

Thursday, January 25, 2018

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 04

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the January 25, 2018 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 18, 2018 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA17-0514 262437361-001	Tentative plan of subdivision to create 58 single detached residential lots from the SE 25-52-26-W4M located north of Whitemud Drive NW and west of Winterburn Road NW; ROSENTHAL
2.	LDA06-0229 062540798-001	REVISION of conditionally approved plan of subdivision to create 35 single detached residential lots, from Block D, Plan 872 1140, Lot 1, Plan 802 1807, and Lot 3, Block X, Plan 102 7150, located north of Savaryn Drive NW and west of 88 Street SW; SUMMERSIDE
3.	LDA14-0078 147250687-001	REVISION of tentative plan of subdivision to create 91 single detached residential lots, 84 semi-detached residential lots and one (1) Municipal Reserve lot, from Lot 2, Block 1, Plan 122 4640, and Lot A, Block 14, Plan 152 0589, located north of 167 Avenue NW and east of 66 Street NW; MCCONACHIE
4.	LDA15-0483 180662994-001	REVISION of conditionally approved plan of subdivision to create 24 semi-detached residential lots from Lot 1, Block 10, Plan 142 3654 located south of Chappelle Boulevard SW and east of Cassidy Wynd SW; CHAPPELLE
5.	LDA17-0627 263786666-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 17, Plan 2600 KS located south of 80 Avenue NW and west of 142 Street NW; LAURIER HEIGHTS
6.	LDA17-0690 269311678-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 24, Block 3, Plan 4014 HW, located south of 89 Avenue NW and west of 79 Street NW; IDYLLWYLDE

7.	LDA17-0699 269558964-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 18, Plan 5970 HW, located north of 92 Avenue NW and west of 81 Street NW; HOLYROOD
8.	LDA17-0708 269570522-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 16A, Plan 2718 HW, located south of Yellowhead Trail and west of 92 Street NW; DELTON
9.	LDA17-0711 269980922-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lots 29 and 30, Block 6, Plan 5382 HW, located south of 109 Avenue NW and east of 138 Street NW; NORTH GLENORA
10.	LDA17-0725 269286873-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 43, Block 10, Plan 6054 HW, located south of 93 Avenue NW and east of 148 Street NW; PARKVIEW
5.	OTHER BUSINESS	



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

January 25, 2018

File No. LDA17-0514

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

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create 58 single detached residential lots from the SE 25-52-26-W4M located north of Whitemud Drive NW and west of Winterburn Road NW;
ROSENTHAL

I The Subdivision by Plan is APPROVED on January 25, 2018, 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., EPCOR Water Services Inc., and EPCOR Drainage 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 owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots backing onto the Stormwater Management Facility (SWMF);
4. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services Inc., against the lot flanking the walkway;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Whitemud Drive NW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of the SWMF that abuts this subdivision;
7. that the approved subdivisions LDA17-0058 and LDA17-0052 be registered prior to or concurrent with this application for roadway connections;
8. that LDA17-0523 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 (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 the water infrastructure not included with Rosenthal Stage 12 (LDA13-0425) such as hydrants, valves and all other water infrastructure that must be included with this subdivision, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;
8. that the owner constructs a 3 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 2.8 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Whitemud Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and that the owner is responsible for the landscape design and construction within road rights of way and the 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 SE 25-52-26-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA11-0026. The DRC will carry forward on the remainder of the title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority






