

Thursday, June 18, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 25

PRESENT	Blair McDowell, Chief Subdivision Officer Scott Mackie, Manager, Current Planning Branch
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1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the June 18, 2015 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the June 11, 2015 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA15-0021 166510604-001	Tentative plan of subdivision to create two (2) commercial lots from Lot 2, Plan 2296 RS, located west of Allan Drive SW and south of Windermere Boulevard SW; AMBLESIDE
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	CARRIED
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2.	LDA15-0135 169391206-001	Tentative plan of subdivision to create one (1) additional commercial lot from Lot 2, Plan 2296 RS, located west of Allan Drive SW and south of Windermere Boulevard SW; AMBLESIDE
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	CARRIED
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3.	LDA14-0313 157166869-001	Tentative plan of subdivision to create 119 single detached residential lots, 98 semi-detached residential lots, 29 row housing lots and one (1) Public Utility lot, from the NE 30-51-23-W4M and the SE 31-51-23-W4M located north of Anthony Henday Drive and west of 17 Street NW; LAUREL	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:55 a.m.		



Subdivision Authority

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

June 18, 2015

File NO. LDA15-0021

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 Allan Drive SW and south of Windermere Boulevard SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on June 18, 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; and
4. 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 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
8. that the owner is responsible for the landscape design and construction within the road rights of way 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 with LDA11-0426 through dedication of land and money in place.

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 Ania Schoof at 780-423-7495 or ania.schoof@edmonton.ca.

Yours truly,



Scott Mackie
Subdivision Authority

For

SM/as /Posse #166510604-001

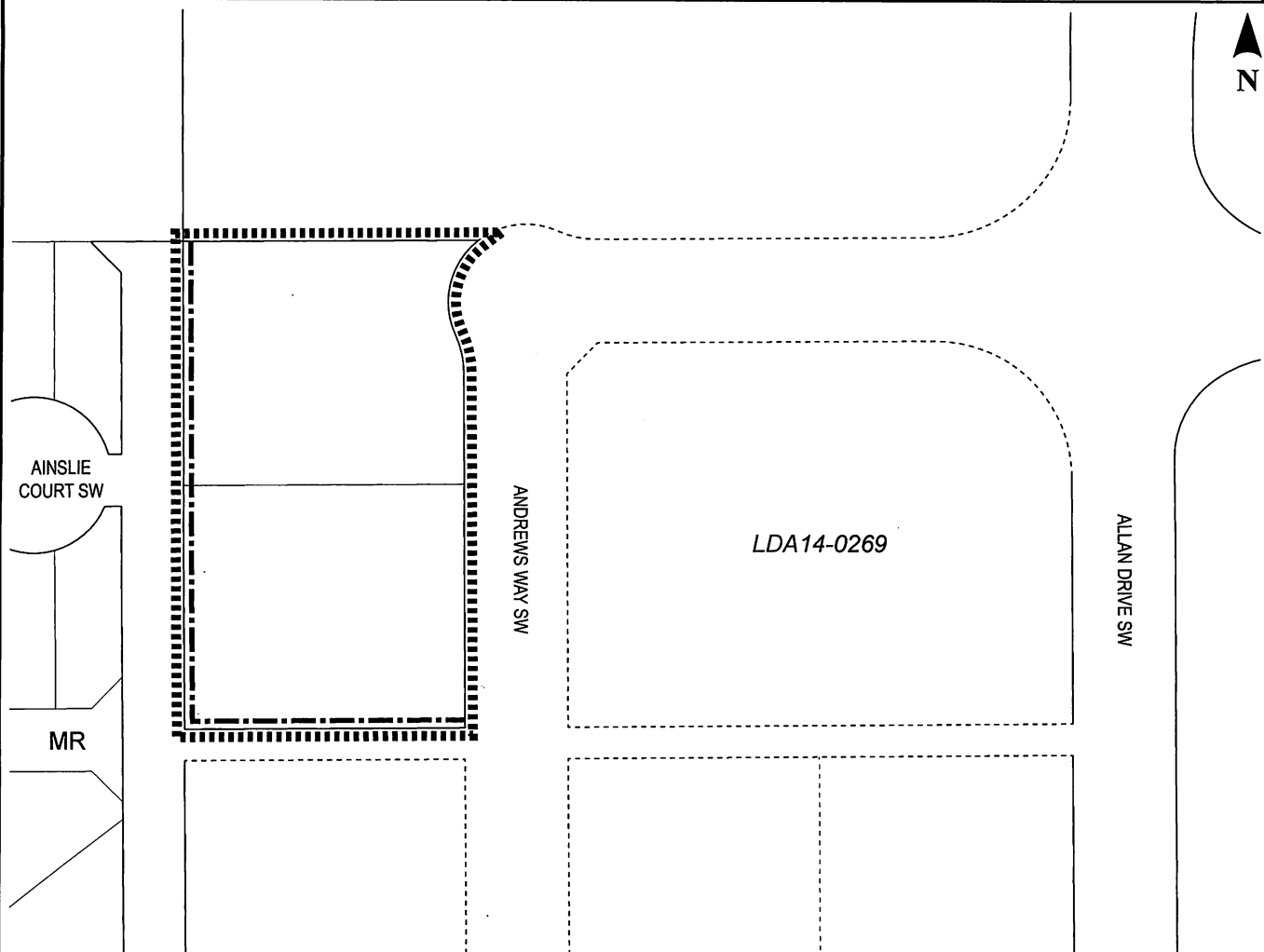
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

