

Thursday, September 17, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 38

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the September 17, 2015 meeting be adopted as amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the September 10, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0534
163837490-001 Tentative plan of subdivision to create one (1) Municipal Reserve lot, from Lot 7, Block 6, Plan 852 2173, located south of 115 Avenue and west of 127 Street;
INGLEWOOD

MOVED Gilbert Quashie-Sam
That the application for subdivision be Approved.

FOR THE MOTION Gilbert Quashie-Sam **CARRIED**

2. LDA15-0037
166755871-001 Tentative plan of subdivision to create two (2) multiple family lots (MFL), from Block C, Plan 1494 NY and consolidate Block D, Plan 5624 NY with the north multiple family lot located north of 167 Avenue NW and east of 127 Street NW; **RAPPERSWILL**

MOVED Gilbert Quashie-Sam
That the application for subdivision be Approved.

FOR THE MOTION Gilbert Quashie-Sam **CARRIED**

3. LDA15-0172
170430061-001 Tentative plan of subdivision to create one (1) Municipal Reserve lot from the SW19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW; **GRANVILLE**

MOVED	Gilbert Quashie-Sam That the application for subdivision be Approved.	
FOR THE MOTION	Gilbert Quashie-Sam	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:45 a.m.	



September 17, 2015

File NO. LDA14-0534

Pals Geomatics Corp.
10704 - 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Mr. James Saunders

Dear Mr. Saunders:

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot, from Lot 7, Block 6, Plan 852 2173, located south of 115 Avenue and west of 127 Street; **INGLEWOOD**

I The Subdivision by Plan is APPROVED on September 17, 2015, subject to the following conditions:

1. That the owner dedicate Municipal Reserve (MR) as a 0.37 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; 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 (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 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;

4. 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;
5. that the owner construct all fences wholly on privately-owned lands and post and rail on Municipal Reserve lots, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner is responsible for the landscape design and construction within the Reserve lot and road right 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 (MR) owing is being addressed through this 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 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 Carla Semeniuk at 780-496-1582 or carla.semeniuk@edmonton.ca.

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/cs/Posse #163837490-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

