

Thursday, January 7, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 01

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the January 7, 2016 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the December 10, 2016 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0449
179364313-001 | Tentative plan of subdivision to create 50 single detached residential lots from Block Y, Plan 7733 AM, located north of 151 Avenue NW and west of 18 Street NW; KIRKNESS |
| 2. | LDA15-0450
179367600-001 | Tentative plan of subdivision to create 22 single detached residential lots, and 34 semi-detached residential lots, from Block Y, Plan 7733 AM located north of 151 Avenue NW and west of 18 Street NW; FRASER |

5. OTHER BUSINESS



Subdivision Authority

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

January 7, 2016

File NO. LDA15-0449

Scheffer Andrew Limited
12204 – 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Amie Stewart

Dear Ms. Stewart

RE: Tentative plan of subdivision to create 50 single detached residential lots from Block Y, Plan 7733 AM, located north of 151 Avenue NW and west of 18 Street NW; **KIRKNESS**

I The Subdivision by Plan is APPROVED on January 7, 2016 subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 2.9 ha by a Deferred Reserve Caveat to the remainder of Block Y, Plan 7733 AM pursuant to Section 669 of the Municipal Government Act;
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 subdivision LDA15-0450 be registered concurrent with this application for connection of underground utilities;
5. that LDA15-0449 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 153 Avenue NW to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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;
5. 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;
6. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a 1 m berm centered on property line and 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 153 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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 Victoria Trail NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the 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.

MR for Block Y, Plan 7733 AM in the amount of 2.9 ha, is being provided by a Deferred Reserve Caveat with this subdivision.

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 Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca