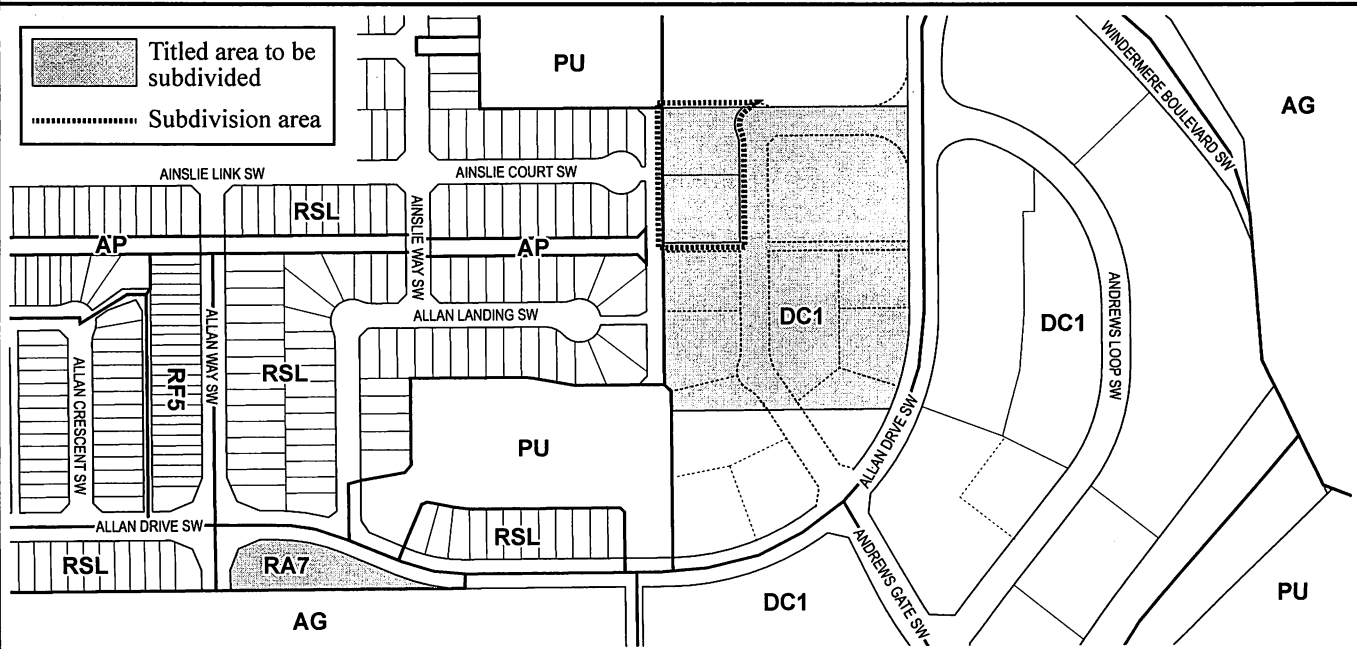
June 18, 2015

LDA15-0021

- Limit of proposed subdivision
- 1.2 m uniform fence



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

June 18, 2015

File NO. LDA15-0135

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) additional commercial lot from Lot 2, Plan 2296 RS, located west of Allan Drive SW and south of Windermere Boulevard SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on June 18, 2015, subject to the following conditions:

1. 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;
