm outfall is completed and operational) to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure II;
13. that the engineering drawings include offsite underground utilities including permanent sanitary and storm sewers, to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure II and III;
14. that the engineering drawings include and the owner construct the wildlife passages to the satisfaction of Sustainable Development and Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the engineering drawings include a wildlife crossing on 199th Street in accordance with the City of Edmonton’s Wildlife Passage Engineering Guidelines, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure II;
16. that the engineering drawings include and the owner provides the zebra marked crosswalks with curb ramps, and pedestrian signals only at 199 Street, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I, and if necessary, the signals and crosswalk may need to be installed further south, outside of the AltaLink right of way;
17. that the owner design and construct the ultimate SWMF, to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure I;
18. that the engineering drawings include grading plans to accommodate the 3 m shared use path adjacent to the SWMF, to the satisfaction of Transportation Services;
19. that the owner construct a 3 m hard surface shared use path with shared use signage and bollards, within the top of bank setback, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
20. that the owner construct a 3 m hard surface shared use path with bollards and lighting within the SWMF and walkway, 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;
21. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
22. that the owner construct a 3 m concrete emergency access with lighting, and T-bollards to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
23. 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 sewers are completed and operational to the satisfaction of Financial Services and Utilities;

24. that FAC will not be issued for the proposed development until such time that the permanent sanitary servicing for Riverview required for this subdivision as indicated in the NDR is completed and operational to the satisfaction of Drainage Services;
25. that the owner is responsible for the abandonment of the temporary lift station and temporary forcemain, and the ultimate connection to the permanent system as per the City's Design and Construction Standards to the satisfaction of Financial Services and Utilities, at the owners cost;
26. that the owner is responsible for the operation and maintenance of the temporary sanitary system to the satisfaction of Financial Services and Utilities, at the owners cost;
27. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto 199 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
28. 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
29. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

Enclosures I, II and III are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve was previously addressed by the registration of a Deferred Reserve Caveat (DRC). At the time of plan endorsement, the DRC will be reduced to account for the dedication of ER and arterial roadway.

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 Kerry Girvan at 780-423-3747 or [kerry.girvan@edmonton.ca](mailto:kerry.girvan@edmonton.ca).

