

Thursday, January 15, 2015  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 03

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the January 15, 2015 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 8, 2015 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA12-0459 132814552-001	Tentative plan of subdivision to create 101 single detached residential lots, two (2) multiple family lots (MFL), one (1) Municipal Reserve lot and two (2) private greenway lots, 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 ; <b>LAUREL</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

January 15, 2015

File No. LDA12-0459

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 101 single detached residential lots, two (2) multiple family lots (MFL), one (1) Municipal Reserve lot and two (2) private greenway lots, 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**

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**I The Subdivision by Plan is APPROVED on January 15, 2015 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.29 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 provide money in place of Municipal Reserve in the amount of \$722,623.20 representing 1.272 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 and 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 register public access easements on the private greenways, 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 subdivision boundary be amended to exclude that portion of the alleys that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosure I;
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 and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the approved subdivision LDA13-0122 be registered prior to or concurrent with this application; and

10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**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 and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
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 submit 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 submit 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 pays for and provides the operation and maintenance for the temporary pumping of stormwater from the existing terminal storm manhole into Mill Creek until permanent stormwater servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities;
8. that the owner construct the 9m alley with no parking signage to the satisfaction of City Departments and affected utility agencies, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct alley lighting within an easement on private property to the satisfaction of City Departments and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I,
10. that the owner construct a 3 m concrete sidewalk within the walkways and connections across the private greenway lots, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path within the walkways and connections across the greenway lots, the greenway and the Municipal Reserve lot, with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct zebra marked crosswalks with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct within each of the private greenway lots two 1.5 m concrete sidewalks, lighting and landscaping, in accordance with Bylaw 16963 to the satisfaction of City Departments, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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

15. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways, greenways and Municipal Reserve lot, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

The existing Deferred Reserve Caveat (DRC) for Lot 1, Block C, Plan 082 0895 will be reduced with the dedication of a Municipal Reserve lot and the balance paid out as money in place based on an approved value of \$568,100/ ha. The existing DRC on NE 31-51-23-4 will be carried forward on title.

Please be advised that the temporary storm management system and discharge into Mill Creek must be accepted by Alberta Environment and Sustainable Resource Development prior to engineering drawing approval, to the satisfaction of Financial Services and Utilities.

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 Ms. Cyndie Prpich at (780) 944-0115 or [cyndie.prpich@edmonton.ca](mailto:cyndie.prpich@edmonton.ca).