September 17, 2015

LDA14-0534

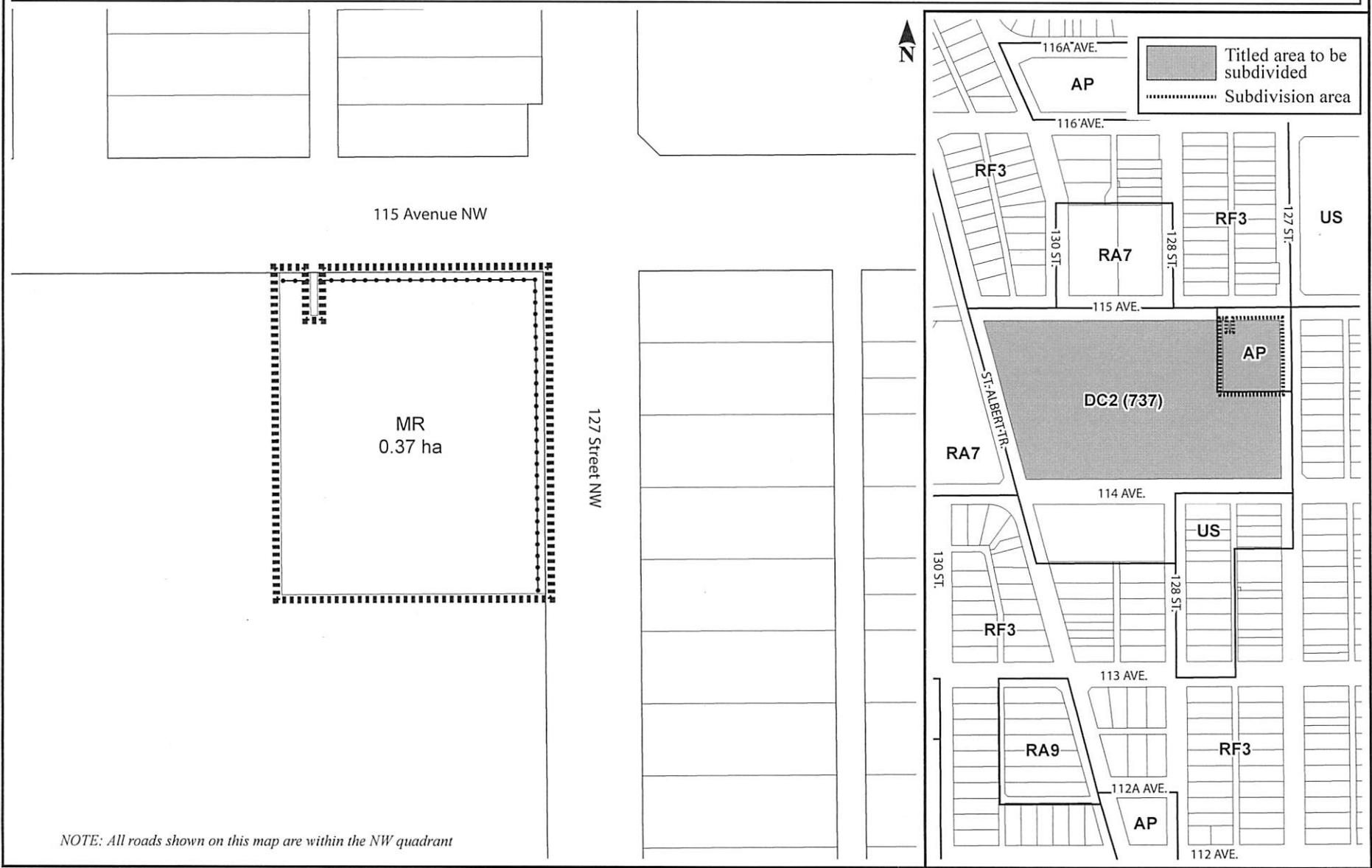
Limit of proposed subdivision

Post and rail fence



Legend:

- Titled area to be subdivided (shaded area)
- Subdivision area (dashed line)



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



September 17, 2015

File NO. LDA15-0037

IBI Group Inc.
300, 10830 - Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Aminu Bello

Dear Mr. Bello:

RE: Tentative plan of subdivision to create two (2) multiple family lots (MFL), from Block C, Plan 1494 NY and consolidate Block D, Plan 5624 NY with the north multiple family lot located north of 167 Avenue NW and east of 127 Street NW; **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on September 17, 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 Bylaw 17254 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; 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;
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 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within, road islands, boulevards, and medians, 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 Block C, Plan 1494 NY was addressed with LDA10-0057. Municipal Reserve for Block D, Plan 5624 NY was addressed with LDA09-0268.

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 Carla Semeniuk at 780-496-1582 or Carla.Semeniuk@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/cs/Posse #166755871-001

Enclosure(s)