Yours truly,



Peter Ohm  
Subdivision Authority

FOR

PO/kg/Posse #164235468-001

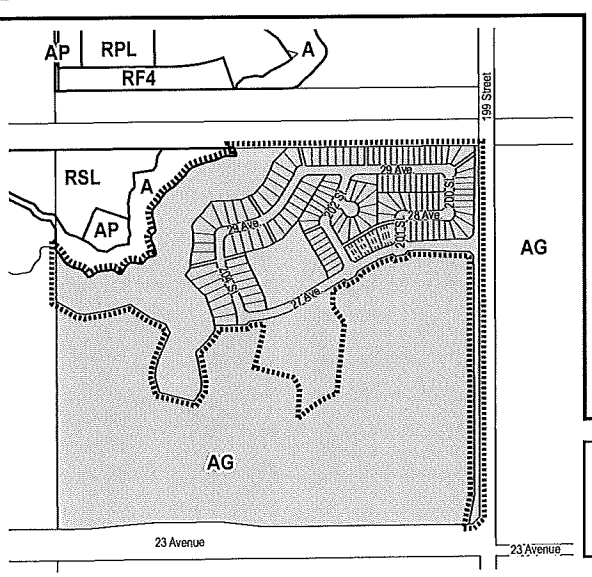
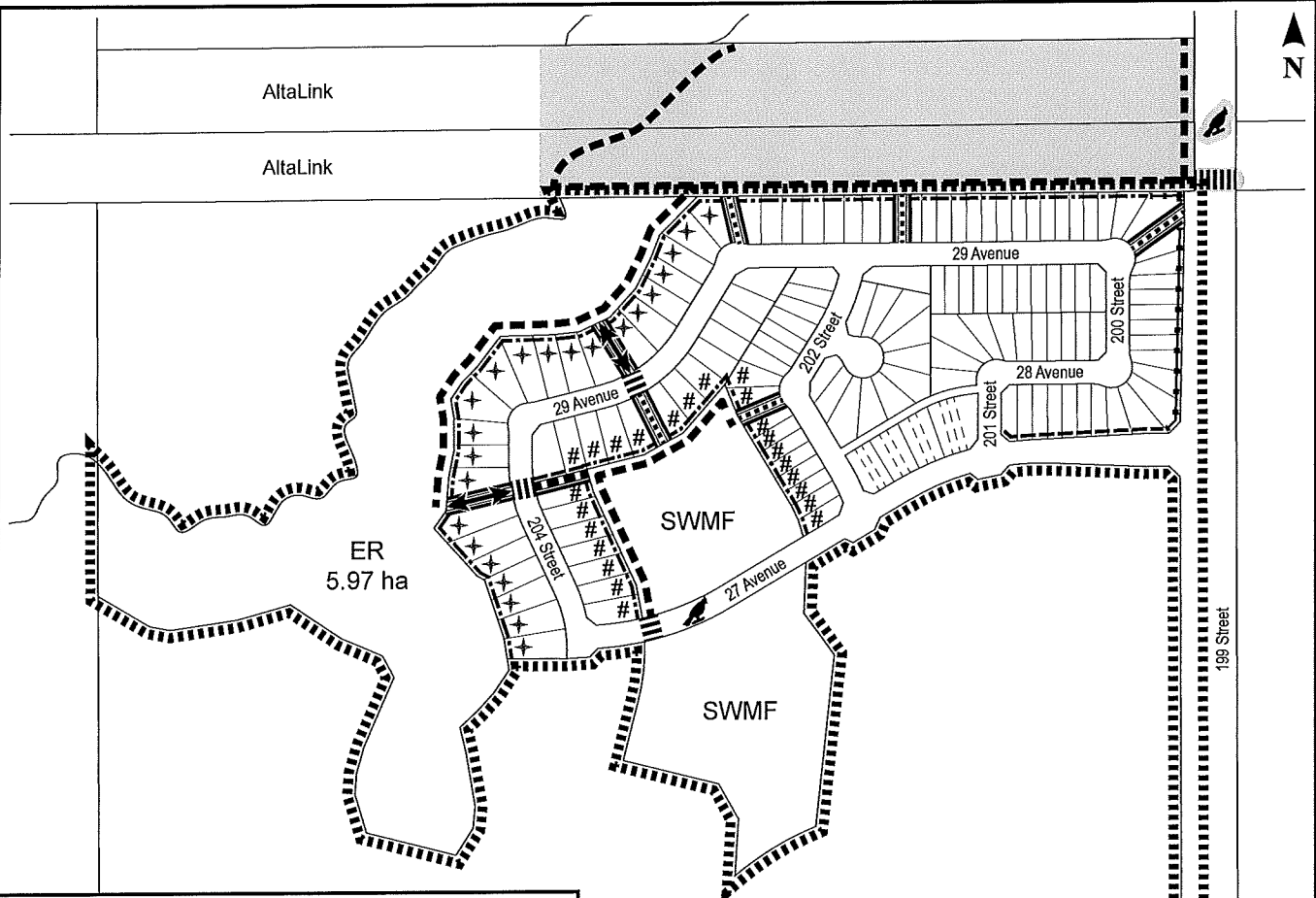
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 3, 2015

LDA14-0566

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.8 m uniform fence
- · - · - · 1.2 m uniform fence
- ▬ · - - - ▬ Noise attenuation fence
- · · · · 1.5 m concrete sidewalk
- ▬ · - - - ▬ 3 m hard surface shared use path
- ▬▬▬▬▬▬▬ Zebra marked crosswalk
- + Restrictive covenant re: Top of bank
- # Restrictive covenant re: Freeboard
- ↔ 3 m emergency access
- 🦋 Wildlife passage
- ▭ Include in engineering drawings



- ▭ Titled area to be subdivided
- ▬▬▬▬▬▬▬ Subdivision area

NOTE: All roads shown on this map are within the NW quadrant

199 Street (vertical label on the right side of the map)







Subdivision Authority

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

December 3, 2015

File NO. LDA14-0567

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 181 single detached residential lots, 78 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; **RIVERVIEW NEIGHBOURHOOD 1**

