

Thursday, April 16, 2015

9:30 a.m.



PLACE: Room 701

**SUBDIVISION AUTHORITY AGENDA
MEETING NO. 16**

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 16, 2015 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 9, 2015 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0209 154138515-001	Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW; GLENRIDGING HEIGHTS
2.	LDA14-0547 164639540-001	Tentative plan of subdivision to create 25 single detached residential lots, 42 semi-detached residential lots, 29 row housing lots, one (1) Municipal Reserve lot, two (2) Public Utility lots and one (1) multiple family lot (MFL) from Lot 1, Plan 982 3999, and the SE-25-51-24-W4M located north of Ellerslie Road SW and west of 34 Street SW; CHARLESWORTH
5.	OTHER BUSINESS	



Subdivision Authority

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

April 16, 2015

File NO. LDA14-0209

MMM Group Limited
200, 10576 – 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Emily Miranda

Dear Ms. Miranda:

RE: Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW; **GLENRIDGING HEIGHTS**

I The Subdivision by Plan is APPROVED on April 16, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$75,213 representing 0.1015 ha pursuant to Section 666 and Section 667 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 owner register an easement for the Storm Water Management Facility (SWMF) to its ultimate design, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 170 Street SW, 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 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 a 1.5 m concrete sidewalk with lighting and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m concrete emergency access with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that a CCC will not be issued for the storm and sanitary sewers until the downstream outfall has been constructed and is operational to the satisfaction of Financial Services and Utilities;
10. that the owner construct a 2 m berm centered on property line and a 1.83 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 submitted noise study, for all lots backing onto 170 Street, 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 the road islands, boulevards, medians, 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.

The existing Deferred Reserve Caveat on title will be provided as money-in-place with this subdivision. NW 22-51-25-W4M will require money in place of MR representing 0.1015 ha and will be adjusted in accordance with the arterial roadway dedication at the time of registration.