Yours truly,

Peter Ohm
Subdivision Authority

PO/lc/Posse #179364313-001

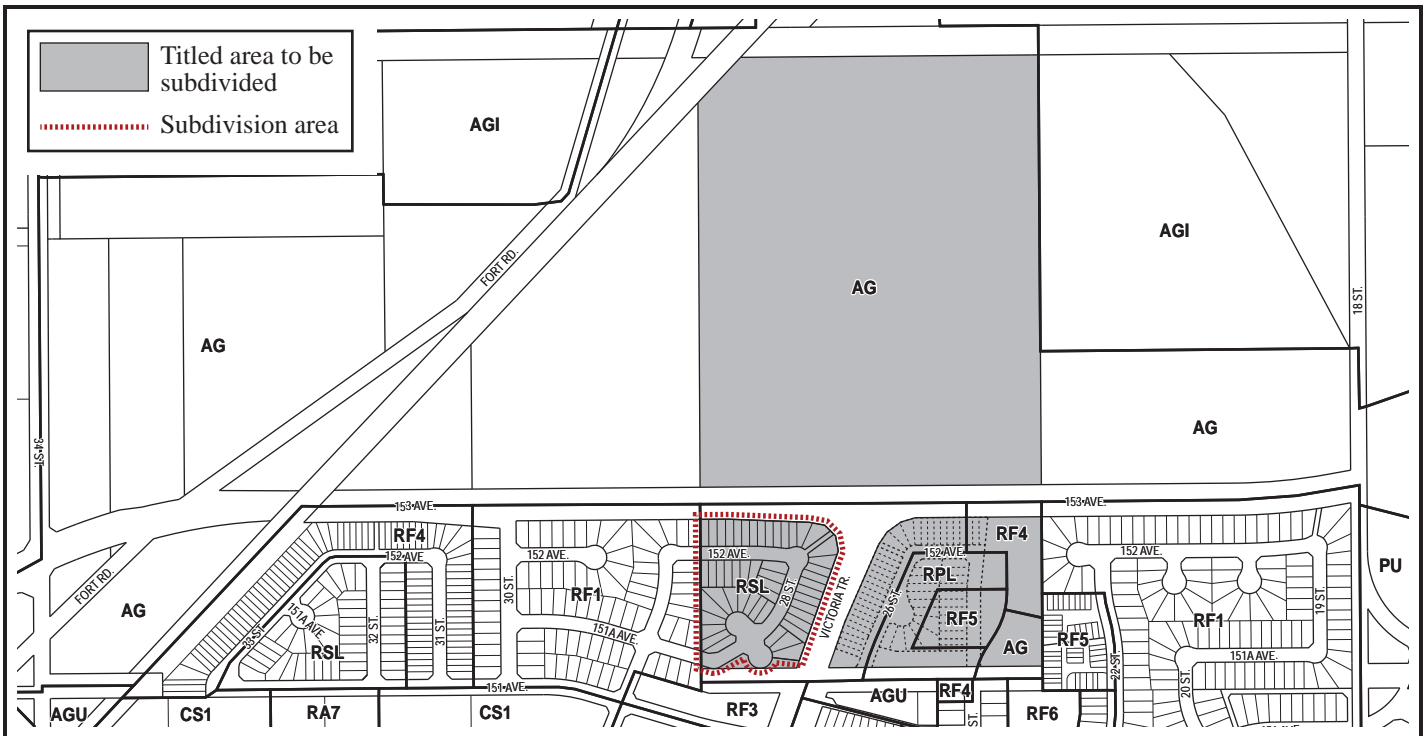
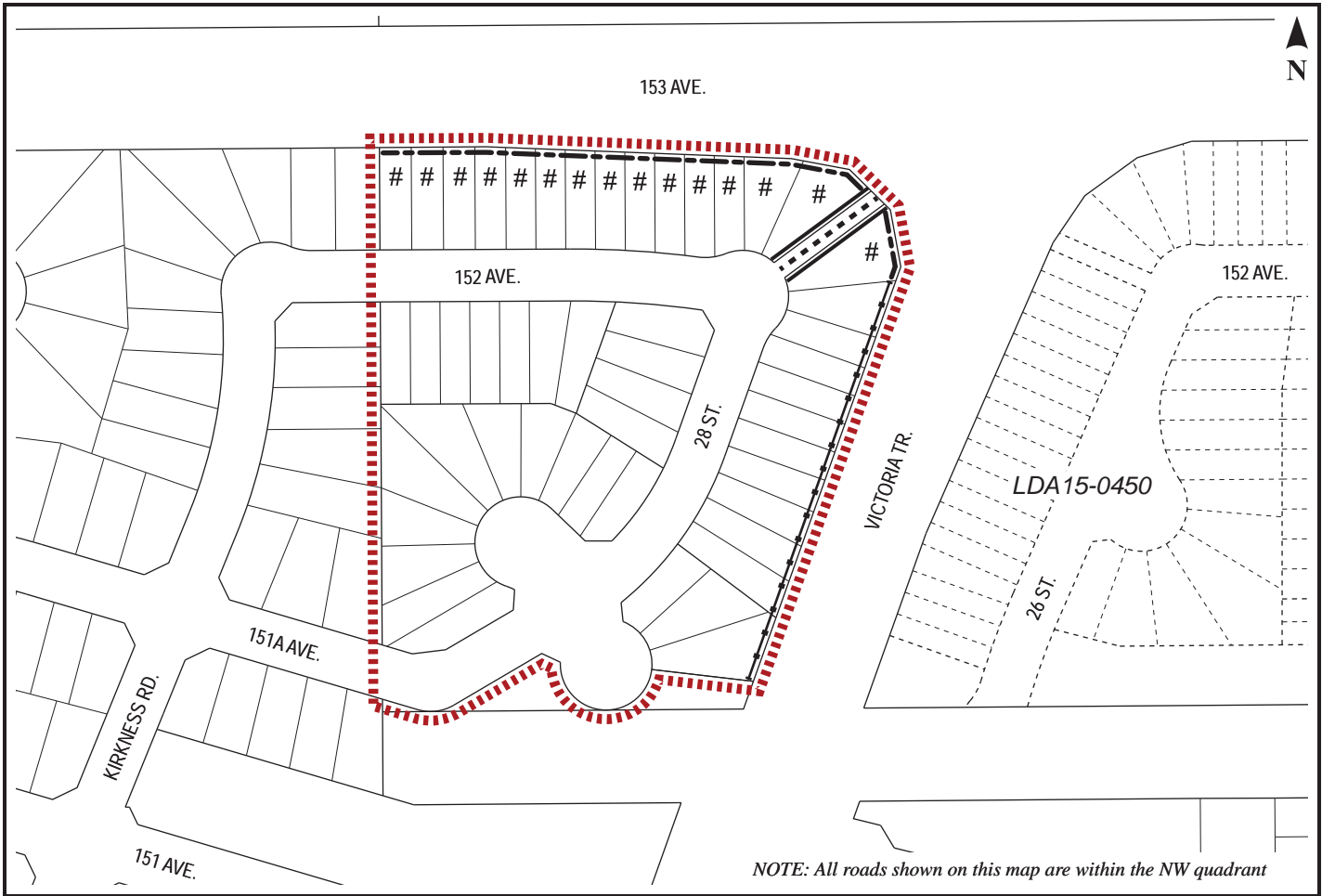
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 7, 2016

LDA15-0449

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- Noise attenuation fence
- Berm and noise attenuation fence
- 1.5 m concrete sidewalk
- # Restrictive covenant re: Berm





Subdivision Authority

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

January 7, 2016

File NO. LDA15-0450

Scheffer Andrew Limited
12204 – 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Amie Stewart

Dear Ms. Stewart

RE: Tentative plan of subdivision to create 22 single detached residential lots, and 34 semi-detached residential lots, from Block Y, Plan 7733 AM located north of 151 Avenue NW and west of 18 Street NW; **FRASER**

I The Subdivision by Plan is APPROVED on January 7, 2016 subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 2.9 ha by a Deferred Reserve Caveat to the remainder of Block Y, Plan 7733 AM pursuant to Section 669 of the Municipal Government Act;
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 subdivision LDA15-0449 be registered concurrent with this application for necessary underground utilities;
5. that LDA15-0450 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 153 Avenue NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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;
5. 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;
6. that the engineering drawings include the local roadway to an urban local standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the engineering drawings include a 200 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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 153 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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 Victoria Trail NW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within 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.