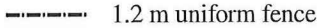



BM/sc/Posse #262437361-001

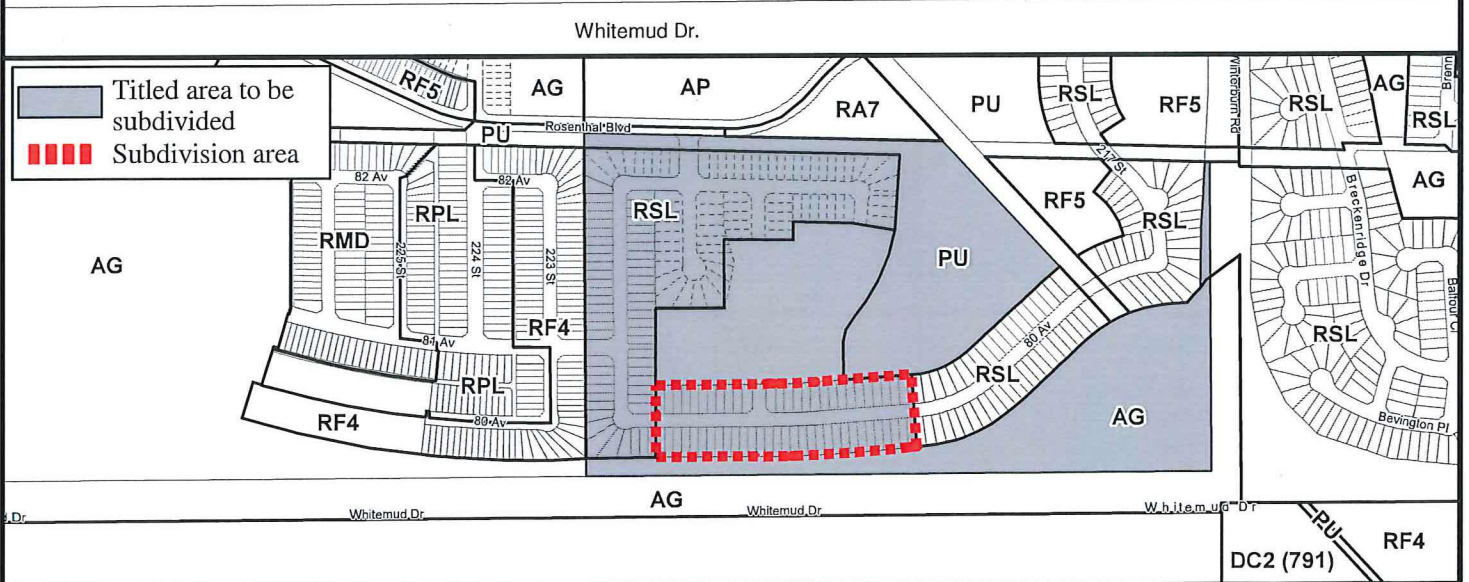
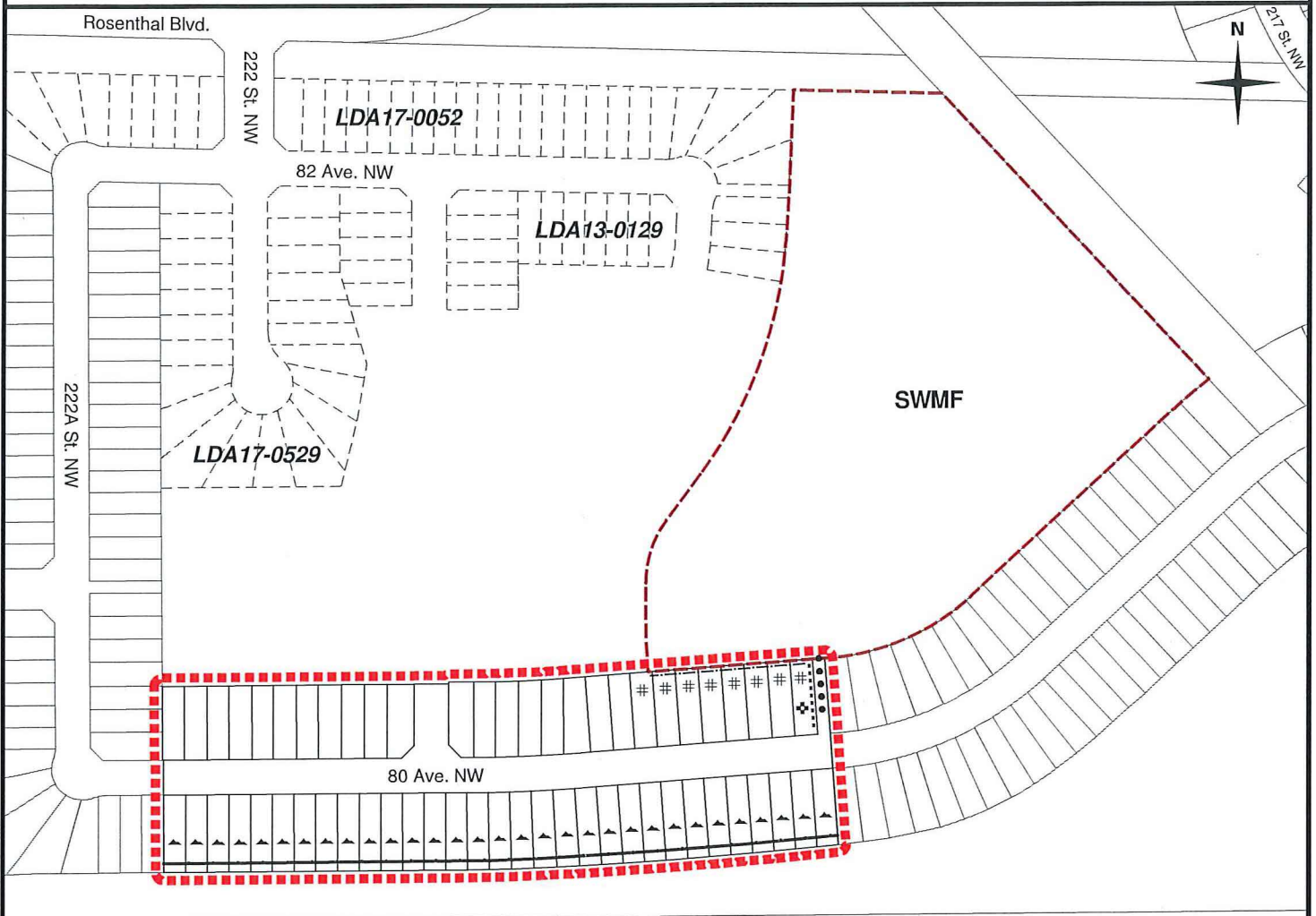
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 25, 2018

