

Thursday, October 30, 2014  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 44

<b>PRESENT</b>	<b>Scott Mackie, Manager, Current Planning Branch</b> <b>Blair McDowell, Chief Subdivision Officer</b>
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<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Scott Mackie, Blair McDowell  That the Subdivision Authority Agenda for the October 2, 2014 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Scott Mackie, Blair McDowell  That the Subdivision Authority Minutes for the September 25, 2014 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA14-0034 148438169-001	Tentative plan of subdivision to create 87 single detached residential lots and 28 semi-detached residential lots, from SE 13-51-25-4, located north of 41 Avenue SW and west of James Mowatt Trail SW; <b>DESROCHERS</b>
MOVED	Scott Mackie, Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>
2.	LDA14-0258 155488086-001	Tentative plan of subdivision to create 52 semi-detached residential lots from SE-23-51-24-4 located south of 20 Avenue SW and west of 50 Street SW; <b>WALKER</b>
MOVED	Scott Mackie, Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>

3.	LDA13-0514 145893328-001	Tentative plan of subdivision to create 69 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from the SE 7-52-25-W4M, located west of 199 Street NW and north of 35 Avenue NW; <b>EDGEMONT</b>	
MOVED		Scott Mackie, Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	<b>CARRIED</b>
4.	LDA13-0515 145894540-001	Tentative plan of subdivision to create 33 single detached residential lots, and 14 semi-detached residential lots from the SE 7-52-25-W4M, located west of 199 Street NW and north of 35 Avenue NW; <b>EDGEMONT</b>	
MOVED		Scott Mackie, Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	<b>CARRIED</b>
5.	<b>ADJOURMENT</b>		
	The meeting adjourned at 10:05 a.m.		



Subdivision Authority

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

October 30, 2014

File NO. LDA14-0034

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 87 single detached residential lots and 28 semi-detached residential lots, from SE 13-51-25-4, located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

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**I The Subdivision by Plan is APPROVED on October 30, 2014 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 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;
3. that the owner dedicate additional road right-of-way for 41 Avenue SW to conform to an approved Concept Plan or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner clear and level 41 Avenue SW and 119 Street SW as required for road rights-of-way, to the satisfaction of Transportation Services;
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 approved subdivisions LDA12-0426 be registered prior to or concurrent with this application;
7. that the approved subdivisions LDA13-0030 be registered prior to or concurrent with this application, to provide essential water main feeds;

8. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 41 Avenue SW, 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 subdivision.

**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 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 grading plans for 119 Street SW to the satisfaction of Transportation Services;
8. that the owner construct a 1.5 m concrete sidewalk within the walkway, with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1 m berm centered on the 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 41 Avenue SW, 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 road islands, boulevards, medians, and the walkway, to the satisfaction of City Departments and affected utility agencies.

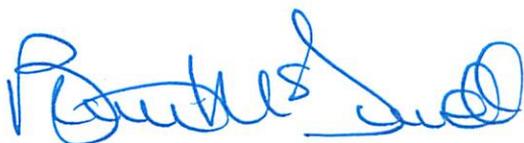
Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve was addressed with LDA12-0426 and the existing Deferred Reserve Caveat 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 Ania Schoof at 780-423-7495 or [ania.schoof@edmonton.ca](mailto:ania.schoof@edmonton.ca).