Yours truly,

Scott Mackie  
Subdivision Authority

SM/cp/Posse #132814552-001

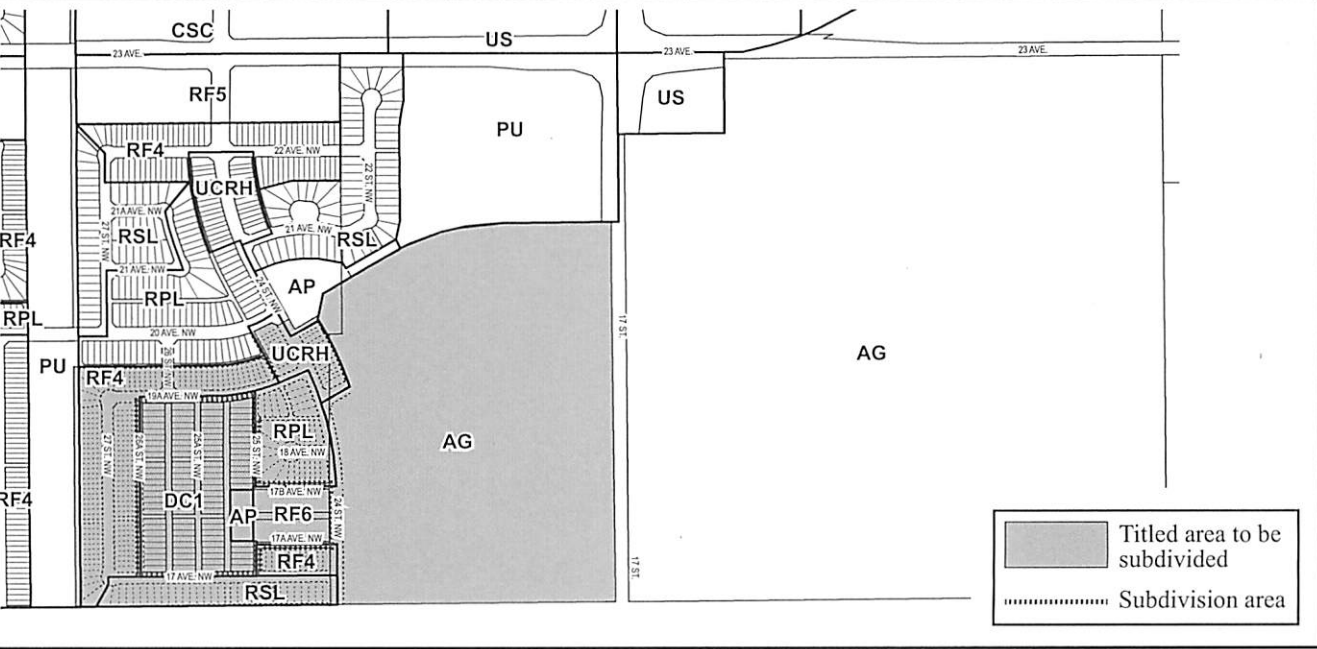
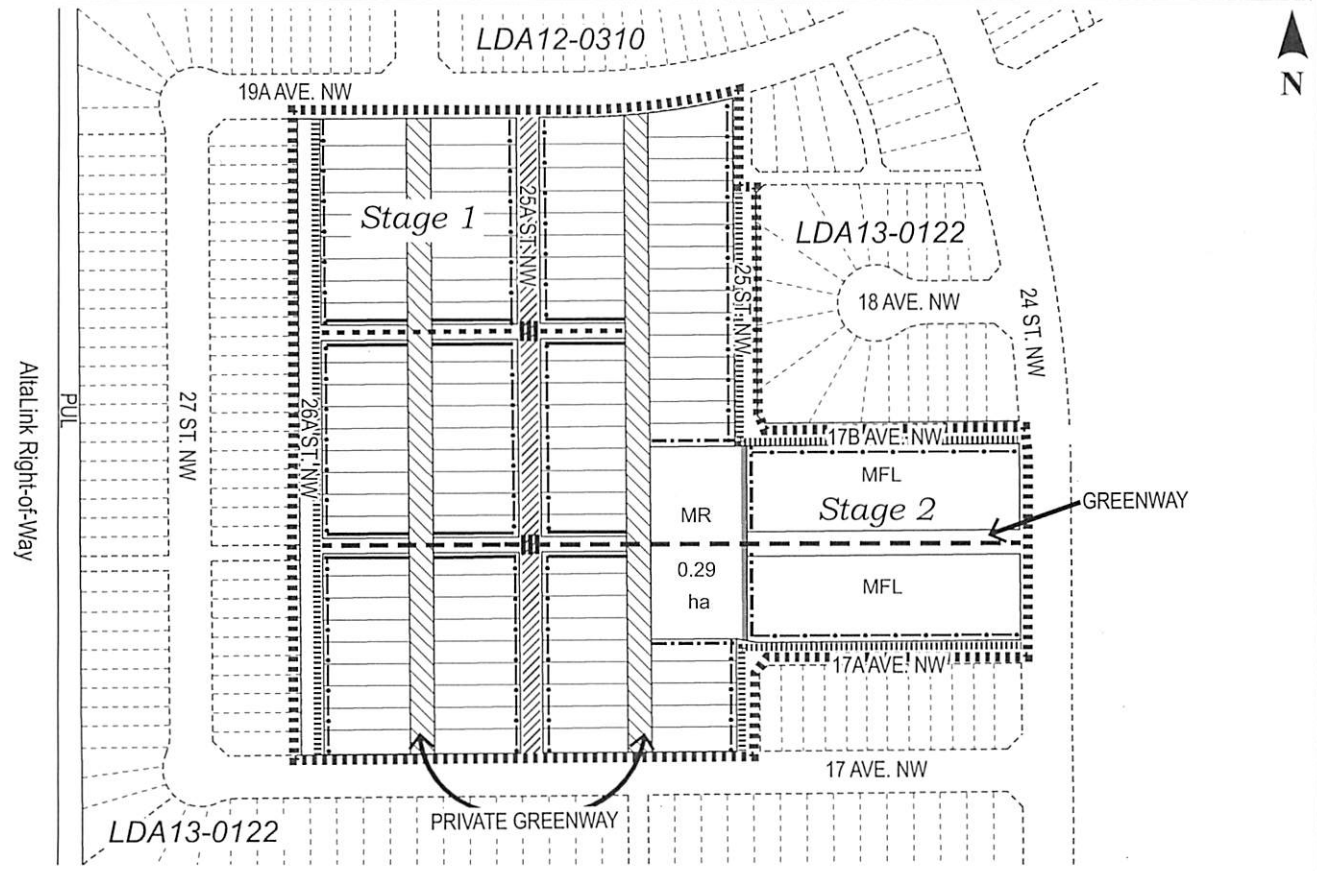
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 15, 2015