LDA17-0514

-  Limit of proposed subdivision
-  Amend subdivision boundary
-  3 m concrete sidewalk
-  Berm and noise attenuation fence
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  Restrictive covenant re: berm and fence
-  Restrictive covenant re: freeboard
-  Restrictive covenant re: disturbed soil





January 25, 2018

File No. LDA06-0229

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved plan of subdivision to create 35 single detached residential lots, from Block D, Plan 872 1140, Lot 1, Plan 802 1807, and Lot 3, Block X, Plan 102 7150, located north of Savaryn Drive NW and west of 88 Street SW; **SUMMERSIDE**

The revision decreases the number of lots within phase 2 of the conditional approval dated June 28, 2007 from 41 to 35 lots. Phases 1 and 3 have been registered.

I The Subdivision by Plan is APPROVED on January 25, 2018, 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; and
3. 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; and
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.

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

Municipal Reserves (MR) for Lot 1, Plan 802 1807 was addressed by previous phases of LDA06-0229.

MR for Block D, Plan 872 1140 was addressed by money in place with LDA06-0216.

MR for Lot 3, Block X, Plan 102 7150 was addressed by Deferred Reserve Caveat (DRC) with SUB/99-0072. The DRC was transferred to the SW of 22-51-24-W4M.

Please be advised that this approval is valid for one (1) year from the date on this letter. An extension beyond that time may be granted by the City of Edmonton.