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/kg/Posse #154138515-001

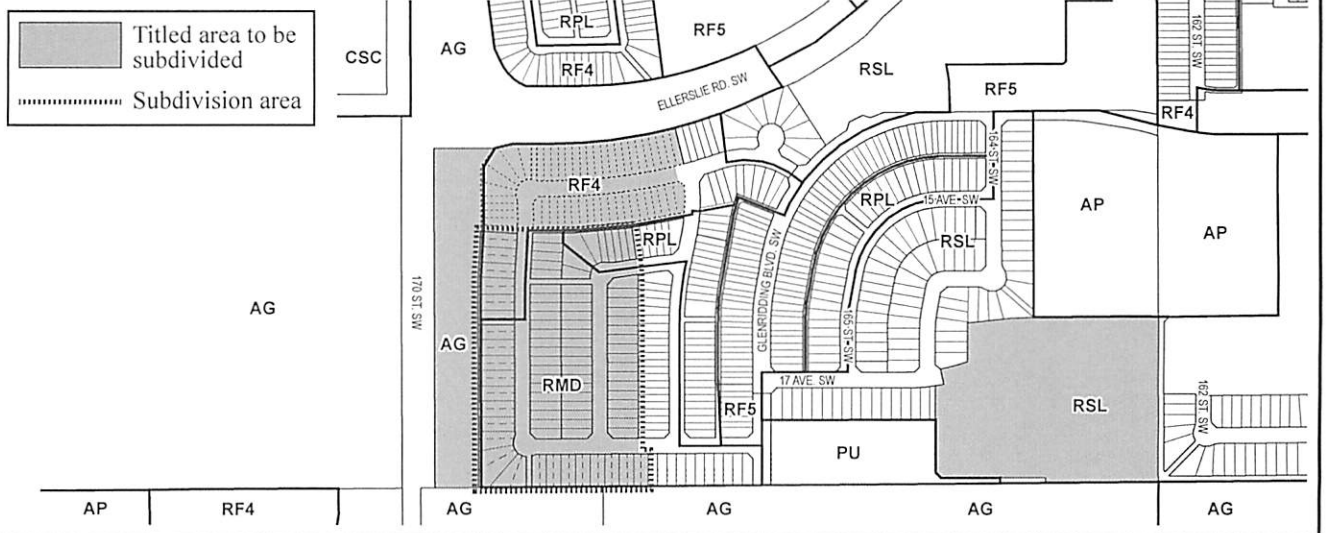
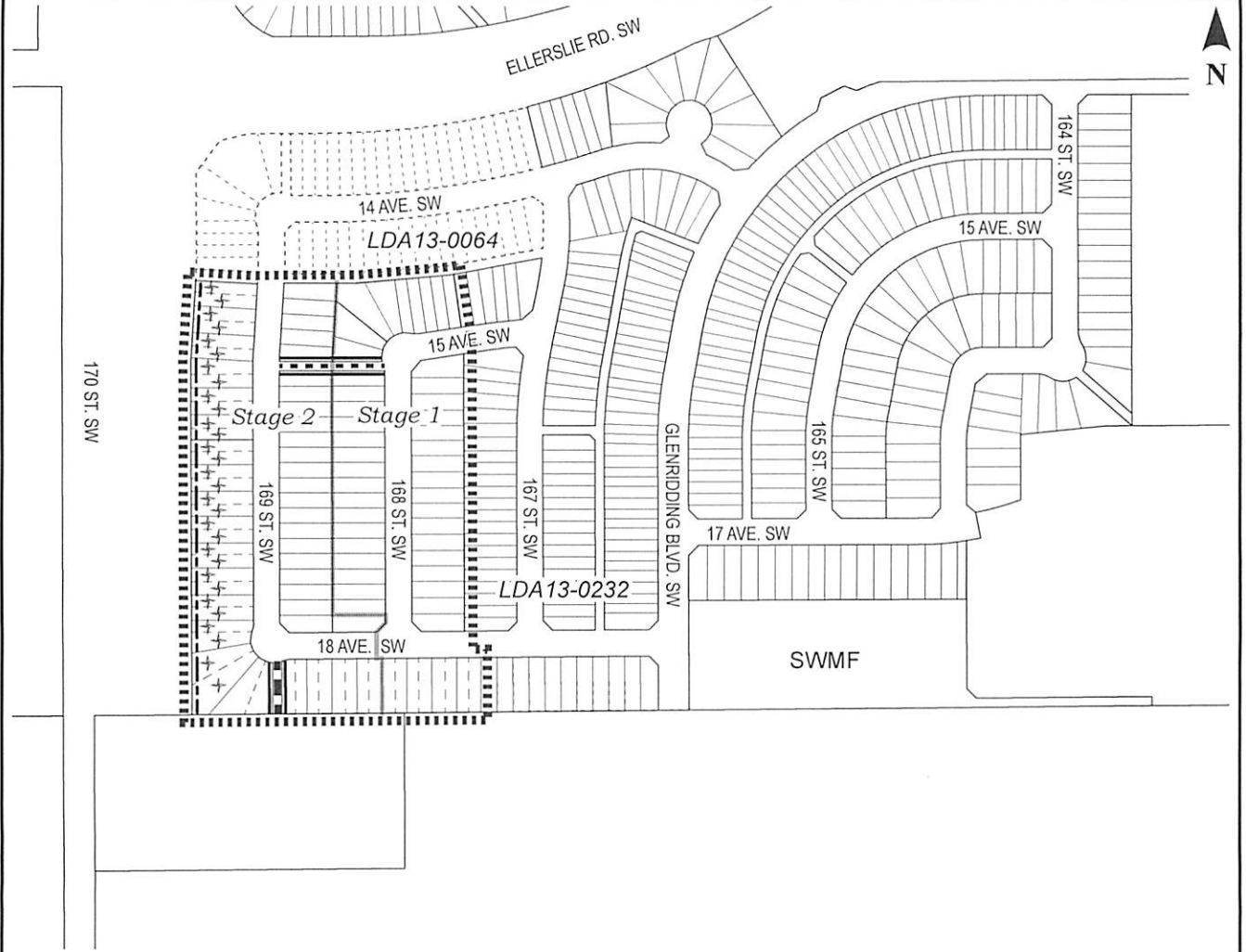
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 16, 2015

LDA14-0209

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - Berm and noise attenuation fence
- ▬▬▬ 3 m concrete emergency access
- ⋯⋯⋯ 1.5 m concrete sidewalk
- + Restrictive covenant re: berm





