

Thursday, September 3, 2015  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 36

|                |   |   |
|----------------|---|---|
| <b>PRESENT</b> | <b>Scott Mackie, Manager, Current Planning Branch</b><br><b>Gilbert Quashie-Sam, Acting Chief Subdivision Officer</b>                   |   |
| <b>1.</b>      | <b>ADOPTION OF AGENDA</b>   |   |
| MOVED          | Scott Mackie, Gilbert Quashie-Sam<br><br>That the Subdivision Authority Agenda for the September 3, 2015 meeting be adopted as amended. |   |
| FOR THE MOTION | Gilbert Quashie-Sam, Scott Mackie   | <b>CARRIED</b>  |
| <b>2.</b>      | <b>ADOPTION OF MINUTES</b>  |   |
| MOVED          | Scott Mackie, Gilbert Quashie-Sam<br><br>That the Subdivision Authority Minutes for the August 27, 2015 meeting be adopted.             |   |
| FOR THE MOTION | Gilbert Quashie-Sam, Scott Mackie   | <b>CARRIED</b>  |
| <b>3.</b>      | <b>OLD BUSINESS</b>   |   |
| <b>4.</b>      | <b>NEW BUSINESS</b>   |   |
| 1.             | LDA14-0433<br>160954571-001   | Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Public Utility lot, from the south half of SW 36-52-26-W4M located north of 92 Avenue and east of 231 Street; <b>SECORD</b>   |
| MOVED          | Scott Mackie, Gilbert Quashie-Sam<br><br>That the application for subdivision be Approved as Amended.                                   |   |
| FOR THE MOTION | Gilbert Quashie-Sam, Scott Mackie   | <b>CARRIED</b>  |
| 2.             | LDA15-0271<br>172106592-001   | Tentative plan of subdivision to create one (1) commercial lot from Lot 6, Block 1, Plan 152 3173 for the purpose of consolidation with Lot 4, Block 1, Plan 052 5096 located north of Ellerslie Road SW and west of Parsons Road SW; <b>Ellerslie Industrial</b> |
| MOVED          | Scott Mackie, Gilbert Quashie-Sam<br><br>That the application for subdivision be Approved as Amended.                                   |   |
| FOR THE MOTION | Gilbert Quashie-Sam, Scott Mackie   | <b>CARRIED</b>  |
| <b>5.</b>      | <b>ADJOURMENT</b>   |   |
|                | The meeting adjourned at 9:50 a.m.  |   |



Subdivision Authority

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

September 3, 2015

File NO. LDA14-0433

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Public Utility lot, from the south half of SW 36-52-26-W4M located north of 92 Avenue and east of 231 Street;  
**SECORD**

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**I The Subdivision by Plan is APPROVED on September 3, 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 LDA13-0481 be registered prior to or concurrent with this application for the logical extensions of roadway connections and water main connections;
4. that LDA13-0271 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; 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;  
Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act

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 250 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. 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 Public Utility lot (PUL), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct 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 submitted noise study, for all lots backing onto the PUL, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the Public Utility lot and 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.

The existing Deferred Reserve Caveat (#092 086 255) on the south half of SW 36-52-26-W4M shall carry forward to the remnant 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 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 Kerry Girvan at 780-423-7472 or [kerry.girvan@edmonton.ca](mailto:kerry.girvan@edmonton.ca).

