

Thursday, March 19, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 12

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the March 19, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the March 12, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0515
163126831-001 | Tentative plan of subdivision to create two (2) commercial lots from Lot 2, Plan 2296 RS, located west of 156 Street SW and south of Windermere Boulevard SW; AMBLESIDE |
| 2. | LDA14-0525
163729749-001 | Tentative plan of subdivision to create 18 single detached residential lots, 37 row housing lots and one (1) Municipal Reserve lot, from the NE-15-51-24-W4M, and the NW-15-51-24-W4M located south of 25 Avenue SW and west of 66 Street SW; THE ORCHARDS AT ELLERSLIE |

5. OTHER BUSINESS



Subdivision Authority

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

March 19, 2015

File NO. LDA14-0515

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 2, Plan 2296 RS, located west of 156 Street SW and south of Windermere Boulevard SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on March 19, 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 LDA14-0269 be registered prior to or concurrent with this application for logical extension of roadway and water connections;
4. that the subdivision boundary be amended to include the dedication of the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; 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 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 construct a 3 m hard surface shared use path, lighting, and bollards within the walkway to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, 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.

Municipal Reserve for Lot 2, Plan 2296 RS was addressed under LDA11-0405 and LDA11-0426.

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. Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/kg/Posse #163126831-001

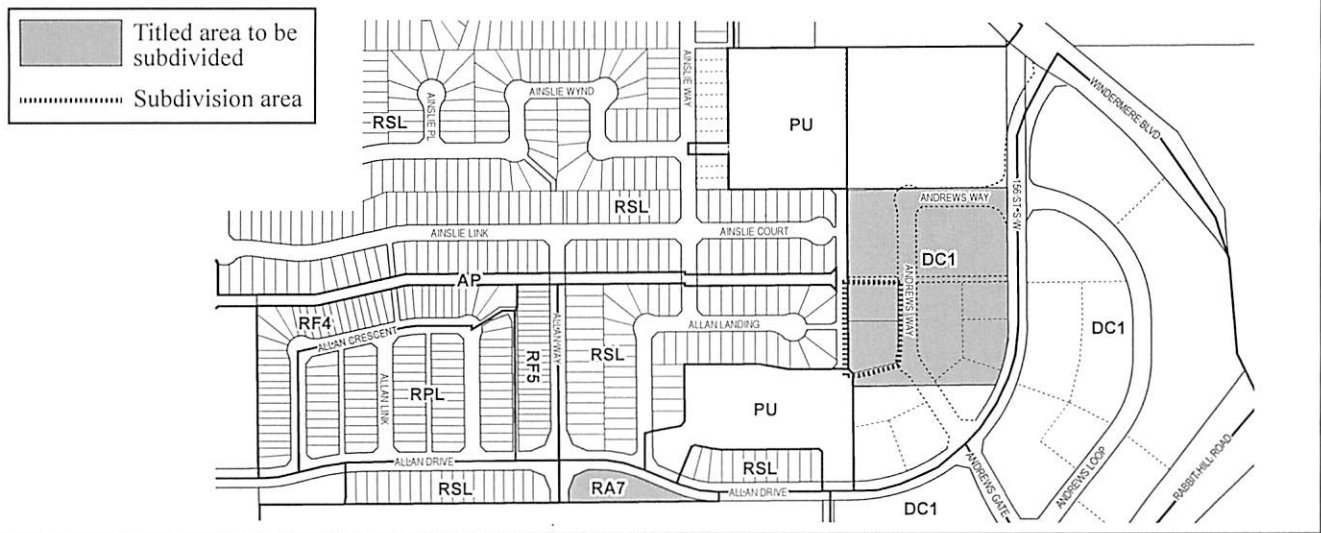
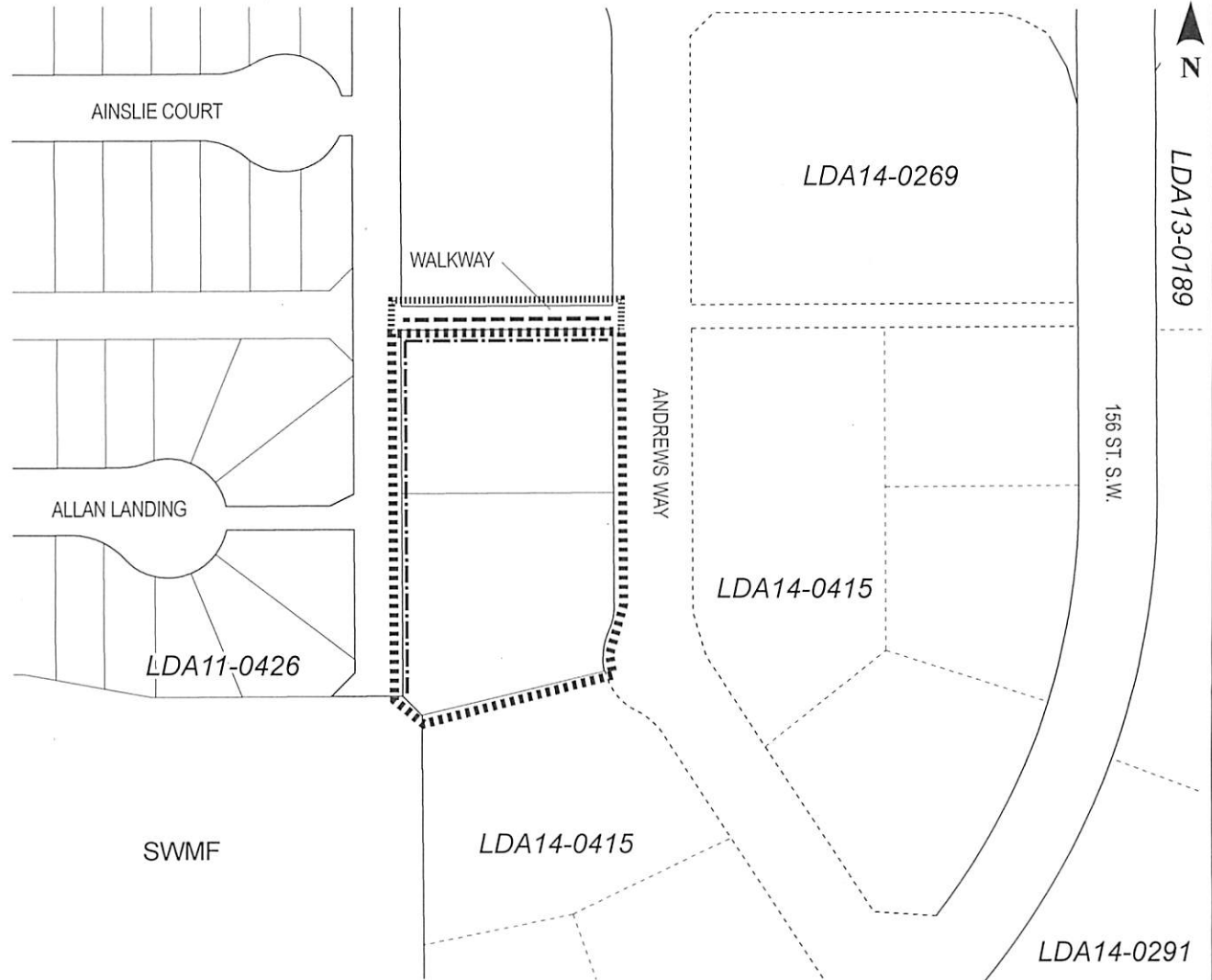
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 19, 2015

LDA14-0515

- Limit of proposed subdivision
- 3 m Hard surface shared use path
- 1.2 m uniform fence
- Amend subdivision boundary





Subdivision Authority

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

March 19, 2015

File NO. LDA14-0525

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 18 single detached residential lots, 37 row housing lots and one (1) Municipal Reserve lot, from the NE-15-51-24-W4M, and the NW-15-51-24-W4M located south of 25 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on March 19, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 7.62 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 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 an easement for the construction of the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure II;
5. that the approved subdivision LDA14-0199 be registered prior to or concurrent with this application;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking the SWMF 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 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 construction of the first two (2) lanes of 25 Avenue SW to an arterial roadway standard with channelization, accesses, intersections, shared use path, sidewalk, lighting and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 25 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the engineering drawings include a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, within the greenway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include a temporary 12 m radius gravel turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Services);
10. that the engineering drawings include a temporary 6 m gravel roadway connection to the satisfaction of Transportation Services, 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 Services);
11. that the engineering drawings include the design of the ultimate SWMFs and construction of the interm SWMFs, including inlets and outlets with control manholes, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;

12. that the engineering drawings include offsite storm water connections from the SWMFs to the subdivision boundary, to the satisfaction of Financial Services and Utilities;
13. that the engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
14. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, within the MR lot, and curb ramps and extensions at Orchards Boulevard and 30 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, greenways and Municipal Reserve lot, 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.