Yours truly,



*SM* Scott Mackie  
Subdivision Authority

SM/as/Posse #148438169-001

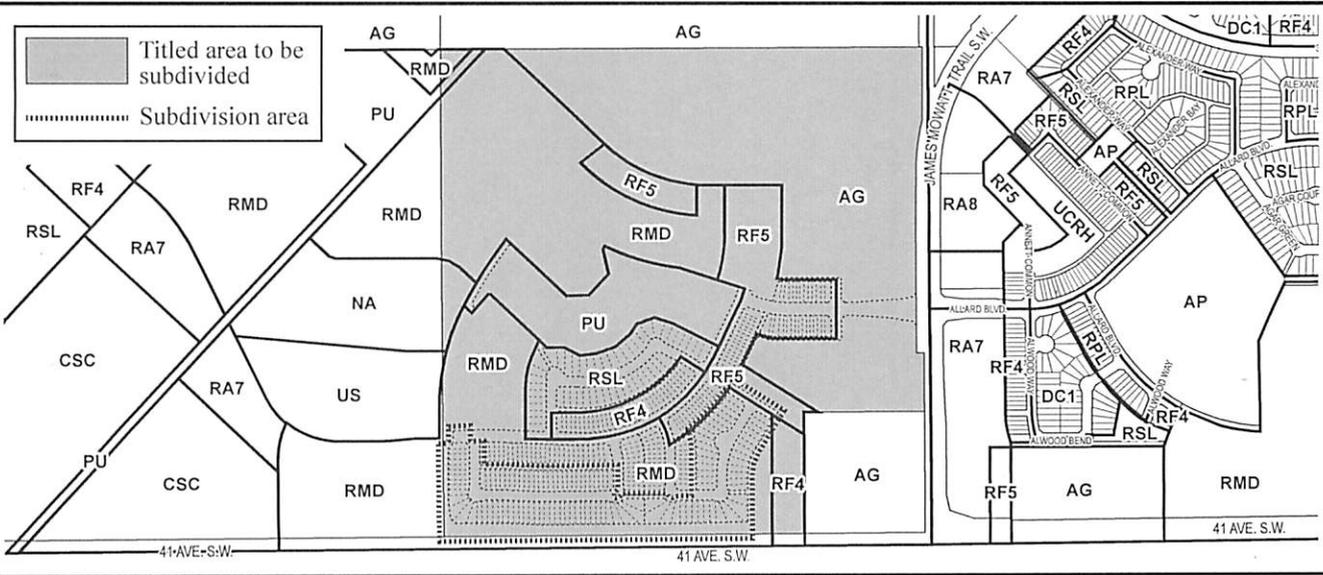
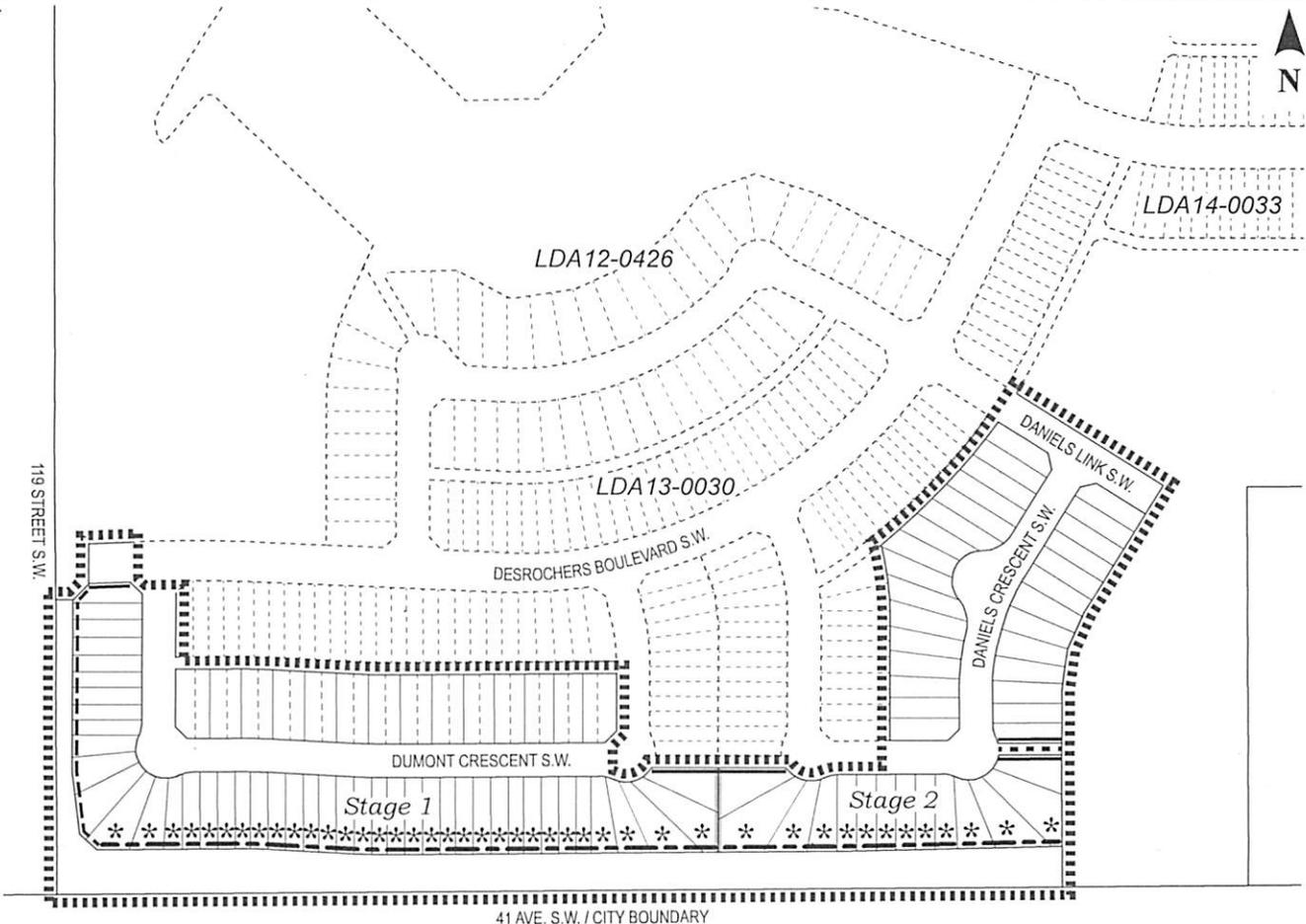
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 30, 2014

