

Thursday, August 25, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 34

PRESENT **Stuart Carlyle, Acting Chief Subdivision Officer**

1. ADOPTION OF AGENDA

MOVED	Stuart Carlyle That the Subdivision Authority Agenda for the August 25, 2016 meeting be adopted.
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FOR THE MOTION	Stuart Carlyle		CARRIED
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2. ADOPTION OF MINUTES

MOVED	Stuart Carlyle That the Subdivision Authority Minutes for the August 18, 2016 meeting be adopted.
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FOR THE MOTION	Stuart Carlyle		CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA15-0605 182900580-001	Tentative plan of subdivision to create 44 row housing units, one (1) medium density residential lot, and one (1) Public Utility lot from the SW 25-52-26-4, located north of Whitemud Drive NW and east of 231 Street Street NW; ROSENTHAL
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MOVED	Stuart Carlyle That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Stuart Carlyle		CARRIED
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2.	LDA15-0610 183886992-001	Tentative plan of subdivision to create 113 single detached residential lots, 68 semi-detached residential lots and 25 row housing lots from Lot A, Plan 4270 NY, Lot A, Block7, Plan 152 4703 and the W ½ of the NE 31-52-25-W4M, located south of Stony Plain Road NW and west of 199 Street NW; STEWART GREENS
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MOVED	Stuart Carlyle That the application for subdivision be Approved.
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FOR THE MOTION	Stuart Carlyle		CARRIED
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3.	LDA16-0246 222277293-001	Tentative plan of subdivision to create 304 single detached residential lots, and one (1) Municipal Reserve lot, from Lot 1, Block C, Plan 082 0895, and the NE-31-51-23-W4M located south of 23 Avenue NW and west of 17 Street NW; LAUREL	
MOVED		Stuart Carlyle That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Stuart Carlyle	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:00 a.m.		



Subdivision Authority

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

August 25, 2016

File NO. LDA15-0605

IBI Group
300, 10830-Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create 44 row housing units, one (1) medium density residential lot, and one (1) Public Utility lot from the SW 25-52-26-4, located north of Whitemud Drive NW and east of 231 Street Street NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on August 25, 2016, 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 LDA15-0520 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
3. that the subdivision boundary be amended to include dedication of Rosenthal Boulevard to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I and II;
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; 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 (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 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 construct a 3 m hard-surface shared use path with "Shared Use" signage, and bollards, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a temporary 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC for roads (or at the discretion and direction of Transportation Planning and Engineering);
9. that the engineering drawings include a temporary 9 m wide paved rural roadway with lighting, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to CCC (or when required by Transportation Planning and Engineering);
10. that the engineering drawings include a temporary south bound left turn bay to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include curb extensions at the shared use path to the satisfaction of Transportation Planning and Engineering;
13. that the engineering drawings include a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
14. that the owner remove the existing transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct Rosenthal Boulevard to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering). The permanent collector roadway must be open and operational by November 30, 2019;

16. that the owner construct all fences wholly on privately owned lands to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the design, landscaping and construction within the Public Utility lots to the satisfaction of Drainage Planning and Engineering and Transportation Planning and Engineering.

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

Municipal Reserve for SW 25-52-26-W4M was addressed by dedication through LDA11-0420.

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 Don Read at 780-496-3633 or don.read@edmonton.ca.