2. that the approved subdivision LDA14-0269 be registered prior to or concurrent with this application for logical extension of roadway and water connections; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve for Lot 2, Plan 2296 RS was addressed with LDA11-0426 through dedication of land and money in place.

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 Ania Schoof at 780-423-7495 or ania.schoof@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority
SM/as /Posse #169391206-001

FOR

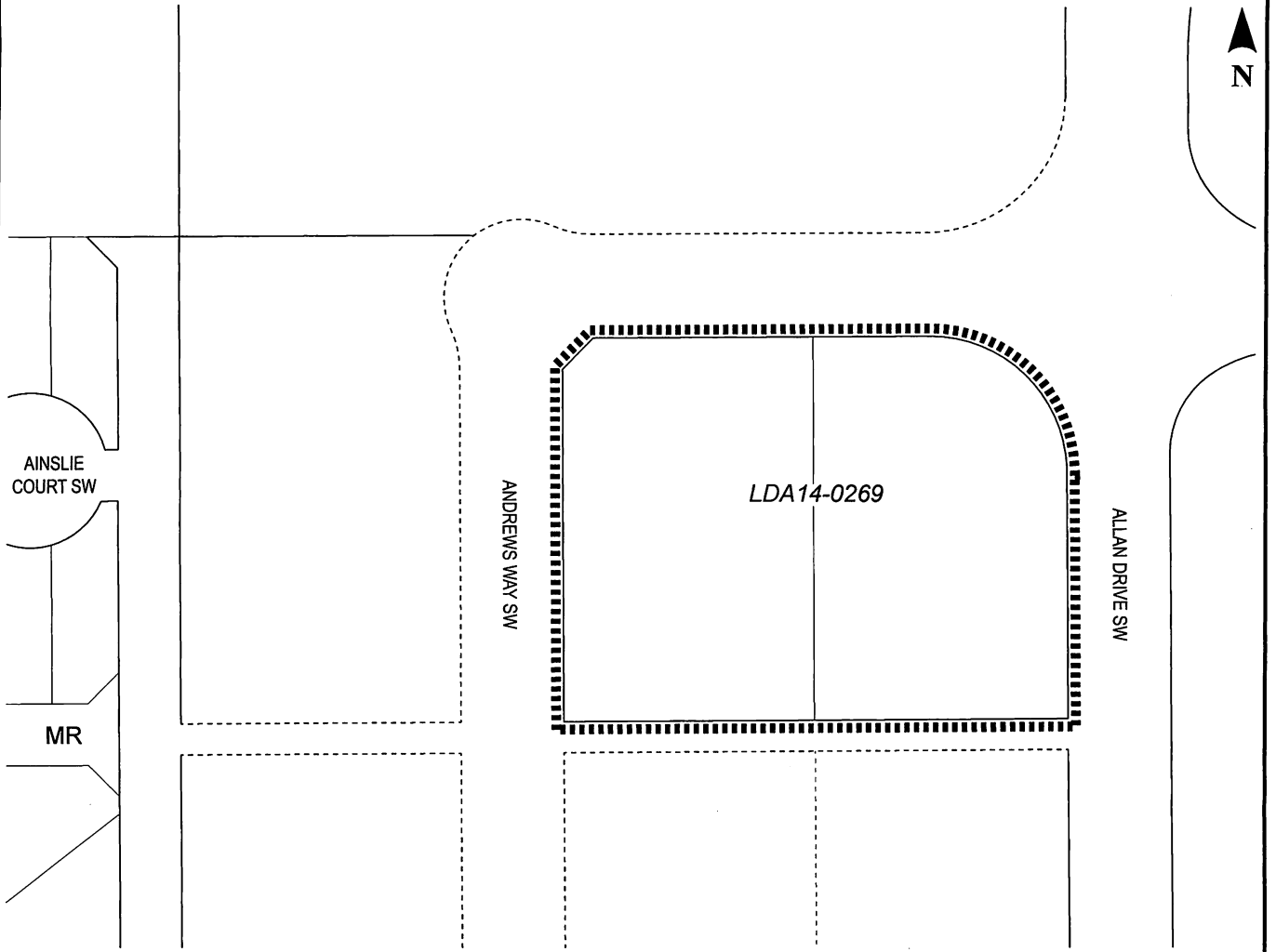
Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