LDA12-0459

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- - - - - 3 m hard surface shared use path
- 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬▬▬▬ Zebra marked crosswalk
- ▨▨▨▨▨▨▨ Construct private greenways and register public access easement
- - - - - 3 m concrete sidewalk
- · — · — Alley lighting and easement
- ▨▨▨▨▨▨▨ Construct 9 m residential alley
- - - - - 1.2 m uniform fence



Thursday, January 08, 2014  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 02

**PRESENT** Scott Mackie, Manager, Current Planning Branch  
April Gallays, Acting Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

April Gallays, Scott Mackie

That the Subdivision Authority Agenda for the January 08, 2015 meeting be adopted.

FOR THE MOTION

April Gallays, Scott Mackie

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

April Gallays, Scott Mackie

That the Subdivision Authority Minutes for the December 18, 2014, December 25, 2014 and January 2, 2015 meetings be adopted.

FOR THE MOTION

April Gallays, Scott Mackie

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA12-0362  
130081789-001

Tentative plan of subdivision to create four (4) semi-detached residential lots and one (1) Municipal Reserve lot from Lot 1, Block A, Plan 112 5801 located west of Windermere Road NW and northwest of Terwillegar Drive NW; **WINDERMERE**

MOVED

April Gallays, Scott Mackie

That the application for subdivision be Approved.

FOR THE MOTION

April Gallays, Scott Mackie

**CARRIED**

2. LDA13-0281  
139990320-001

Tentative plan of subdivision to create one (1) multiple family residential lot from the SE 31-52-25-W4M, located north of 97 Avenue NW and west of 199 Street NW ; **WEBBER GREENS**

MOVED

April Gallays, Scott Mackie

That the application for subdivision be Approved.

FOR THE MOTION

April Gallays, Scott Mackie

**CARRIED**

3.	LDA14-0327 157457282-001	Tentative plan of subdivision to create 11 single detached residential lots from the of SE 31-52-25-W4M located south of 97 Avenue NW and west of 199 Street NW; <b>WEBBER GREENS</b>	
MOVED		April Gallays, Scott Mackie  That the application for subdivision be Approved.	
FOR THE MOTION		April Gallays, Scott Mackie	<b>CARRIED</b>
4.	LDA14-0269 155805779-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 1 and 2, Plan 2296 RS, and Lot A, Plan 1368 NY located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; <b>AMBLESIDE</b>	
MOVED		April Gallays, Scott Mackie  That the application for subdivision be Tabled.	
FOR THE MOTION		April Gallays, Scott Mackie	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 9:50 a.m.		