Yours truly,



For Blair McDowell
Subdivision Authority

BM/dr/Posse # 182900580-001

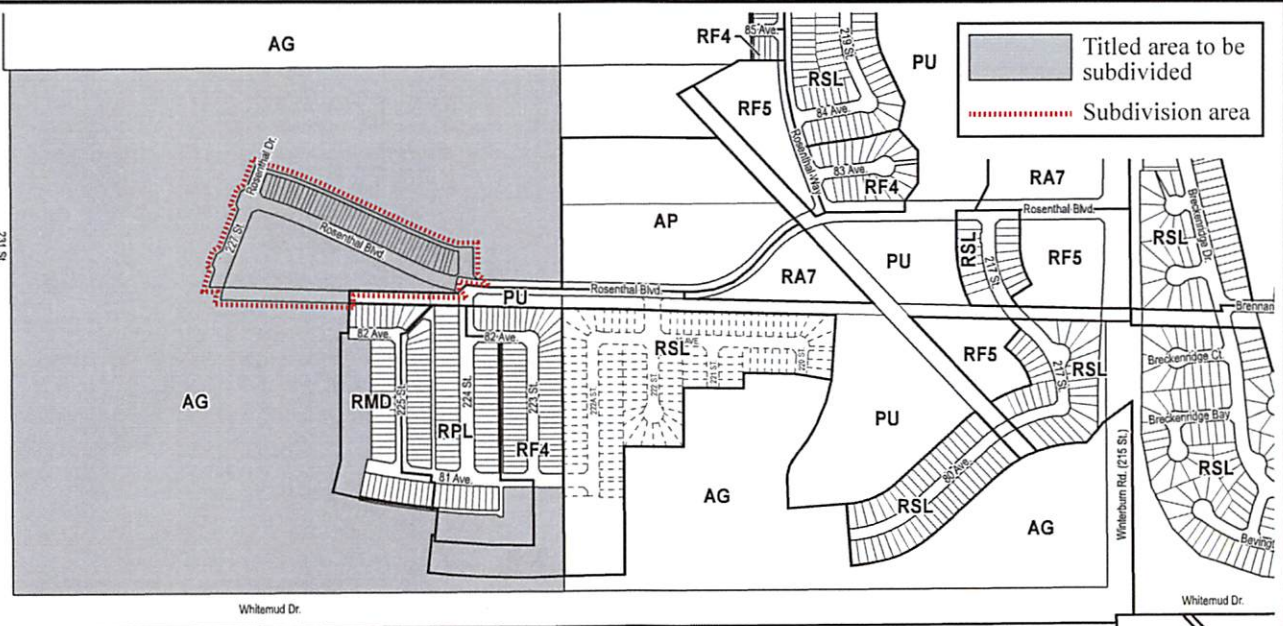
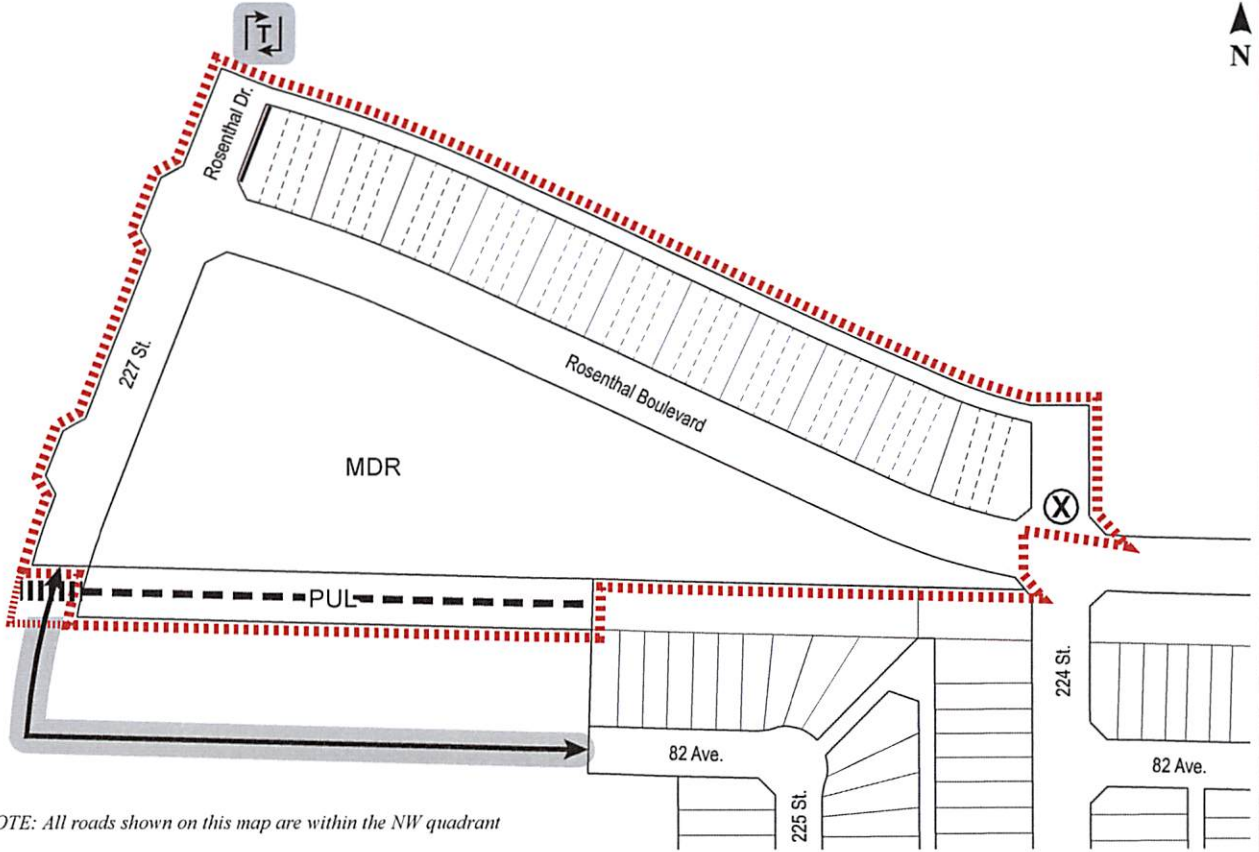
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 25, 2016