Yours truly,



Scott Mackie  
Subdivision Authority

SM/kg/Posse #160954571-001

Enclosure

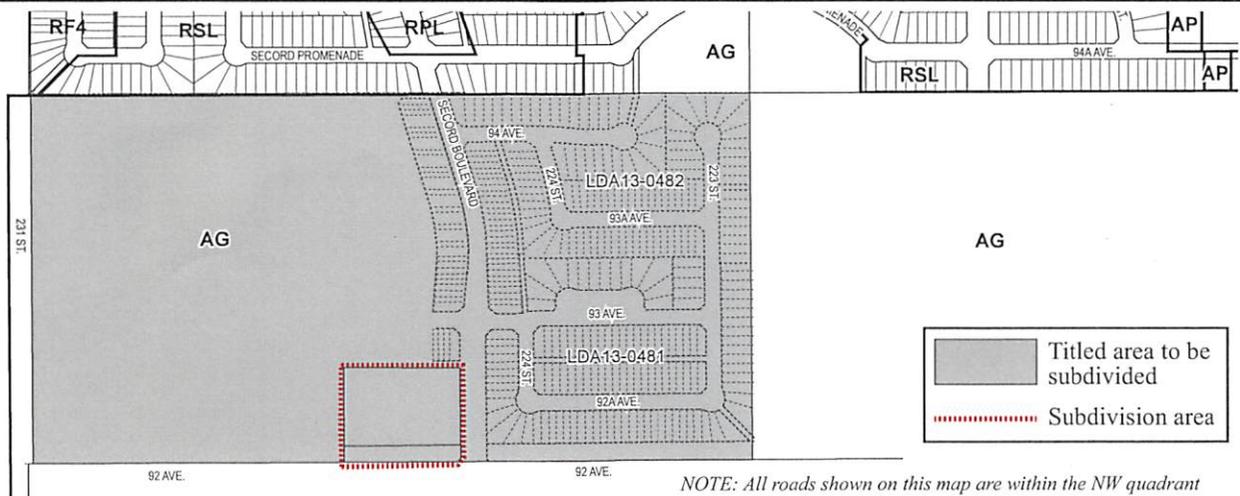
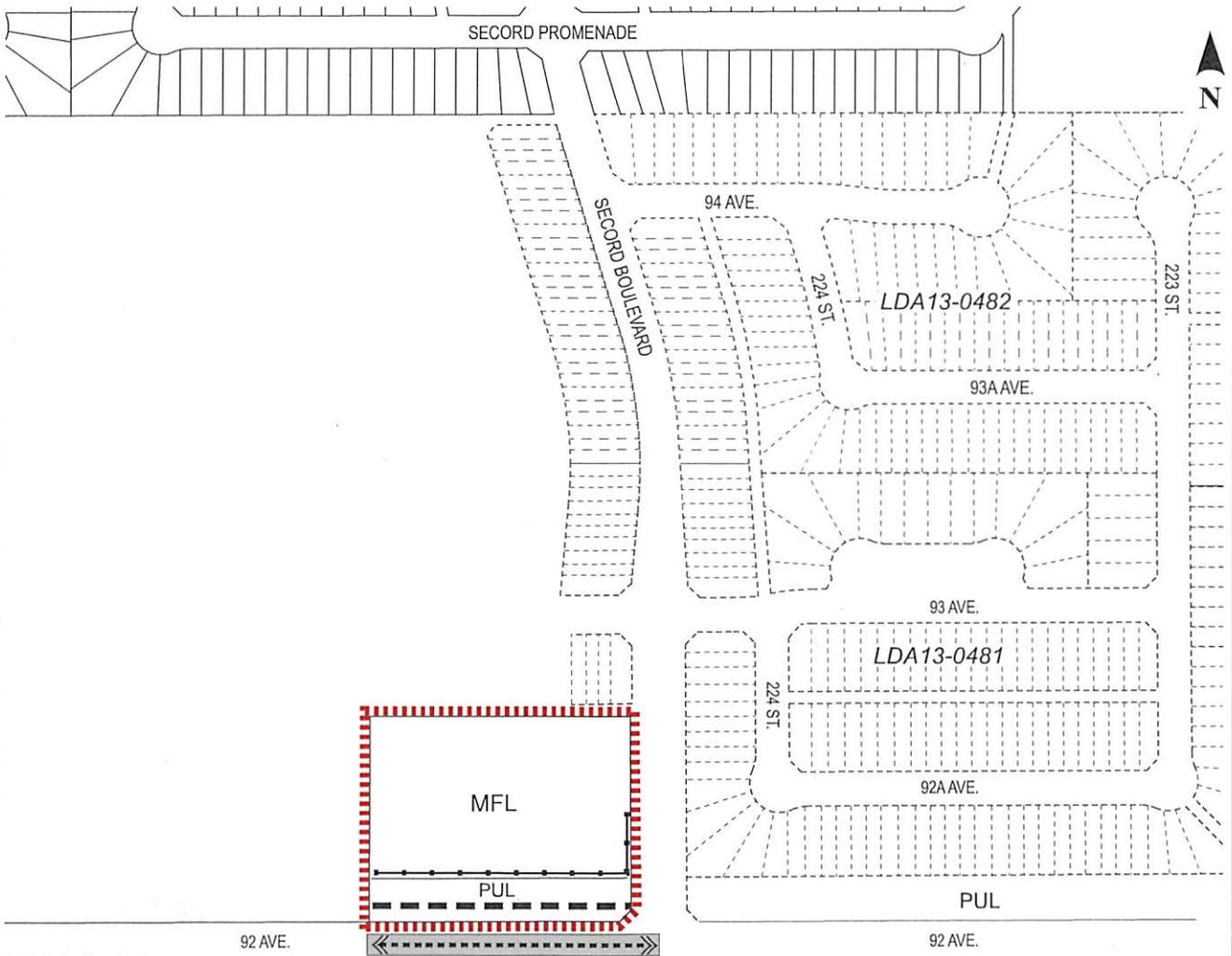
For

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 3, 2015

LDA14-0433

- Limit of proposed subdivision
- Noise attenuation fence
- 3 m hard surface shared use path
- 250 mm water main
- Include in engineering drawings



NOTE: All roads shown on this map are within the NW quadrant



Subdivision Authority

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

September 3, 2015

File NO. LDA15-0271

Invistec Consulting Ltd.  
4<sup>th</sup> Floor, 10235 - 101 Street NW  
Edmonton, AB T5J 3G1

ATTENTION: Ryan Eidick

Dear Mr. Eidick:

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 6, Block 1, Plan 152 3173 for the purpose of consolidation with Lot 4, Block 1, Plan 052 5096 located north of Ellerslie Road SW and west of Parsons Road SW; **Ellerslie Industrial**

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**I The Subdivision by Plan is APPROVED on September 3, 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; and
2. 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 Reserves were addressed through SUB/01-0034.

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 Sean Conway at 780-496-5809 or [sean.conway@edmonton.ca](mailto:sean.conway@edmonton.ca).

Yours truly,

A handwritten signature in black ink, appearing to read 'Scott Mackie', written over a horizontal line.

for  
Scott Mackie  
Subdivision Authority

SM/sc/Posse #172106592-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 3, 2015

LDA15-0271

- Limit of proposed subdivision
- Consolidate with adjacent lots

