

Thursday, September 4, 2014  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 36

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| <b>PRESENT</b> | <b>Scott Mackie, Manager, Current Planning Branch</b><br><b>Gilbert Quashie-Sam, Acting Chief Subdivision Officer</b> |
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**1. ADOPTION OF AGENDA**

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| MOVED | Scott Mackie, Gilbert Quashie-Sam<br><br>That the Subdivision Authority Agenda for the September 4, 2014 meeting be adopted. |
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| FOR THE MOTION | Gilbert Quashie-Sam, Scott Mackie | <b>CARRIED</b> |
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**2. ADOPTION OF MINUTES**

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| MOVED | Scott Mackie, Gilbert Quashie-Sam<br><br>That the Subdivision Authority Minutes for the August 28, 2014 meeting be adopted. |
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| FOR THE MOTION | Gilbert Quashie-Sam, Scott Mackie | <b>CARRIED</b> |
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**3. OLD BUSINESS**

**4. NEW BUSINESS**

|    |                             |  |
|----|-----------------------------|--|
| 1. | LDA14-0227<br>150651659-001 | Tentative plan of subdivision to create 10 single detached residential lots, from SW 28-51-25-4, located north of Ellerslie Road SW and east of 181 Street SW; <b>WINDERMERE</b> |
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| MOVED | Scott Mackie, Gilbert Quashie-Sam<br><br>That the application for subdivision be Approved as Amended. |
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| FOR THE MOTION | Gilbert Quashie-Sam, Scott Mackie | <b>CARRIED</b> |
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**5. ADJOURNMENT**

The meeting adjourned at 09:50 a.m.



Subdivision Authority

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

September 4, 2014

File NO. LDA14-0227

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 10 single detached residential lots, from SW 28-51-25-4, located north of Ellerslie Road SW and east of 181 Street SW; **WINDERMERE**

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**I The Subdivision by Plan is APPROVED on September 4, 2014, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 1.891 ha by a Deferred Reserve Caveat to the remainder of SE 28-51-25-4 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 provide a Memorandum of Understanding (MOU), signed by the area developers, for the conversion of the existing Ellerslie Road right-of-way, west of 170 Street SW, into a greenway to the satisfaction of Transportation Services prior to the endorsement of this subdivision;
4. 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 and 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;
5. that Bylaw 16894 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**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 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 engineering drawings include 181 Street SW, from Ellerslie Road SW to the north terminus of 181 Street, to a rural standard with a 7m carriageway and 1 m shoulders, including a 1.5m sidewalk, bioswale and lighting on the east side of 181 Street SW, to the satisfaction Transportation Services, 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 centreline, "Shared Use" signage, bollards, lighting, and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
10. that the owner develops and implements a water quality monitoring program for the neighbourhood and install a water flow monitoring device at the existing culvert connection, prior to the approval of the engineering drawings, to the satisfaction of Financial Services and Utilities;
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 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.

An existing Deferred Reserve Caveat (#132 304 397) for SW 28-51-25-4 in the amount of 1.891 ha is to be transferred to SE 28-51-25-4 and paid out as money-in-place with the LDA14-0246 subdivision.

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 780-243-7495 or [ania.schoof@edmonton.ca](mailto:ania.schoof@edmonton.ca).

Yours truly,



Scott Mackie  
Subdivision Authority

SM/am/Posse #150651659-001

Enclosure(s)