LDA15-0605

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- 3 m hard surface shared use path
- Include in engineering drawings
- T Temporary 17 m radius transit turnaround
- X Remove temporary transit turnaround
- Zebra marked crosswalk
- Include in engineering drawings



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 25, 2016

LDA15-0605

----- Limit of proposed subdivision

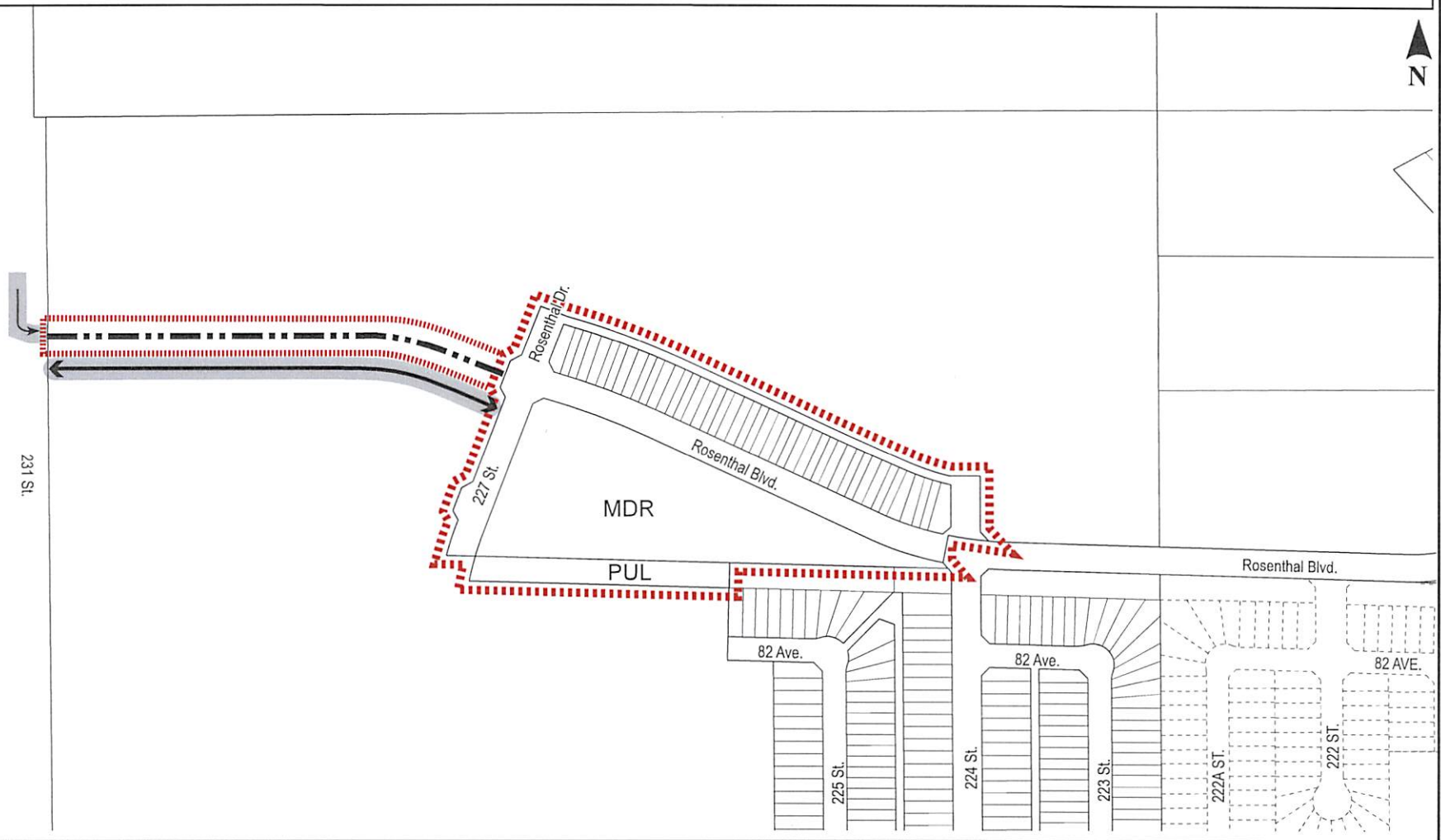
----- Amend subdivision boundary

↳ Construct temporary left turn bay on 231 Street to Rosenthal Boulevard

--- Construct Rosenthal Boulevard

↔ Temporary 9 m paved rural road

▭ Include in engineering drawings





Subdivision Authority

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

August 25, 2016

File No. LDA15-0610

MMM Group Ltd.
10576 - 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Tarah Coutts

Dear Ms. Coutts:

RE: Tentative plan of subdivision to create 113 single detached residential lots, 68 semi-detached residential lots and 25 row housing lots from Lot A, Plan 4270 NY, Lot A, Block 7, Plan 152 4703 and the W ½ of the NE 31-52-25-W4M, located south of Stony Plain Road NW and west of 199 Street NW; **STEWART GREENS**

I The Subdivision by Plan is APPROVED on August 25, 2016, 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 Bylaw 17765 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the SWMF, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan in stages, at the discretion of the Chief Subdivision Officer, having regard for the provision of roadways, Municipal Reserves (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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;
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 the accommodation of existing stormwater flows from upstream areas, as required, to the satisfaction of Drainage Planning and Engineering;
8. that the engineering drawings include a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Transportation Planning and Engineering, 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 Planning and Engineering);
9. that the engineering drawings include an offset temporary 17 m radius gravel surface transit turnaround with bollards or mini-barriers, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I. This roadway will be required to be asphalt surface prior to FAC (or when required by Transportation Planning and Engineering);
10. that the engineering drawings include a temporary 6 m gravel surface roadway connection, to the satisfaction of Transportation Planning and Engineering, 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 Planning and Engineering);
11. that the owner upgrade the existing 150mm water main stub to a 200mm water main stub, to the satisfaction of EPCOR Water Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct a temporary 6 m gravel surface emergency access with T-bollards, to the satisfaction of Transportation Planning and Engineering, 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 Planning and Engineering);

13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within road rights of way 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 (MR) for Lot A, Block 7, Plan 152 4703 was addressed by Deferred Reserve Caveat (DRC) through LDA14-0037 and will carry forward on title.

MR for Lot A, Plan 4270 NY was addressed by DRC through LDA14-0037 and will carry forward on title.

The DRC for MR requirements for the W ½ of the NE 31-52-25-W4M was transferred to Lot A, Block 7, Plan 152 4703 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 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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,