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**I The Subdivision by Plan is APPROVED on December 3, 2015, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.50 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 provide MR in the amount of 5.53 ha by a Deferred Reserve Caveat (DRC) registered to the remainder of the SW 5-52-25-W4M pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner dedicate a corner cut to maintain a 6 m walkway width to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner clear and level 199 Street as required for road right of way dedication, and said dedication shall conform to an approved concept plan or to the satisfaction of Transportation Services;
8. 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;

9. that the approved subdivision LDA14-0566, be registered prior to or concurrent with this application for necessary underground utilities and logical extension of roadways;
10. that Bylaw 17470 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
11. 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 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 owner design the SWMF to the ultimate standard and construct the interim requirement, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct an 8 m alley to a residential alley standard 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 with "Shared Use" signage, and bollards, within the AltaLink parcel and along 199 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner install alley lighting within an easement, if required, on private property to the satisfaction of City Departments and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner install "no parking" signage on the collector and local roadways for emergency vehicle access to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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 sewer are completed and operational to the satisfaction of Financial Services and Utilities;

14. that the engineering drawings include grading plans to accommodate the 3 m shared use path adjacent to the SWMF, to the satisfaction of Transportation Services;
15. that the engineering drawings include the temporary drainage measures and infrastructure from the subdivision to the SWMF until the permanent infrastructure is operational, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
16. that the owner is responsible for the operation, maintenance and abandonment of the offsite temporary storm pumping system as per the City's Design and Construction Standards; to the satisfaction of Financial Services and Utilities, at the owners cost;
17. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto 199 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. 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
19. that the owner is responsible for the landscape design and construction within the utility right-of-ways, the Reserve lot, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

MR is owing for the title area. A DRC will be registered at the time of plan endorsement. The amount of the DRC will be reduced to account for the dedication of MR and arterial roadway.

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 Kerry Girvan at 780-423-7472 or [kerry.girvan@edmonton.ca](mailto:kerry.girvan@edmonton.ca).

Yours truly,



Peter Ohm  
Subdivision Authority

FOR

PO/kg/Posse #164239866-001

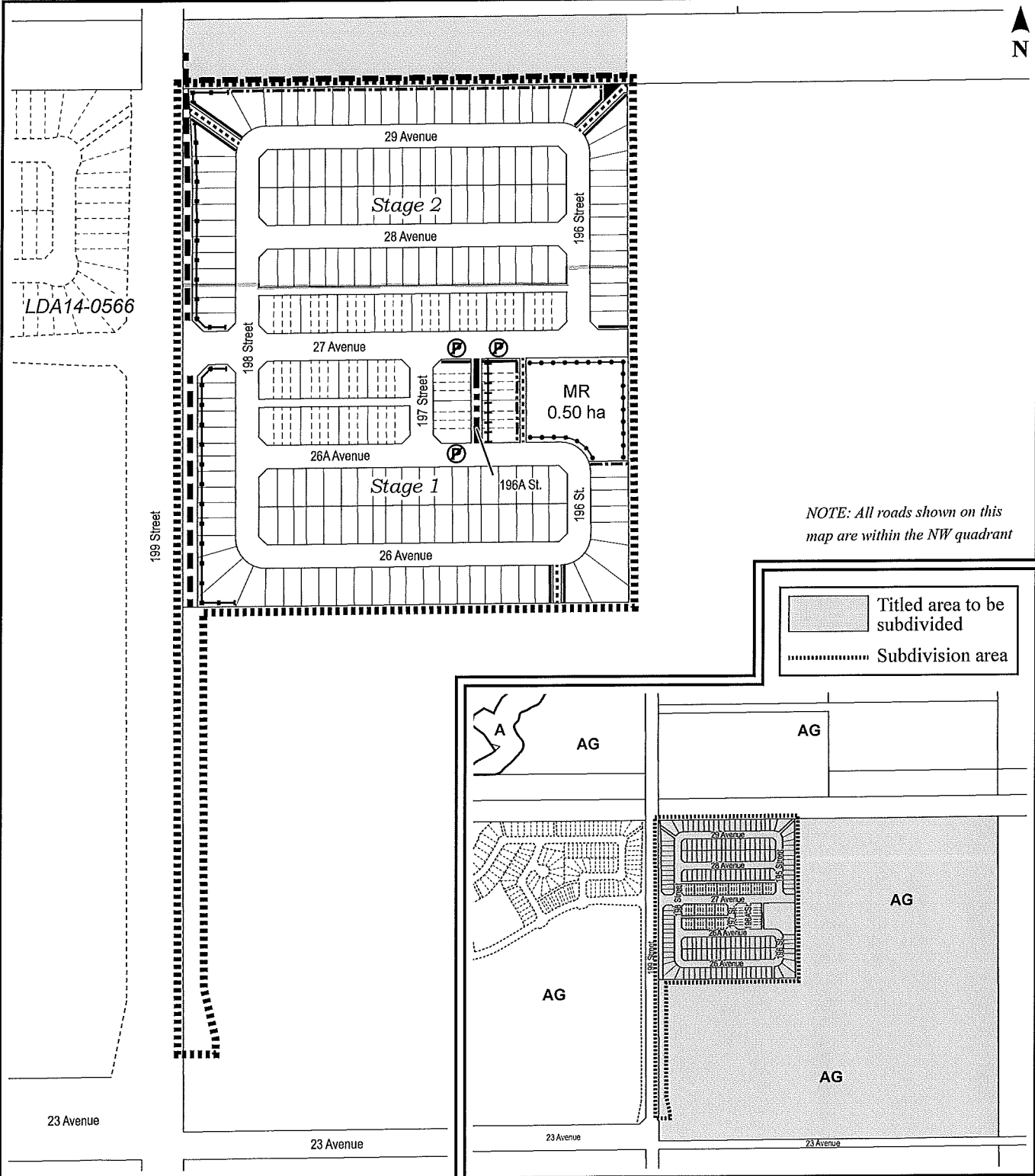
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 3, 2015