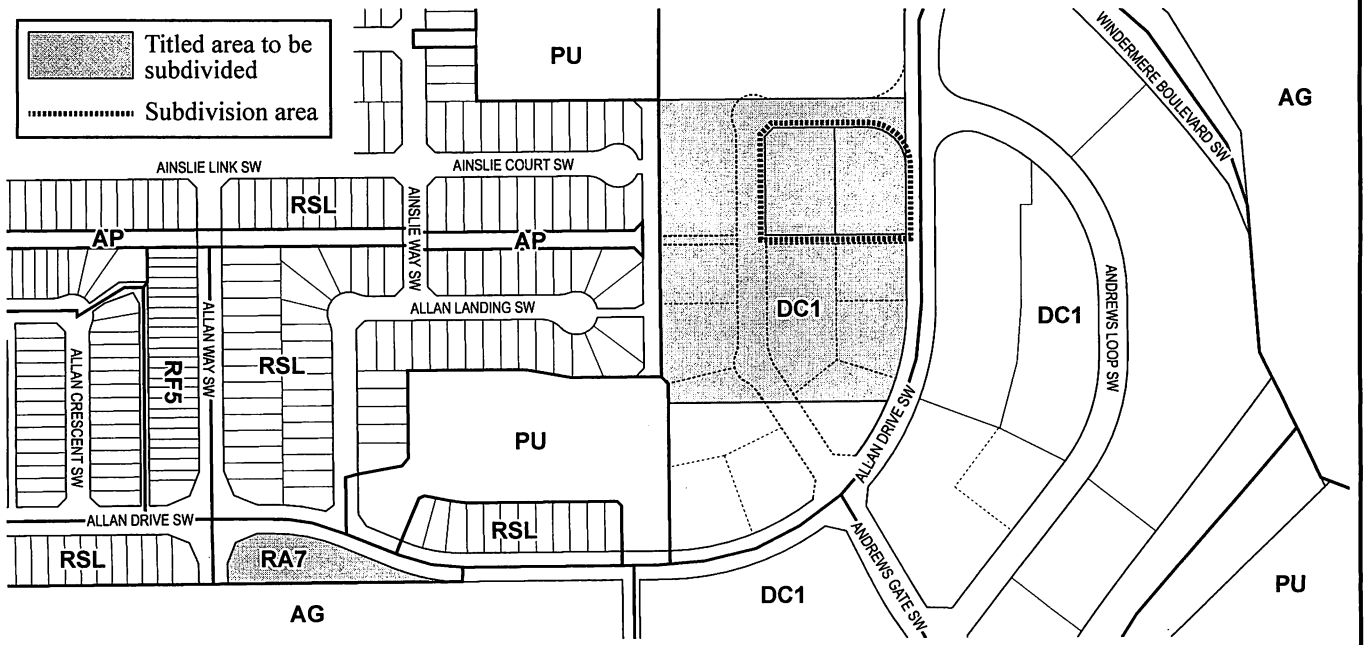
June 18, 2015

LDA15-0135

----- Limit of proposed subdivision



 Titled area to be subdivided
 Subdivision area





Subdivision Authority

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

June 18, 2015

File NO. LDA14-0313

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 119 single detached residential lots, 98 semi-detached residential lots, 29 row housing lots and one (1) Public Utility lot, from the NE 30-51-23-W4M and the SE 31-51-23-W4M located north of Anthony Henday Drive and west of 17 Street NW;
LAUREL