For Blair McDowell
Subdivision Authority











BM/sc/Posse #183886992-001

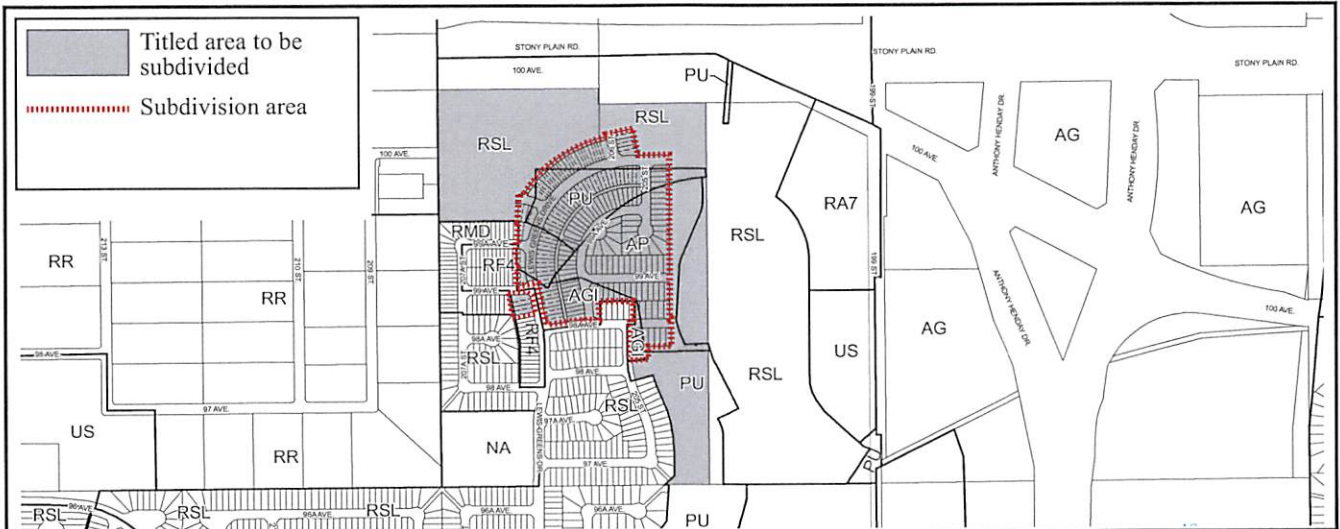
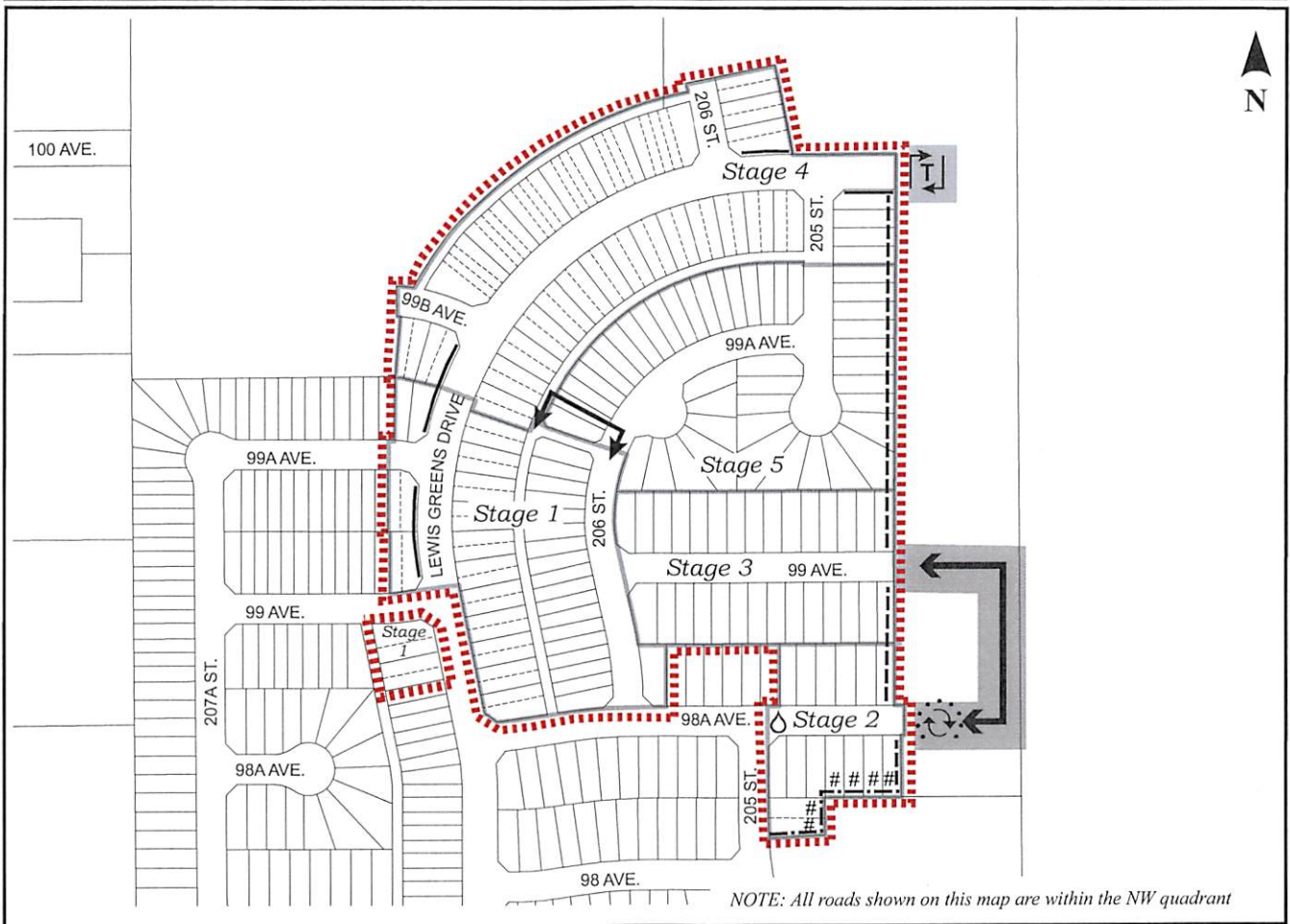
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 25, 2016