Subdivision Authority

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

April 16, 2015

File NO. LDA14-0547

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 25 single detached residential lots, 42 semi-detached residential lots, 29 row housing lots, one (1) Municipal Reserve lot, two (2) Public Utility lots and one (1) multiple family lot (MFL) from Lot 1, Plan 982 3999, and the SE-25-51-24-W4M located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on April 16, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.20 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 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;
5. that LDA15-0142 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of stage three 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 Ellerslie Road SW, 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 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 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);
8. that the engineering drawings include a temporary gravel alley 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);
9. 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 Ellerslie Road right-of-way with stage three of this subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, and bollards, within the MR lot, 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 with a dividing yellow centerline, "Shared Use" signage, and bollards, within the MR lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct temporary 6 m gravel roadway connections 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);
13. that the owner construct a 1.5 m concrete sidewalk, within the MR and Public Utility lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the Public Utility lot and walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner shall maintain the proposed Low Impact Development (LID) measures such as bioswales, bumpouts and cul-de-sac islands for 3 years to the satisfaction of Financial Services and Utilities and Sustainable Development;
17. 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 for all lots backing onto Ellerslie Road SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct all fences wholly on privately-owned lands and post and rail fence on the MR lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within the Public Utility lots, road islands, boulevards, medians, walkways and Municipal Reserve lot, 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 is being provided as a 0.20 ha parcel with this subdivision. The existing Deferred Reserve Caveat registered on the SE-25-51-24-W4M will be reduced accordingly and carried forward on title. The existing Deferred Reserve Caveat registered on Lot 1, Plan 982 3999 will be 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 #164639540-001

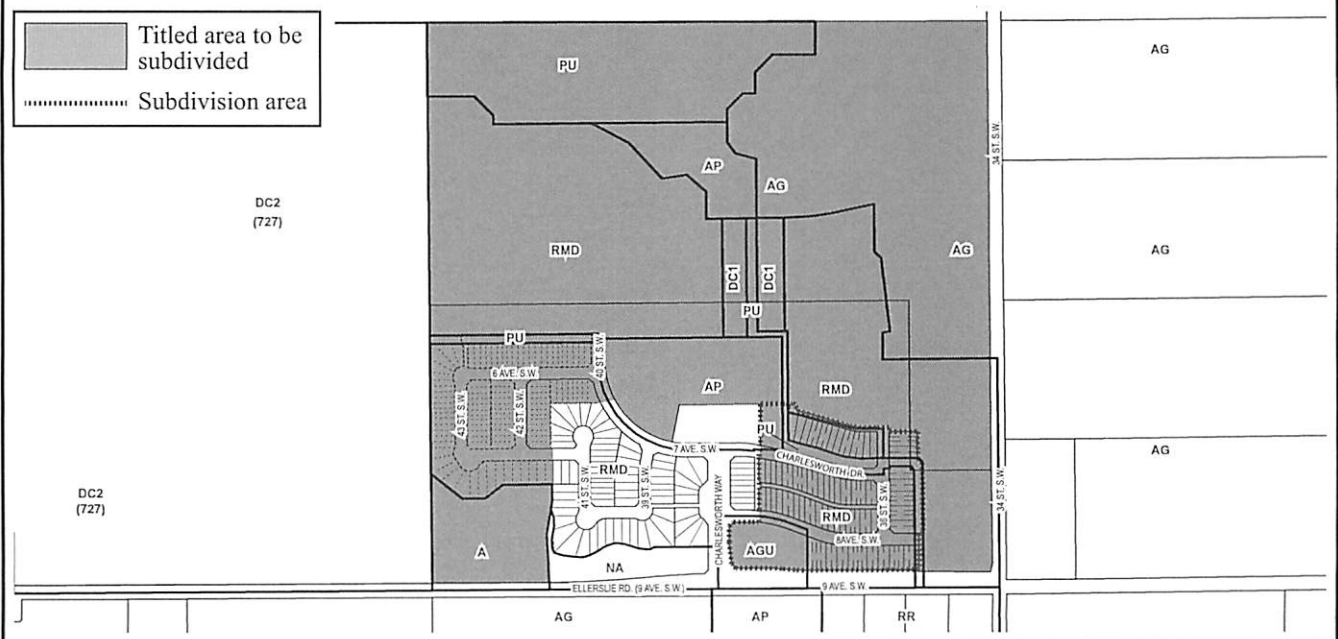
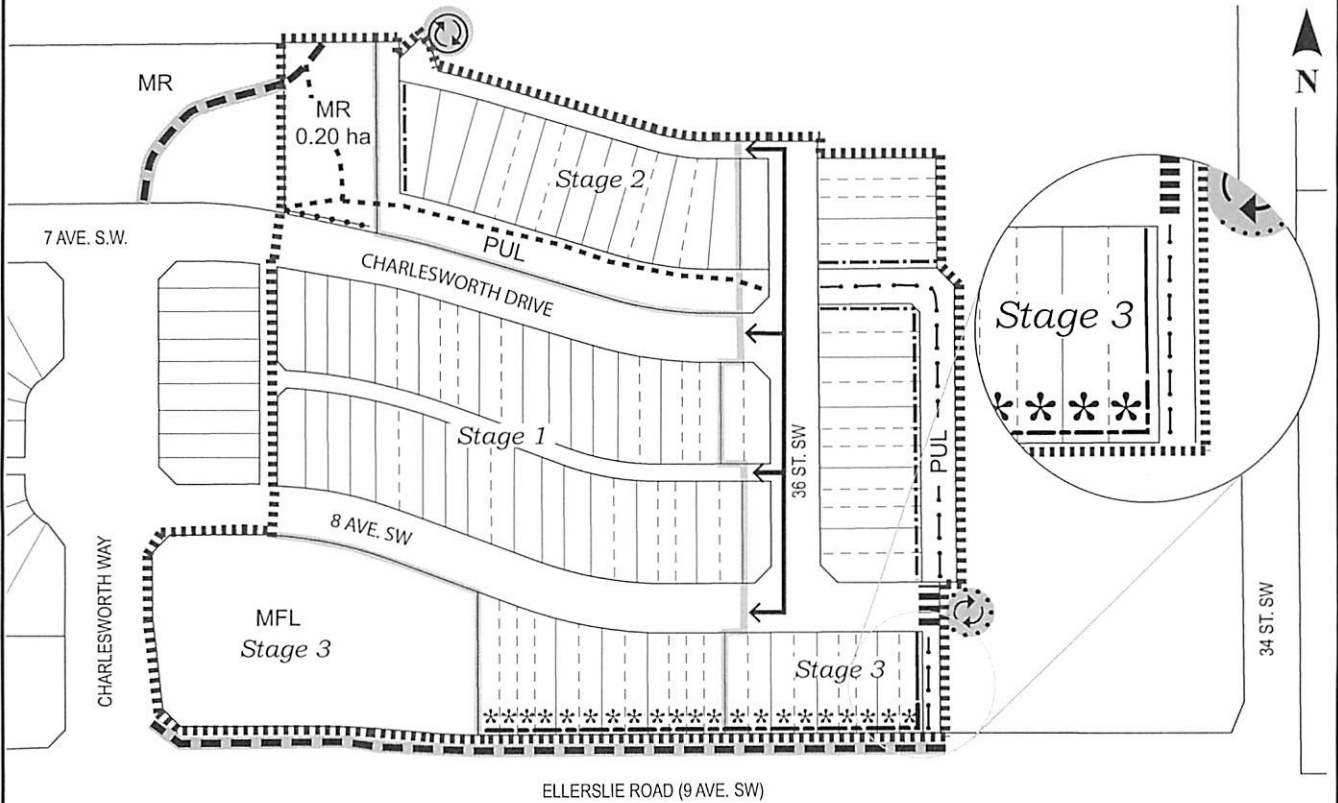
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 16, 2015