LDA14-0034

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m uniform screen fence
- Berm and noise attenuation fence
- 1.5 m concrete sidewalk
- \* Restrictive covenant re: berm





October 30, 2014

File NO. LDA14-0258

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

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 52 semi-detached residential lots from SE-23-51-24-4 located south of 20 Avenue SW and west of 50 Street SW; **WALKER**

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**I The Subdivision by Plan is APPROVED on October 30, 2014, 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 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;
3. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 50 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 (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 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 a temporary 6 m gravel roadway connection 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);
8. 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 50 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. 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.

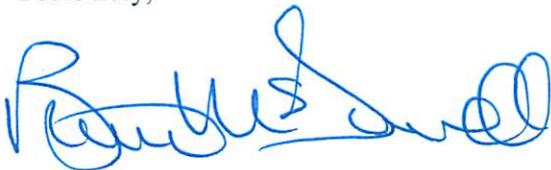
Enclosure I is a map of the subdivision identifying major conditions of this approval.

The existing Deferred Reserve Caveat 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](mailto:madeleine.baldwin@edmonton.ca).

Yours truly,



**F&D** Scott Mackie  
Subdivision Authority

SM/mb/Posse #155488086-001

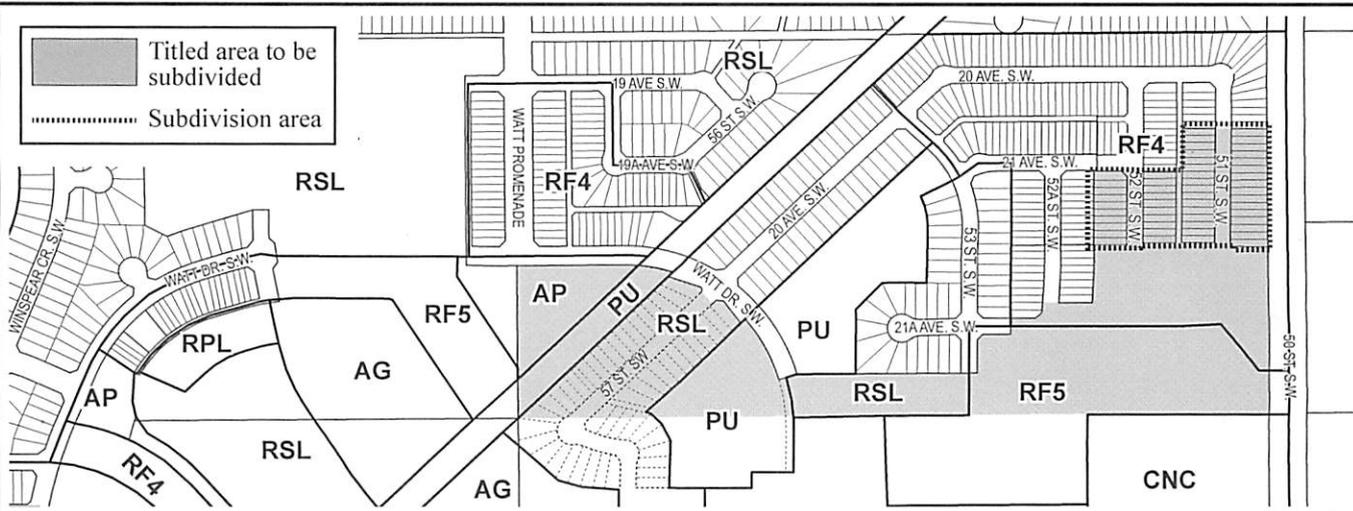
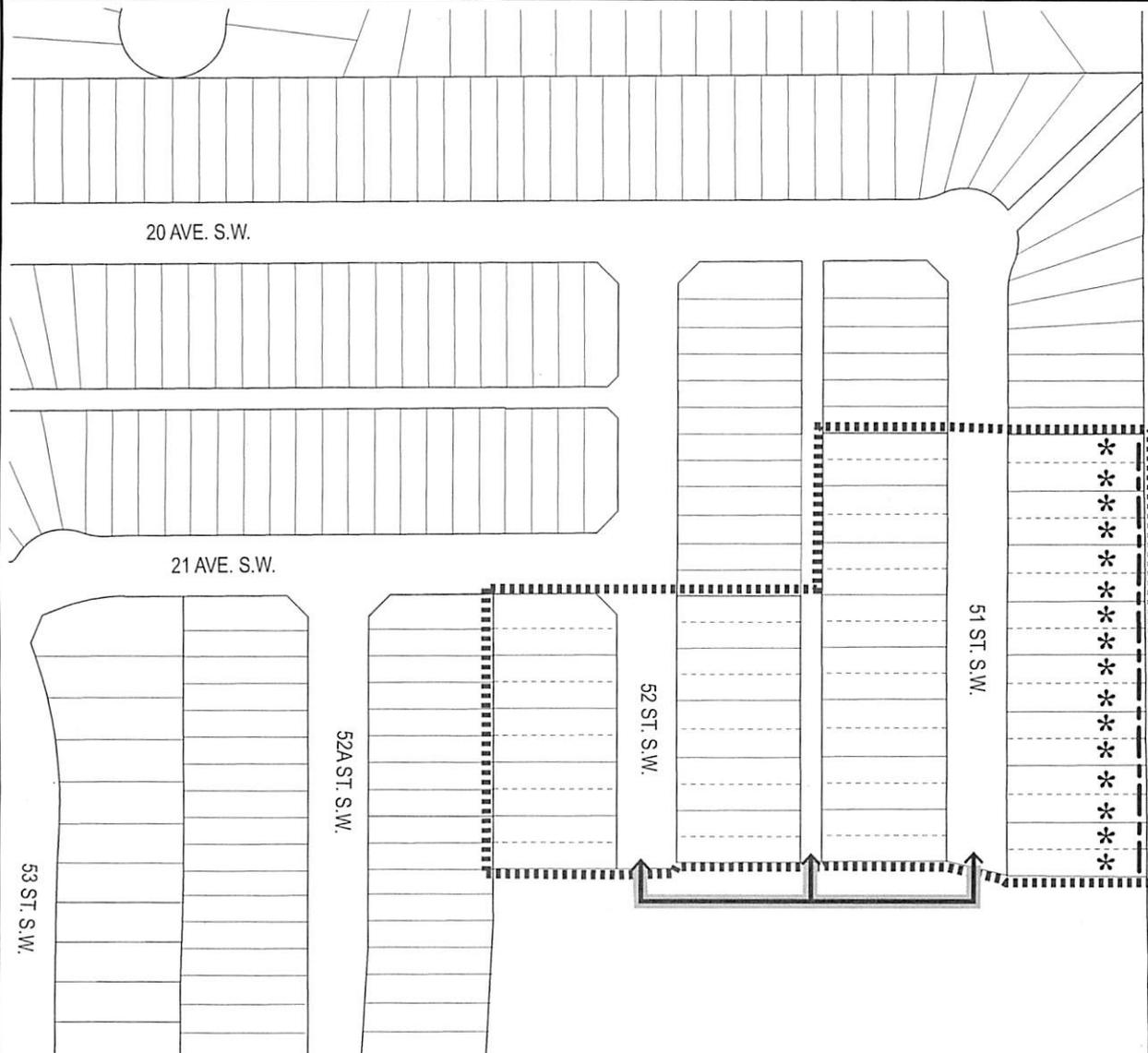
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 30, 2014

LDA14-0258

- Limit of proposed subdivision
- Berm and noise attenuation fence
- Temporary 6 m roadway
- \* Restrictive covenant re: noise attenuation berm