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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

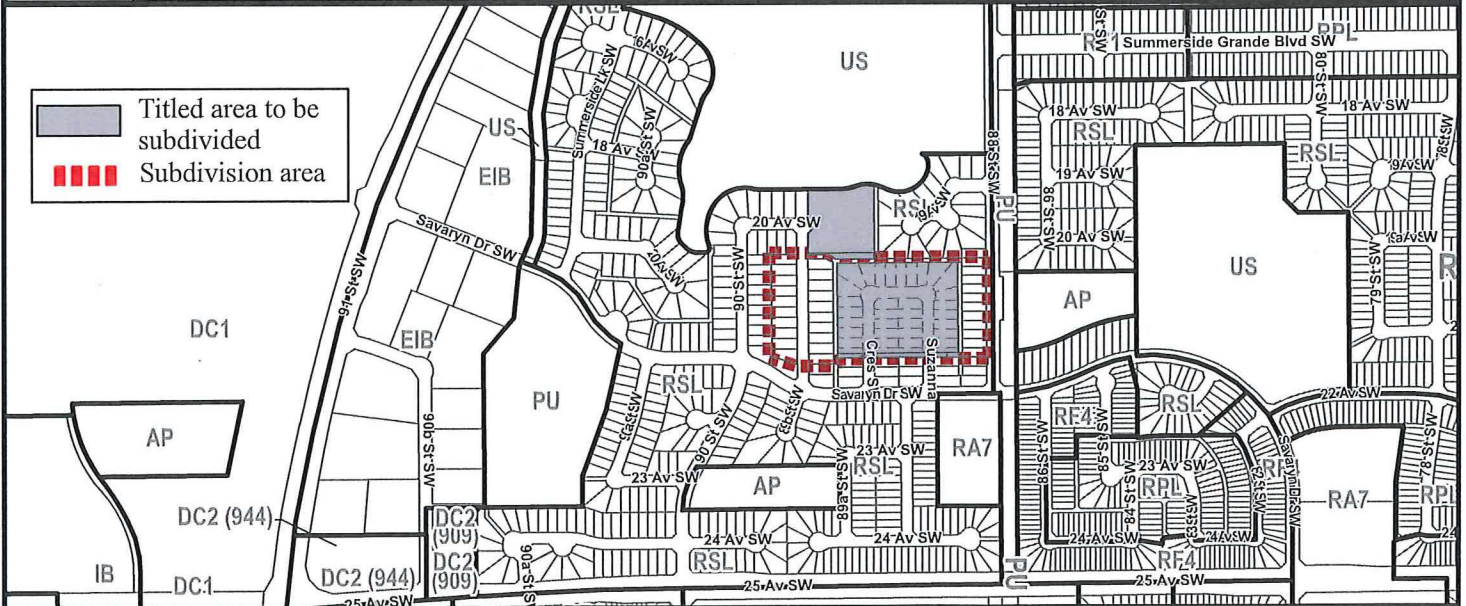
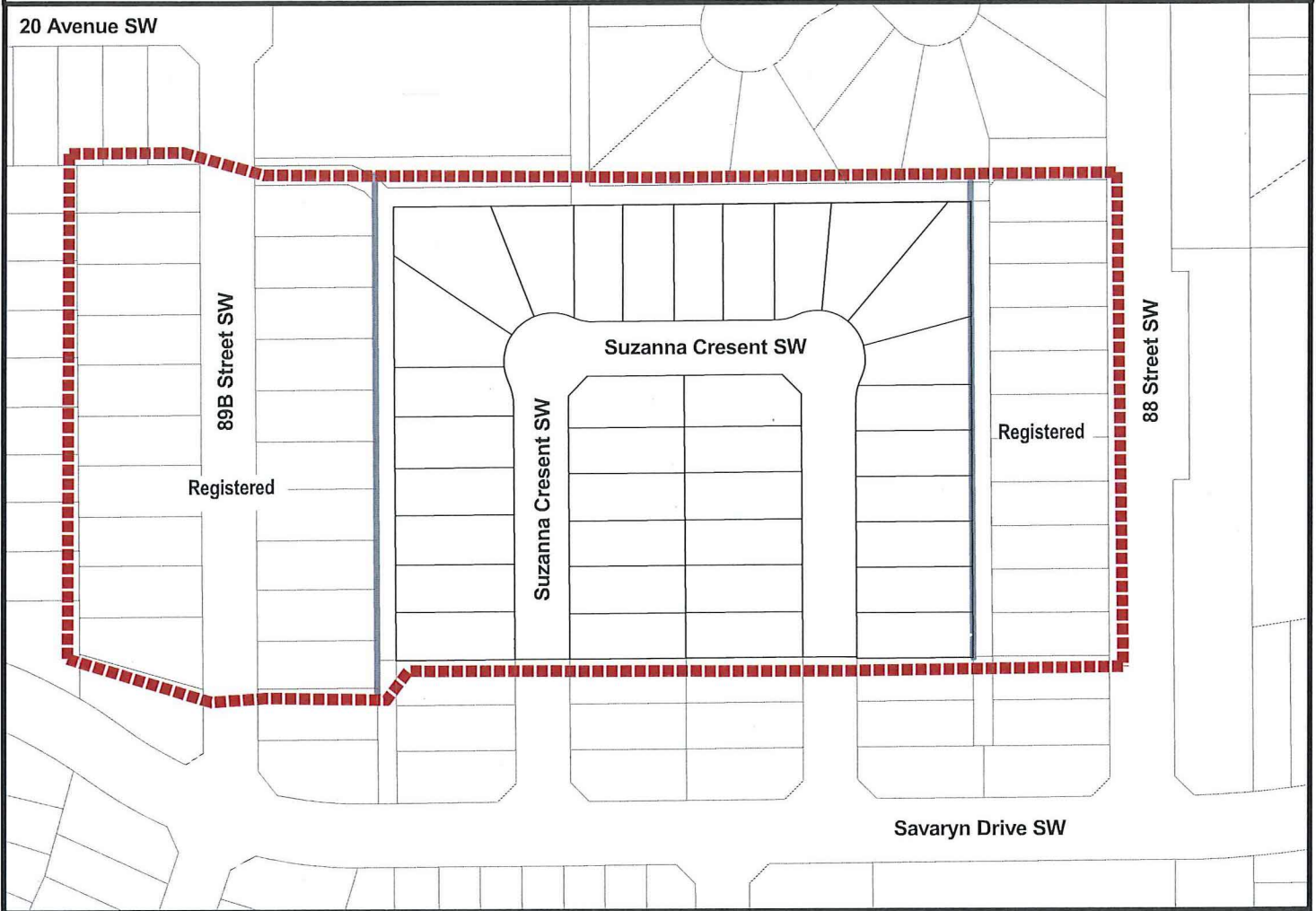
Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #062540798-001