LDA15-0610

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  1.8 m uniform fence
-  Temporary 6 m roadway connection
-  Restrictive covenant re : freeboard
-  Temporary 6 m emergency access
Upgrade to 200 mm water connection
-  Temporary 12 m radius turnaround
-  Temporary 17 m radius turnaround
-  Include in engineering drawings





Subdivision Authority

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

August 25, 2016

File NO. LDA16-0246

ISL Engineering and Land Services
7909 – 51 Avenue NW
Edmonton, AB T6E 5L9

ATTENTION: David Schoor

Dear Mr. Schoor:

RE: Tentative plan of subdivision to create 304 single detached residential lots, and one (1) Municipal Reserve lot, from Lot 1, Block C, Plan 082 0895, and the NE-31-51-23-W4M located south of 23 Avenue NW and west of 17 Street NW; **LAUREL**

I The Subdivision by Plan is APPROVED on August 25, 2016, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.65 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 money in place of Municipal Reserve (MR), in the amount of \$63,911 representing 0.115 ha pursuant to Section 666 and Section 667 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 Bylaw 17743 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
6. that the owner dedicate walkways and greenways as road rights of way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate a 3.5m x 3.5m corner cut to the satisfaction of Transportation Development Engineering as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking 17 Street NW, to protect the integrity of the berm, 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 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 200 mm offsite water main extension, 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 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner will not be issued the CCC for the subdivision storm and sanitary sewers until all required downstream sewers are completed to the satisfaction of Drainage Planning and Engineering;
10. that the owner provides a letter signed by themselves as well as the developer of the lands to the north that includes SWMF 608, agreeing to joint operation and maintenance of the temporary / interim storm water management system, including the temporary pumping operations;
11. that the owner pays for and provides the agreed to portion of joint operation and maintenance of the temporary pumping program required from the last manhole into Mill Creek as set out in the agreement between the developers, until the permanent storm water servicing is in place, to the satisfaction of Drainage Planning and Engineering;

12. that the the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path, lighting and bollards, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path, and bollards, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
16. that the owner provide curb extensions at the shared use path crossing on the collector roadway to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
17. that the owner install bollards to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner pay for the installation of traffic signals, as shown on the “Conditions of Approval” map, Enclosure I. The City of Edmonton shall complete the signal design, and the City’s Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
19. that the owner construct a 1 m berm centered on property line and 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 or flanking 17 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct all fences wholly on privately-owned lands and/or Municipal Reserve lots, to the satisfaction of Transportation Development Engineering and Parks Planning, as shown on the “Conditions of Approval” map, Enclosure I; and
21. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way, 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.