- Include in engineering drawings





October 30, 2014

File No. LDA13-0514

MMM Group Planning  
200, 10576 – 113 Street NW  
Edmonton, Alberta T5H 3H5

ATTENTION: Colton Kirsop

Dear Mr. Kirsop:

RE: Tentative plan of subdivision to create 69 single detached residential lots; one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from the SE 7-52-25-W4M, located west of 199 Street NW and north of 35 Avenue NW; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on October 30, 2014, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 0.69 ha parcel, pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.38 ha parcel, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
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., 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 if required, the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 199 Street NW;
6. that the plan of subdivision will not be endorsed until 199 Street NW is constructed (CCC issued) from Lessard Road NW to 35 Avenue NW, to the satisfaction of Transportation Services;
7. that the owner dedicate the proposed greenway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register an easement for the construction of a shared use path within the greenway, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the approved subdivision LDA13-0077 be registered prior to or concurrent with this application, to provide the logical roadway extension and essential water main feeds;
10. that the owner register a Top-of-Bank restrictive covenant, in favour of the City of Edmonton against the lots backing onto the Top-of-Bank, as per the applicable development restrictions shown by the Hoggan Engineering & Testing (1980) Ltd. geotechnical report (File No. 6258-24), as shown on the "Conditions of Approval" map, Enclosure I; and