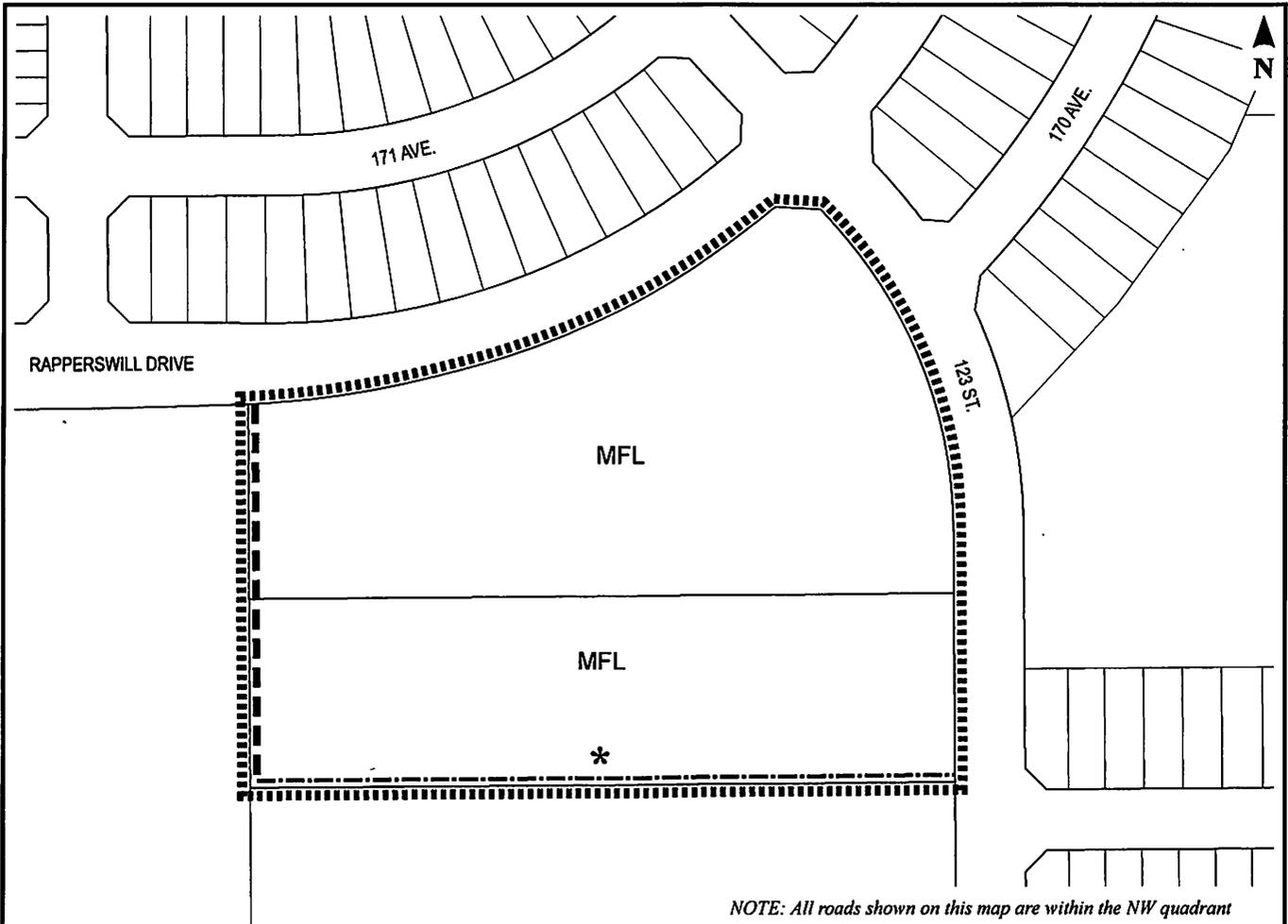
SUBDIVISION CONDITIONS OF APPROVAL MAP

September 17, 2015

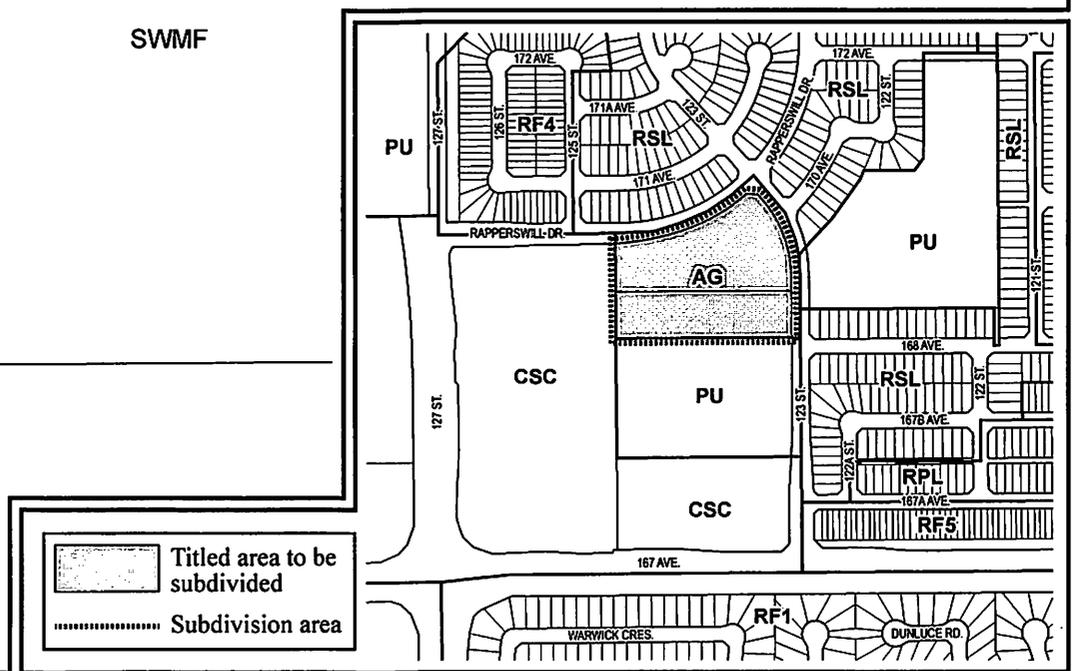
LDA15-0037

- Limit of proposed subdivision
- 1.2 m uniform fence
- 3 m hard surface shared use path