LDA14-0547

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|--|--|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬ Limit of proposed subdivision --- 1.2 m uniform fence — 1.8 m uniform screen fence as per Zoning Bylaw —•—•—• Post and rail fence —•—•—• Berm and noise attenuation fence ⋯ 1.5 m concrete sidewalk —•—•—• 1.5 m concrete sidewalk with bollards and lighting | <ul style="list-style-type: none"> —•—•—• 3 m hard surface shared use path ▬▬▬▬▬▬ Zebra marked crosswalk ↔ Temporary 6 m roadway ⊙ Temporary 12 m radius turnaround ⊙ Temporary alley turnaround * Restrictive covenant re: berm |
|--|--|



Thursday, April 9, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 15

PRESENT
Blair McDowell, Chief Subdivision Officer
Scott Mackie, Manager, Current Planning Branch

1. ADOPTION OF AGENDA

MOVED
Blair McDowell
That the Subdivision Authority Agenda for the April 9, 2015 meeting be adopted.

FOR THE MOTION
Blair McDowell
CARRIED

2. ADOPTION OF MINUTES

MOVED
Blair McDowell
That the Subdivision Authority Minutes for the April 2, 2015 meeting be adopted.

FOR THE MOTION
Blair McDowell
CARRIED

3. OLD BUSINESS

1. 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 812 0646, 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 Approved as Amended.

FOR THE MOTION
Blair McDowell
CARRIED

4. NEW BUSINESS

1. LDA14-0357
157849589-001
Tentative plan of subdivision to create 159 single detached residential lots, 172 semi-detached residential lots, 38 row housing lots, one (1) multiple family lot (MFL) and two (2) Municipal Reserve lots, from the NE 8-52-23W4M located south of Whitemud Drive NW and west of Meridian Street NW;
MAPLE

MOVED
Blair McDowell, Scott Mackie
That the application for subdivision be Approved as Amended.

FOR THE MOTION
Blair McDowell, Scott Mackie
CARRIED

5. ADJOURNMENT

The meeting adjourned at 10:10 a.m.