I The Subdivision by Plan is APPROVED on June 18, 2015 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.48 ha by a Deferred Reserve Caveat registered against the SE 31-51-23-W4M pursuant to Section 669 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 easements for the 6 m temporary roadway or the 14 Avenue NW collector, for storm and sanitary services, and for the temporary storm drainage as shown on the "Conditions of Approval" map, Enclosure II;
5. the subdivision boundary be amended to include the dedication of 14 Avenue NW and the entire intersection of 14 Avenue NW and 25 Street NW, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
6. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivisions LDA14-0165 and LDA14-0284 be registered prior to or concurrent with this application;

8. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto the Transportation and Utility Corridor (TUC), to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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, with Stage 1, a temporary 6 m gravel surface roadway connection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to CCC for roads (or when required by Transportation Services);
8. that the engineering drawings include, with Stage 1, 14 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. This portion of the permanent urban collector can include a time extension for construction, if another servicing agreement that includes this portion of the collector is signed prior to October 2017;
9. that the engineering drawings include, with Stage 2, a gravel surface temporary 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);
10. that the engineering drawings include, with Stage 1, a 3 m hard surface shared use path connection, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner design the Stormwater Management Facility (SWMF) to the ultimate standard and that the engineering drawings include the expansion of the interim requirement, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the engineering drawings include grading plans to accommodate the 3 m shared use path adjacent to the stormwater management facility, to the satisfaction of Transportation Services;
13. that the owner provides a signed agreement for the joint operation and maintenance of the temporary / interim stormwater management system and temporary pumping operations from SWMF 608A, between themselves and the developer of land to the north, to the satisfaction of Sustainable Development and Financial Services and Utilities;
14. that the owner pays for and provides the agreed upon portion of the joint operation and maintenance of the temporary pumping program required for Mill Creek, to the satisfaction of Sustainable Development and Financial Services and Utilities;
15. that the owner will not be issued the CCC for the subdivision storm or sanitary drainage facilities until all required downstream storm and sanitary sewer connections are completed, to the satisfaction of Financial Services and Utilities. Downstream storm connections include ultimate pipe connections for minor flows and the ultimate surface conveyance for major flows. The CCC will not be issued for the SWMF until the future permanent outfall and deepening of Mill Creek is completed, to the satisfaction of Financial Services and Utilities;
16. that the owner construct, with Stage 1, a temporary 12 m radius gravel surface 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);
17. that the owner construct a 3 m hard surface shared use path with "Shared use Signage", lighting and bollards within the walkway, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct 1.5 m concrete sidewalks with lighting, and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto the Transportation and Utility Corridor (TUC), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
20. 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

21. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkways 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 (MR) for the SE 31-51-23-W4M was previously addressed under LDA14-0284 by means of a Deferred Reserve Caveat (DRC). MR for the NE 30-51-23-W4M is required in the amount of 0.48 ha. The 0.48 ha will be transferred to the SE 31-51-23-W4M and combined with the existing DRC.

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 Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/cp/Posse #157166869-001