* Restrictive covenant re: Freeboard



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 17, 2015

File NO. LDA15-0172

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot from the SW19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW;
GRANVILLE

I The Subdivision by Plan is APPROVED on September 17, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 8.29 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 approved subdivisions LDA14-0215 and LDA14-0374 be registered prior to or concurrent with this application for the logical roadway and servicing extension; 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 (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 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;
4. 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;
5. that the engineering drawings include a 1.8 m uniform fence to the satisfaction of Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I;
6. that the engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
7. that the owner construct a 3 m hard surface shared use path within the Municipal Reserve lot, 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;
8. 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
9. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way and shared use path to the satisfaction of City Departments and affected utility agencies.

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

To assemble the school/park site, Deferred Reserve Caveat (DRC) #032 122 553 was transferred from NW 19-52-25-W4M to the SW 19-52-25-W4M under LDA11-0437. The DRC will be used to assemble the 8.29 ha school/park site with this subdivision, a tree stand with LDA13-0348 (1.66 ha) and a pocket park with LDA14-0374 (0.11 ha). The remainder of the DRC in the amount of 1.03 ha will be deferred to the remnant parcel and will be adjusted or discharged based on the Winterburn Road (215 Street) widening.

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 Carla Semeniuk at 780-496-1582 or carla.semeniuk@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/cs/Posse #170430061-001

Enclosure(s)

