

Thursday, March 31, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 13

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the March 31, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 24, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0159
169620464-001

Tentative plan of subdivision to create 82 single detached residential lots, 30 semi-detached residential lots, one (1) multiple family lot (MFL) and (1) Public Utility lot, from Block 1, Plan 772 2209, Block 2, Plan 772 2209, the SW 11-54-24 W4M and the NE 2-54-24 W4M located south of Anthony Henday Drive and east of 66 Street NW; **MC CONACHIE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 09:40 a.m.



Subdivision Authority

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

March 31, 2016

File NO. LDA15-0159

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

ATTENTION: Keith Davies

Dear Mr. Davies

RE: Tentative plan of subdivision to create 82 single detached residential lots, 30 semi-detached residential lots, one (1) multiple family lot (MFL) and (1) Public Utility lot, from Block 1, Plan 772 2209, Block 2, Plan 772 2209, the SW 11-54-24 W4M and the NE 2-54-24 W4M located south of Anthony Henday Drive and east of 66 Street NW; **McCONACHIE**

I The Subdivision by Plan is APPROVED on March 31, 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 the approved subdivisions LDA13-0569 and LDA13-0465 be registered prior to or concurrent with this application to provide logical roadway connections and for necessary underground utilities;
4. that Bylaw 17615 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing and flanking onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto the Transportation Utility Corridor (TUC), 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 (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 install “no parking” signage on the local roadways for emergency vehicle access to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure;
8. that the owner construct 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 construct a 3 m hard surface shared use path with lighting and bollards within the walkway, to the satisfaction of Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner construct 63 Street NW to an 11.5 m enhanced local roadway standard, to the satisfaction of Transportation Development Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
11. 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 the TUC to the satisfaction of Transportation Development Engineering as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Public Utility lot, 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.

Ministerial Consent is required for the berm and noise attenuation fence within the TUC and the application for Ministerial Consent is made by the owner.

MR for Block 1, Plan 772 2209 was addressed by dedication through LDA08-0071. MR for Block 2, Plan 772 2209 was addressed by dedication through LDA12-0299. MR for SW 11-54-24 W4M was addressed by dedication through LDA12-0299. MR for NE 2-54-24 W4M was addressed by dedication through LDA10-0308.

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,



Blair McDowell
Subdivision Authority

BM/lc/Posse #169620464-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 31, 2016

LDA15-0159

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| <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 - - - - - Berm and noise attenuation fence | <ul style="list-style-type: none"> # Restrictive covenant re: freeboard * Restrictive covenant re: berm ▬▬▬▬ Construct 11.5 m enhanced local roadway - · - · - · 3 m hard surface shared use path Ⓡ No parking |
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