MR for Block Y, Plan 7733 AM in the amount of 2.9 ha, is being provided by a Deferred Reserve Caveat with this subdivision.

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 Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca

Yours truly,

Peter Ohm
Subdivision Authority

PO/lc/Posse #179367600-001

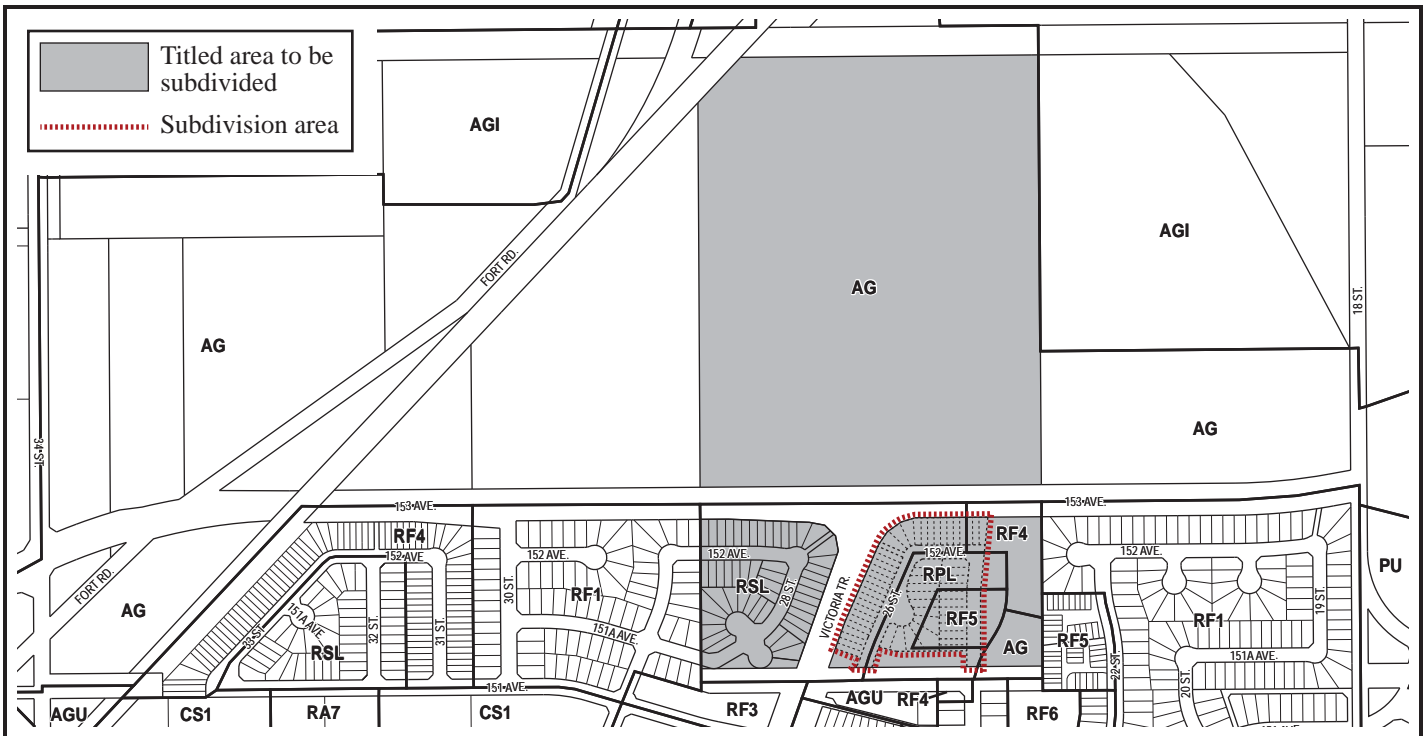
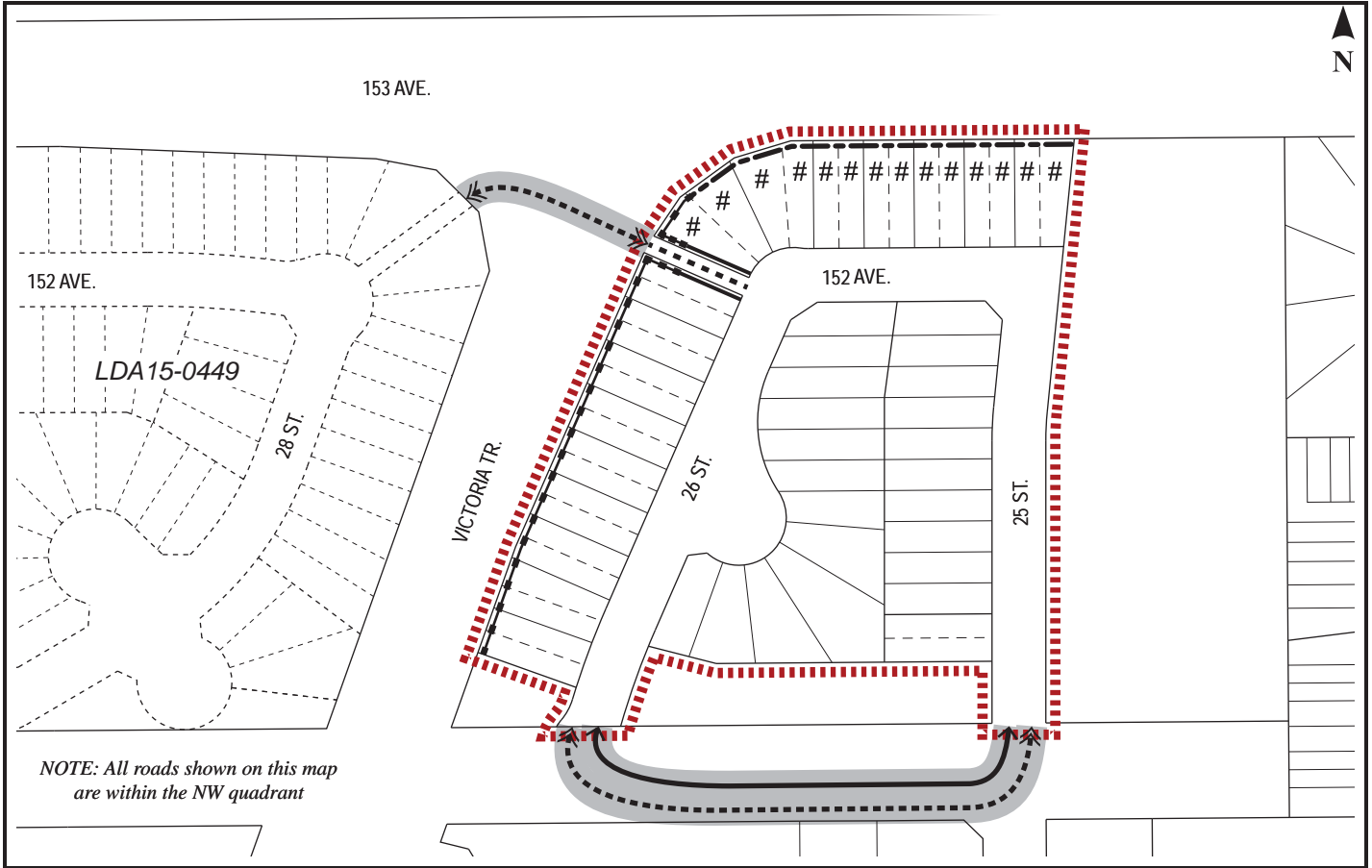
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 7, 2016

LDA15-0450

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- Noise attenuation fence
- Berm and noise attenuation fence
- 1.5 m concrete sidewalk
- # Restrictive covenant re: Berm
- Construct local roadway
- Water main connection
- Include in engineering drawings



Thursday, December 17, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 51

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the December 17, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the December 10, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0306
174406859-001

Tentative plan of subdivision to create one (1) commercial lot from Lot 3, Block 1, Plan 152 1893, located north of 158 Avenue NW and east of Manning Drive NW; **GORMAN**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA14-0004
147540617-001

Tentative plan of subdivision to create 10 industrial lots, two (2) Environmental Reserve lots and four (4) Public Utility lots, from Lot 4, Plan 5504 MC, Block 1, Plan 772 0594 and SW 1- 53-26 W4M located north of Stony Plain Road and east of 231 Street NW; **WINTERBURN INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA15-0413 178542774-001	Tentative plan of subdivision to create 70 single detached residential lots, 14 semi-detached residential lots and one (1) Public Utility lot from Lot 2, Block 1, Plan 152 2487, Lot 3, Block 1, Plan 152 2486 and the NE 21-51-25 W4M, located west of 170 Street SW and south of Hiller Road SW; KESWICK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 09:50 a.m.		