LDA14-0567

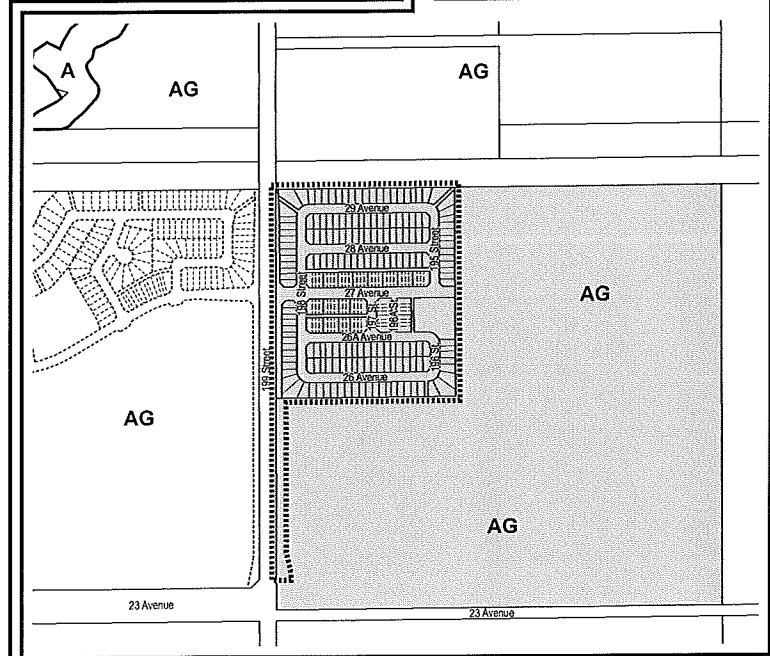
- ▬▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- Post and rail fence
- ▬▬▬▬▬▬▬ Noise attenuation fence
- ⋯⋯⋯ 1.5 m concrete sidewalk
- ▬▬▬▬ 3 m hard surface shared use path
- ▬▬▬▬▬▬▬ Alley lighting and easement
- ▬▬▬▬ Construct 8 m alley
- ▴ Corner cut for 6 m width
- Ⓟ No parking signs
- ▭ Include in engineering drawings



NOTE: All roads shown on this map are within the NW quadrant

Legend for titled and subdivision areas:

- ▭ Titled area to be subdivided
- ▬▬▬▬▬▬▬▬ Subdivision area



LDA14-0566

23 Avenue

23 Avenue

23 Avenue

23 Avenue



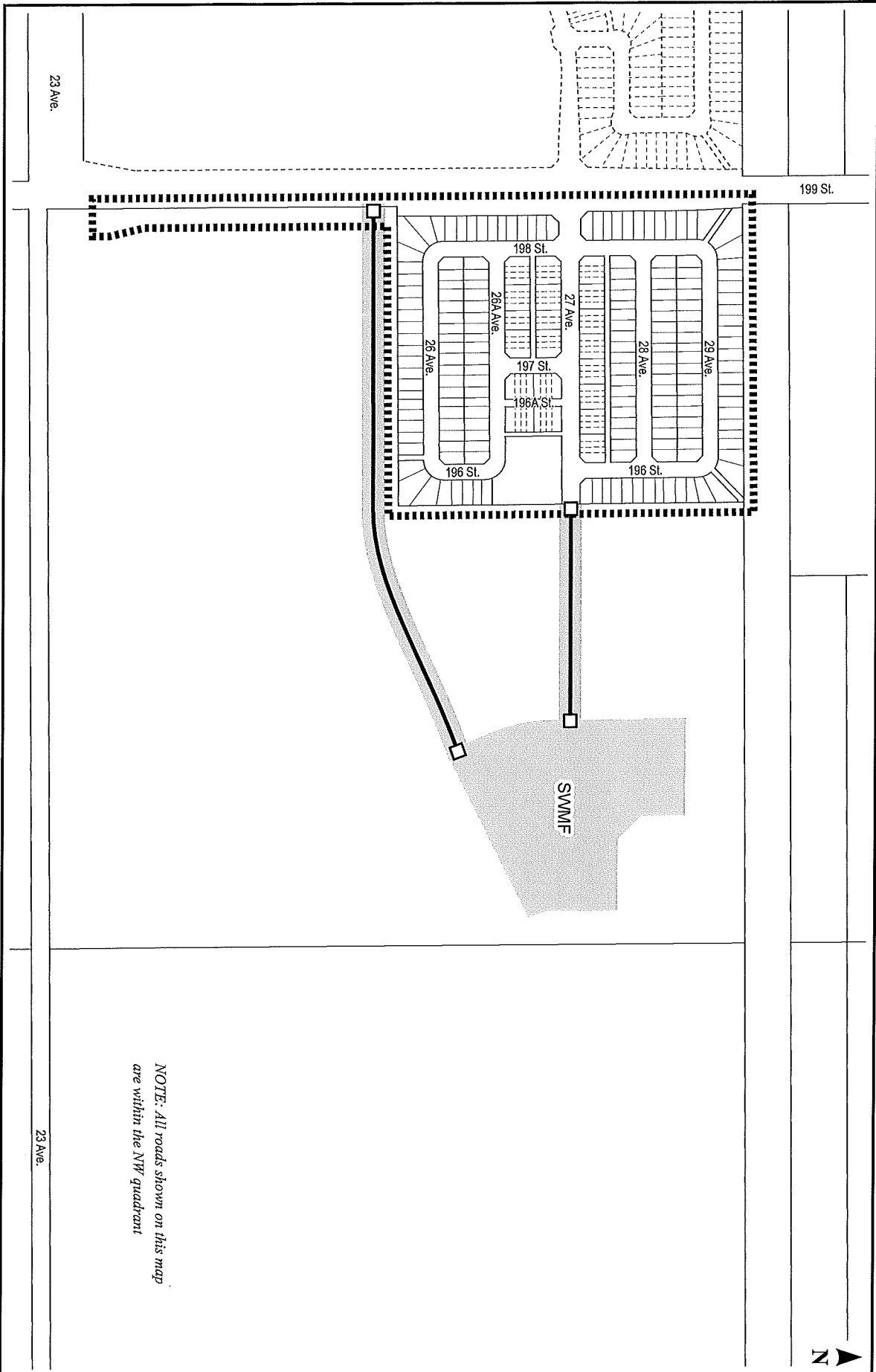
SUBDIVISION CONDITIONS OF APPROVAL

December 3, 2015

LDA14-0567

----- Limit of proposed subdivision  
□ Drainage measures

█ Include in engineering drawings



NOTE: All roads shown on this map  
are within the NW quadrant