Subsequent to MR dedication and money in place of MR the existing DRC for NE-31-51-23-W4M will be discharged in full.

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 Sean Lee at 780-496-6121 or sean.lee@edmonton.ca.

Yours truly,



For Blair McDowell
Subdivision Authority

BM/sl/Posse #222277293-001

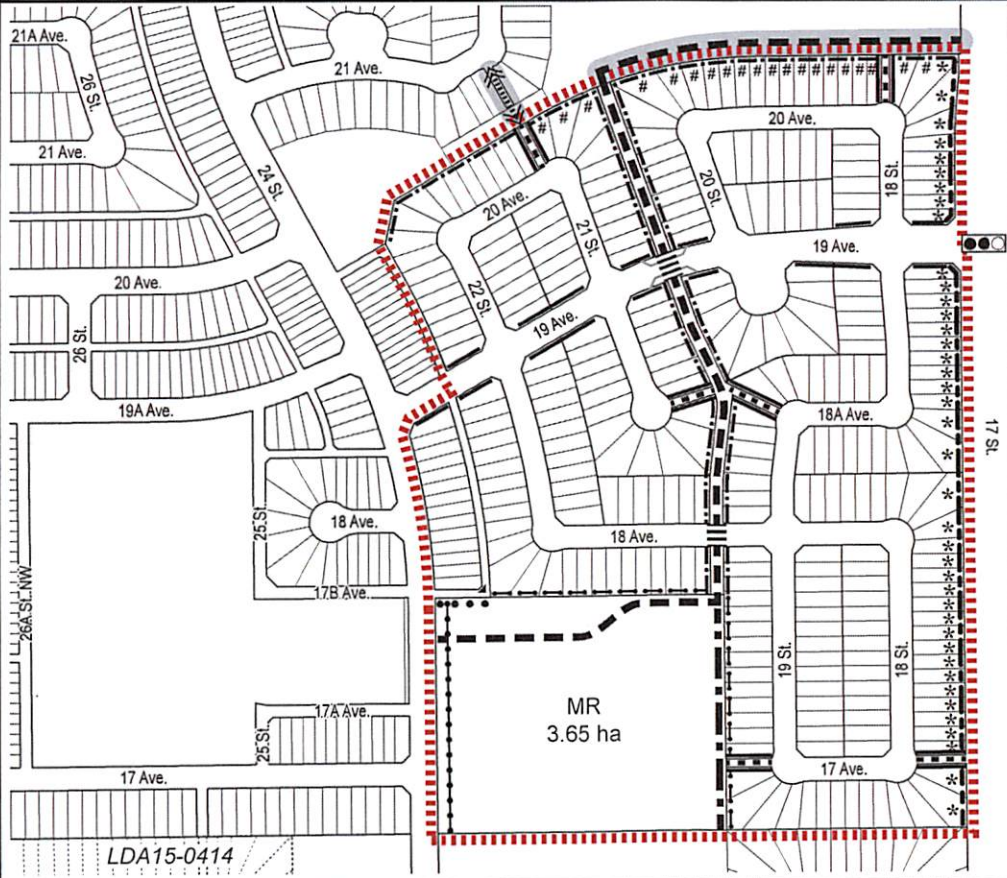
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 25, 2016

LDA16-0246

- | | |
|--|---|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision ▬ 1.8 m uniform screen fence as per Zoning Bylaw - - - 1.8 m uniform screen fence - · - · - 1.2 m uniform fence · · · · · Post and rail fence ▬▬▬▬▬ Berm and noise attenuation fence · · · · · 1.5 m concrete sidewalk ▬▬▬▬▬ 3 m hard surface shared use path ▬▬▬▬▬ 3 m hard surface shared use path with lighting | <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Zebra marked crosswalk with curb ramps and pedestrian signage ▬ Curb extension · · · · · Bollards # Restrictive covenant re: Freeboard * Restrictive covenant re: Berm ◀·····▶ Water main extension ⊙ Traffic signal ▲ 3.5 m x 3.5 m corner cut ▭ Include in engineering drawings |
|--|---|



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