Enclosure(s)

- Limit of proposed subdivision
- Phasing line





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

January 25, 2018

File No. LDA14-0078

Scheffer Andrew Ltd
12204 - 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: REVISION of tentative plan of subdivision to create 91 single detached residential lots, 84 semi-detached residential lots and one (1) Municipal Reserve lot, from Lot 2, Block 1, Plan 122 4640, and Lot A, Block 14, Plan 152 0589, located north of 167 Avenue NW and east of 66 Street NW; **MCCONACHIE**

One (1) multi-family lot, 64 semi-detached lots and 95 single detached lots have been registered with the conditional approval dated December 18, 2014. Subsequently, a change request was conditionally approved on December 7, 2017 to add additional lots and to adjust the phasing boundary. This change request relocates a walkway in proposed Phase 5.

I The Subdivision by Plan is APPROVED on January 25, 2018, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 2.57 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 MR, in the amount of \$265,525 representing 0.43 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., EPCOR Water Services Inc., and EPCOR Drainage 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 clear trees on the MR lot, to the satisfaction of Subdivision and Development Coordination;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I;

7. that LDA17-0585 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey for Phases 1, 4 and 5;
8. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots backing onto the Natural Area, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 66 Street, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the proposed Public Utility lot in Phase 2 be dedicated as road right of way as shown on the "Conditions of Approval" map, Enclosure I; 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 constructs a 3 m hard surface shared use path with "Shared Use" signage, within the Natural Area buffer with Phase 5 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, within the Municipal Reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the grading and landscaping of the Natural area buffer, in accordance with the approved Natural Area Management Plan (NAMP), to the satisfaction of