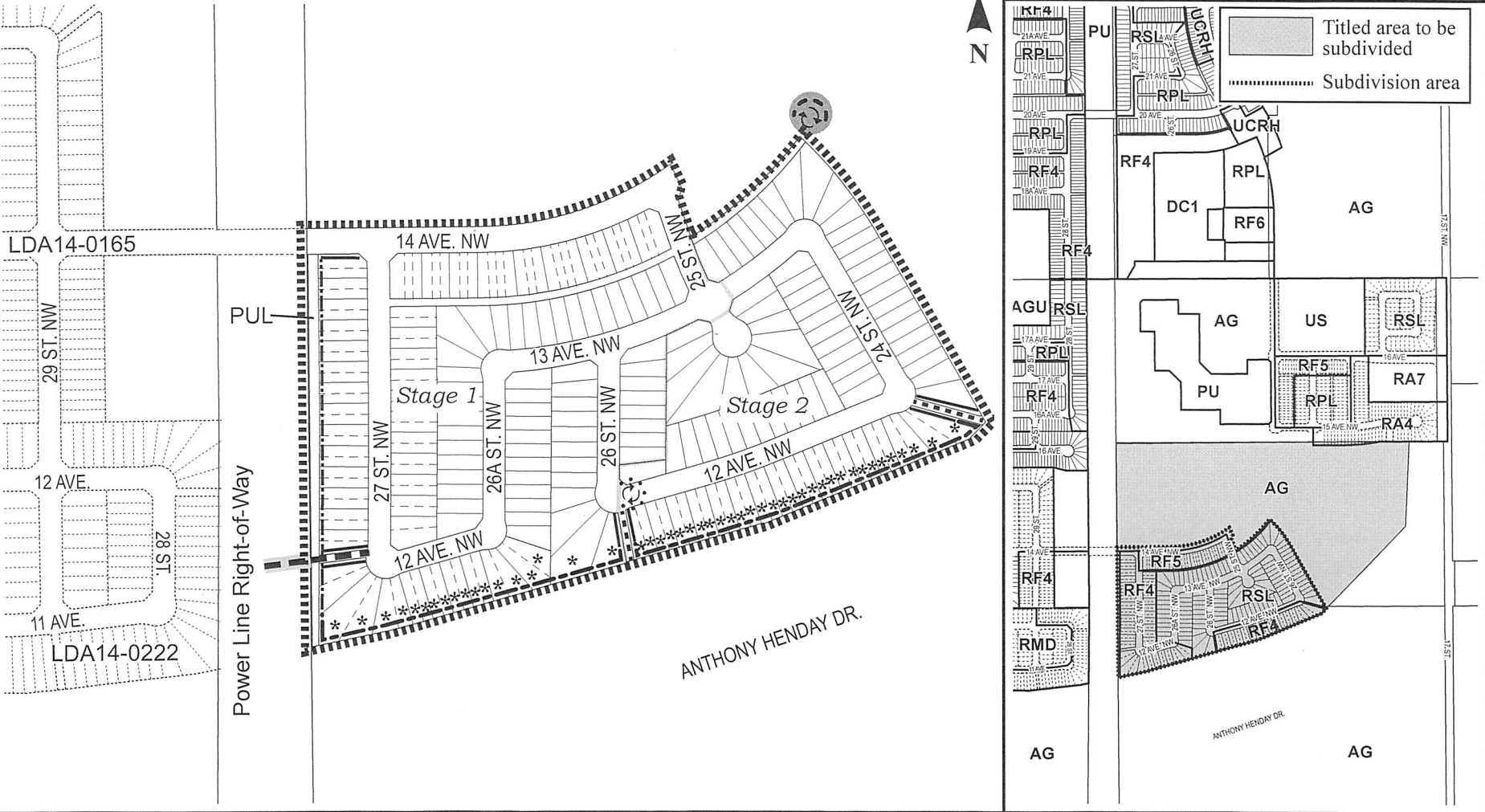
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 11, 2015

LDA14-0313

- Limit of proposed subdivision
- Berm and noise attenuation fence
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- 3 m hard surface shared use path
- 1.5 m concrete sidewalk
- * Restrictive covenant re: berm
- ⊙ Temporary 12 m radius turnaround
- ⊙ Temporary alley turnaround
- ▭ Include in engineering drawings



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 11, 2015

LDA14-0313

- Limit of proposed subdivision
- Amend subdivision boundary
- Construct collector roadway
- Storm and sanitary connections

- ↔ Temporary 6 m roadway
- ▽ Temporary storm drainage
- Include in engineering drawings
- ▨ Register easement