Municipal Reserve is being provided as a 7.62 ha parcel with this subdivision. The existing Deferred Reserve Caveat registered on the NE-15-51-24-W4M will be reduced in full. The existing Deferred Reserve Caveat registered on the NW-15-51-24-W4M will be reduced accordingly and 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, 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 Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/mb/Posse #163729749-001

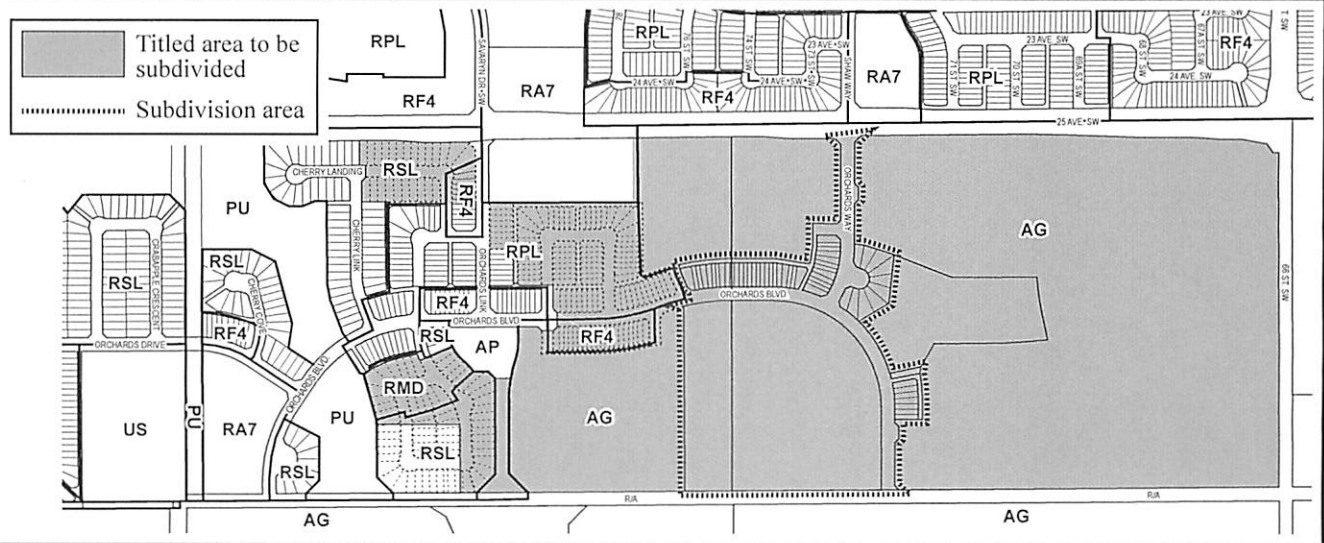
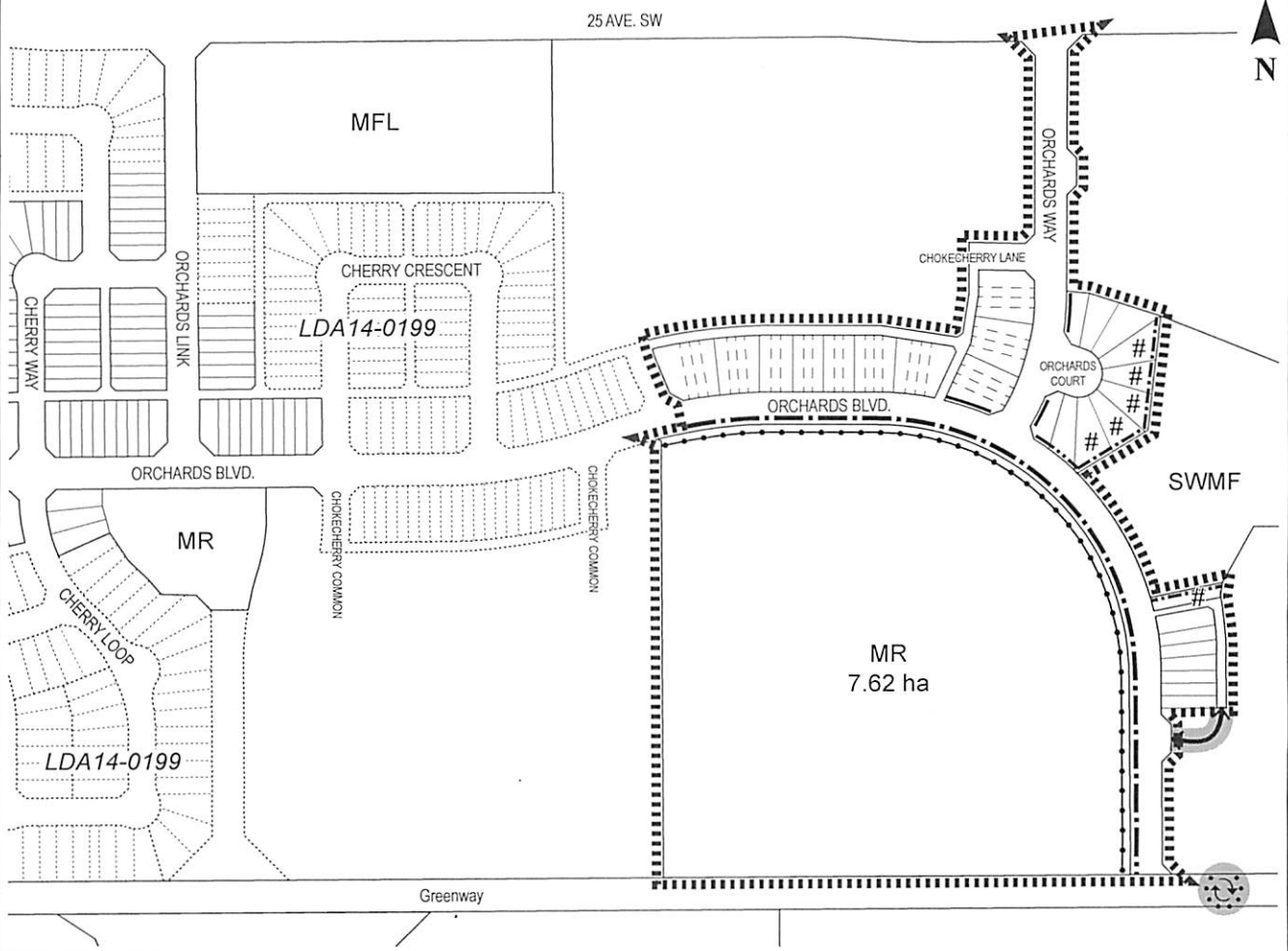
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 19, 2015