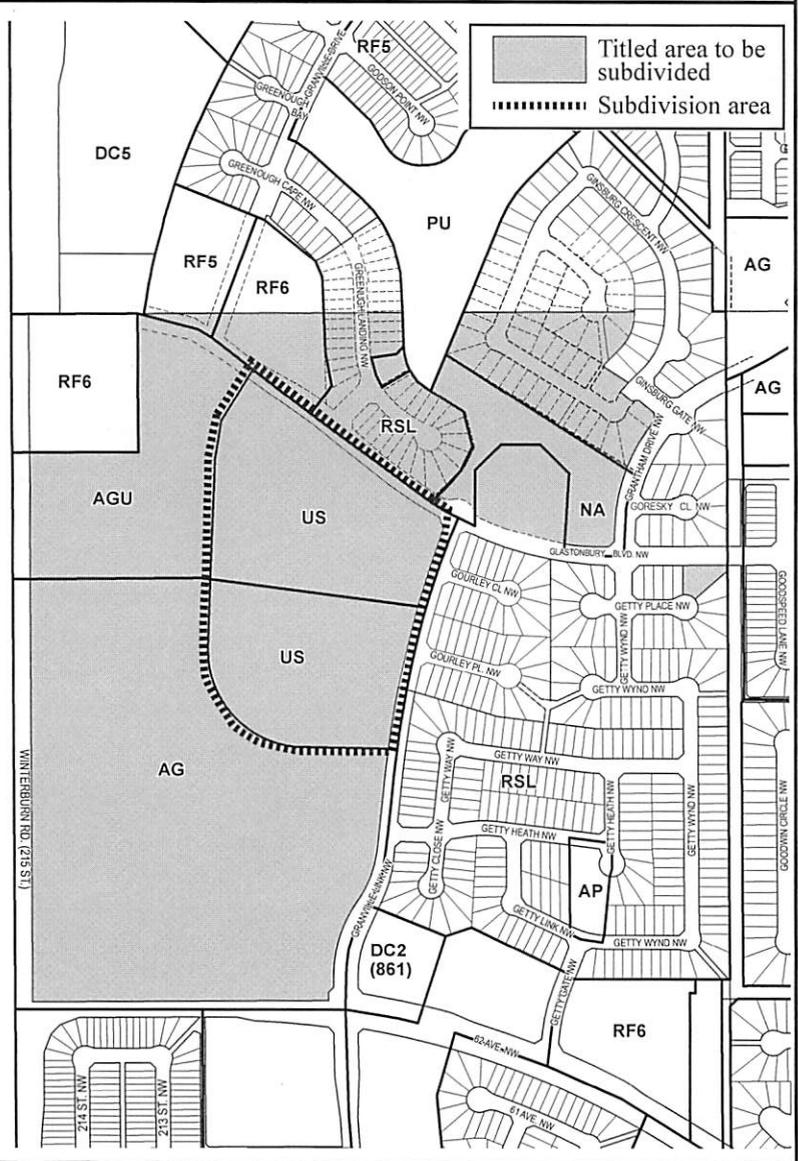
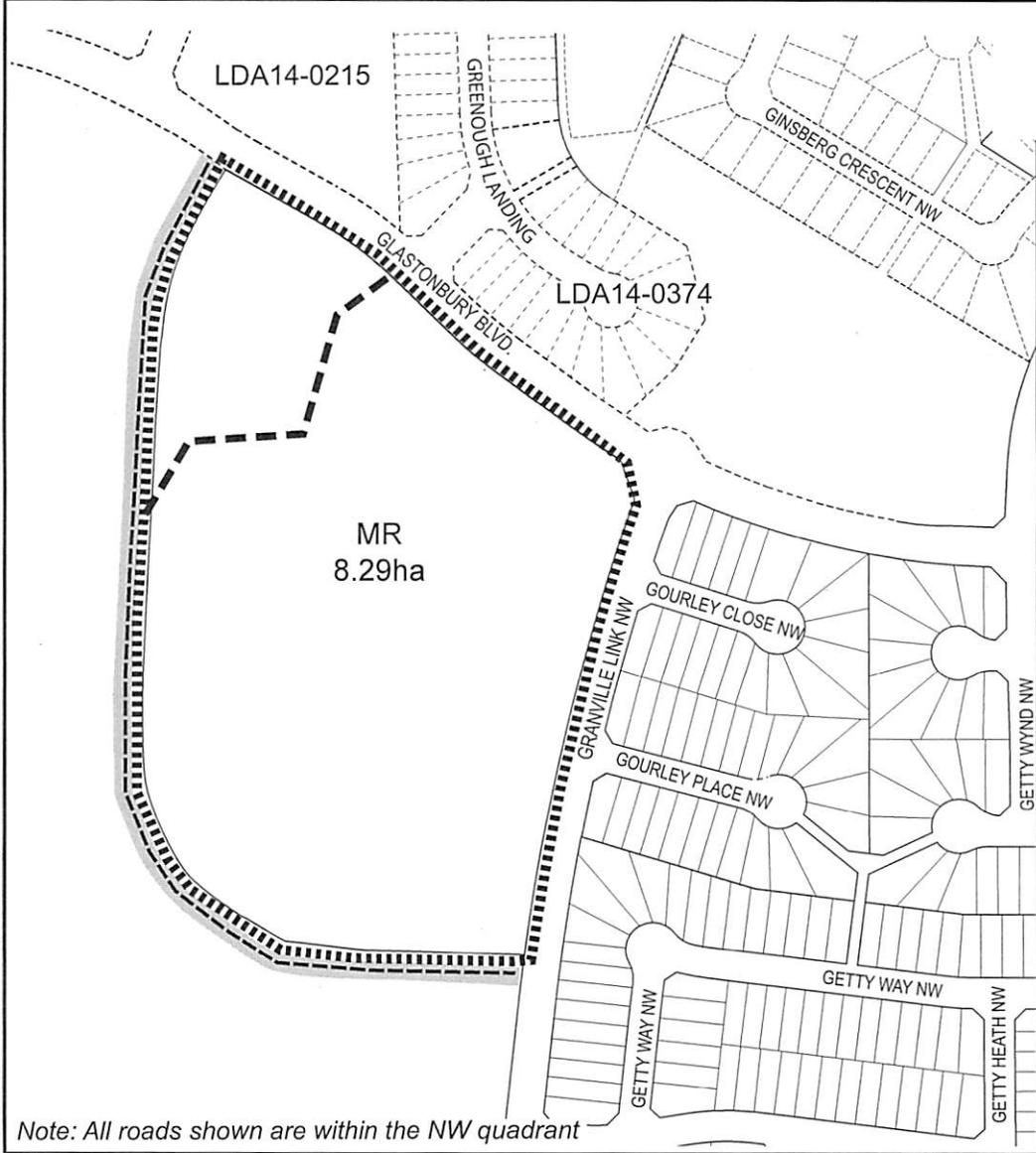
SUBDIVISION CONDITIONS OF APPROVAL

September 17, 2015

LDA15-0172

 Limit of proposed subdivision
 1.8 m uniform fence

 3 m hard surface shared use path
 Include in engineering drawings



Note: All roads shown are within the NW quadrant