LDA14-0525

- 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
- 2 m mono-walk
- Temporary 6 m roadway
- # Restrictive covenant: Freeboard
- Temporary 12 m radius turnaround
- Include in engineering drawings



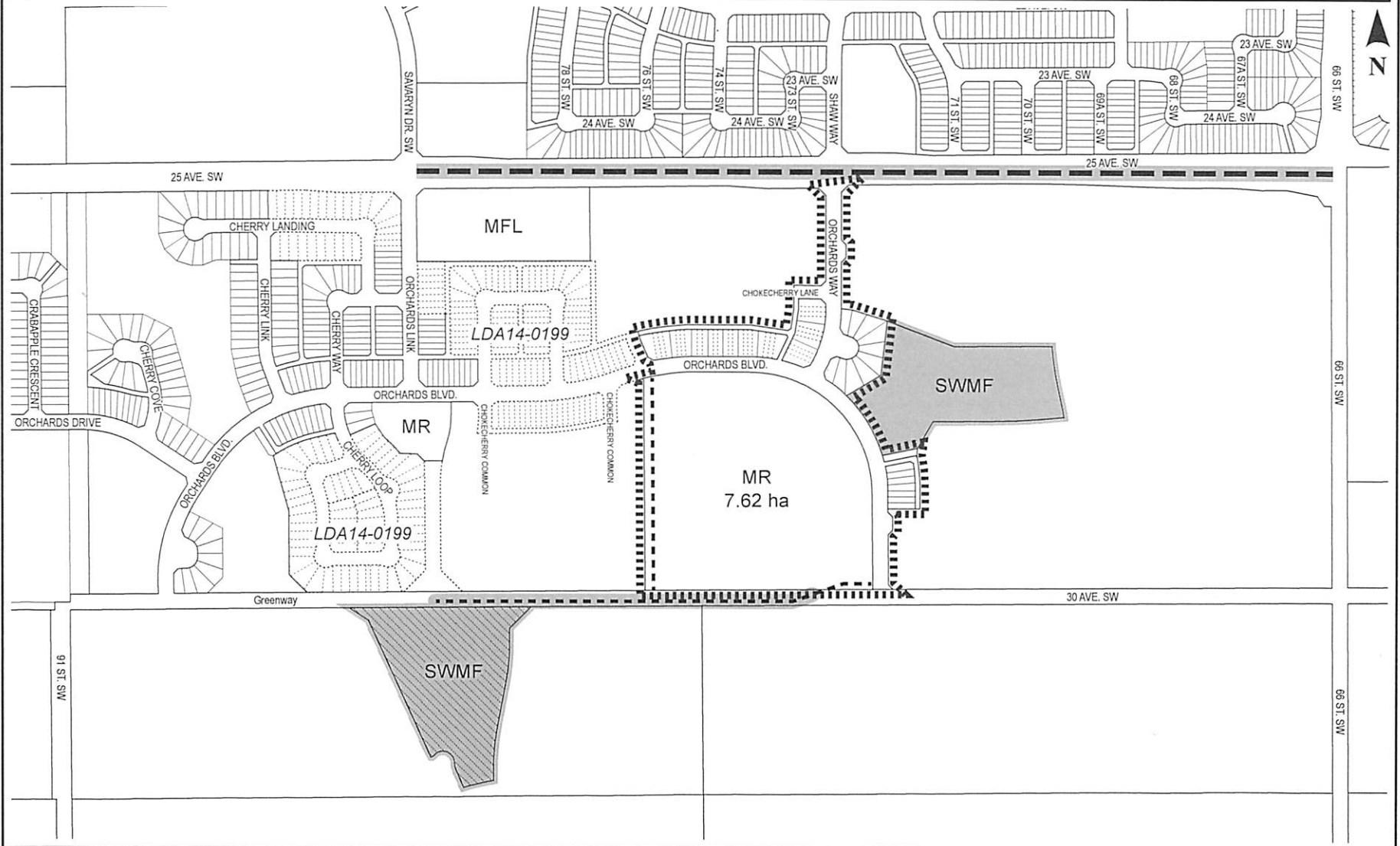
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 19, 2015

LDA14-0525

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- - - - - 3 m hard surface shared use path
- ▨ Register easement

- ▬▬▬ Construct first two lanes to an arterial roadway standard
- ▭ Include in engineering drawings



Thursday, March 12, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 11

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the March 12, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the February 26, 2015 and March 5, 2015 meetings be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0405 158789675-001	Tentative plan of subdivision to create 24 single detached residential bare land condominium units, nine (9) single detached residential lots, and one (1) Environmental Reserve lot from Lot A, Plan 772 0388, the north half of the NE-20-51-25-W4M, and the south half of the NE-20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW; KESWICK
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA14-0415 160779405-001	Tentative plan of subdivision to create seven (7) commercial lots from Lot 2, Plan 2296 RS and Lot A, Plan 1368 NY, located west of Andrews Loop SW and south of Windermere Boulevard SW; AMBLESIDE
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA14-0431 160767717-001	Tentative plan of subdivision to create 12 single detached residential lots, 40 semi-detached residential lots, one (1) multiple family lot (MFL), and (1) Municipal Reserve lot, from Lot 1, Plan 8120646, and the SW 23-51-24-W4M located south of Watt Drive SW and east of 66 Street SW; WALKER	
MOVED		Blair McDowell That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA14-0532 163701203-001	Tentative plan of subdivision to create 43 single detached residential lots, 20 semi-detached residential lots and one (1) multiple family lot (MFL), from Block Y, Plan 7733 AM, located north of 151 Avenue NW and west of 22 Street NW; FRASER	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.		