11. 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 (3) 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 a 200mm offsite water main to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 3m hard surfaced shared use path, within the greenway, with a dividing yellow centreline and "Shared Use" signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3m hard surfaced shared use path, within the Top-of-Bank setback area within the Environmental Reserve parcel, with a dividing yellow centreline and "Shared Use" signage, and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3m hard surfaced shared use path, within the MR parcel, with a dividing yellow centreline and "Shared Use" signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk within the walkway with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the sanitary pump station, forcemain and offsite sanitary trunk sewer are completed and operational to the satisfaction of Financial Services and Utilities;
13. that the engineering drawings shall include remediation plans for the proposed ER lot and MR lot, if it is determined that the natural state of the proposed parcel has already been disturbed, or is unlikely to remain in an undisturbed condition, to the satisfaction of Sustainable Development;
14. that the owner construct all fences wholly on privately-owned lands, and a 1.2m uniform fence on the MR and ER lots, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and

15. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways, greenways, ER lot and MR 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.

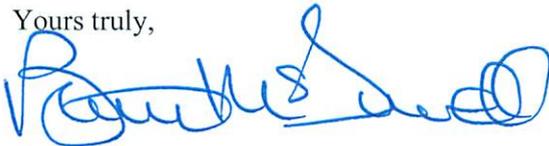
Municipal Reserve for the SE 7-52-25-W4M was previously provided under subdivision file LDA13-0043 by a Deferred Reserve Caveat. This Deferred Reserve Caveat will be reduced by 0.38 ha with this application and the remainder is to be carried forward to the parent title.

Additional land may be required for the dedication of 199 Street NW as per the approved concept plan.

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 Christopher Wilcott at 780-442-7975 or email [christopher.wilcott@edmonton.ca](mailto:christopher.wilcott@edmonton.ca).

Yours truly,



F&P  
Scott Mackie  
Subdivision Authority

SM/cw/Posse #145893328-001

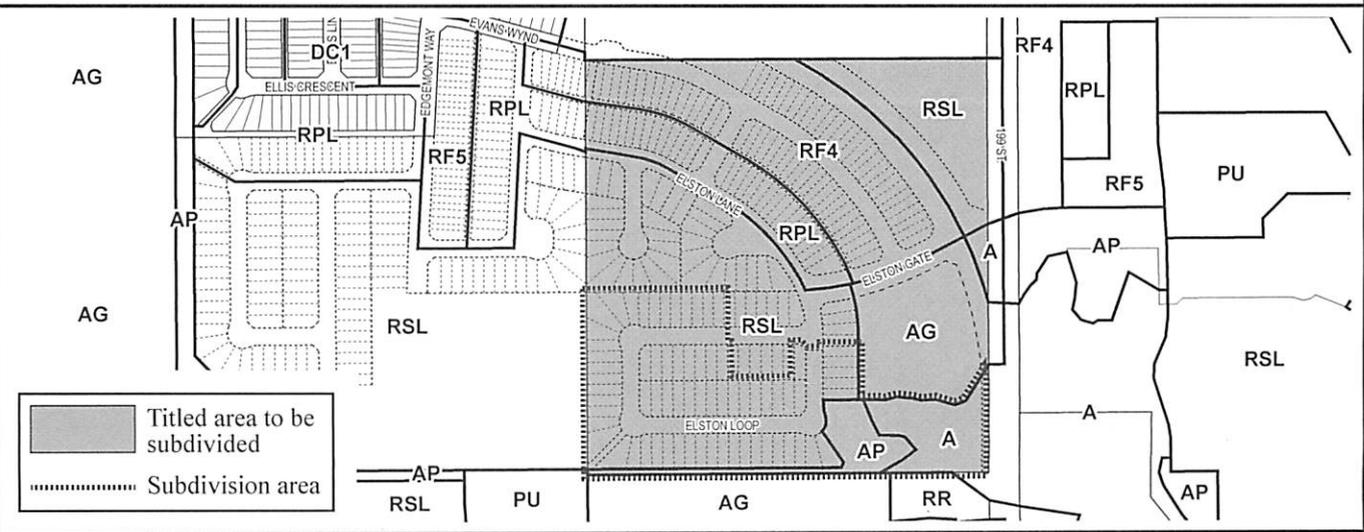
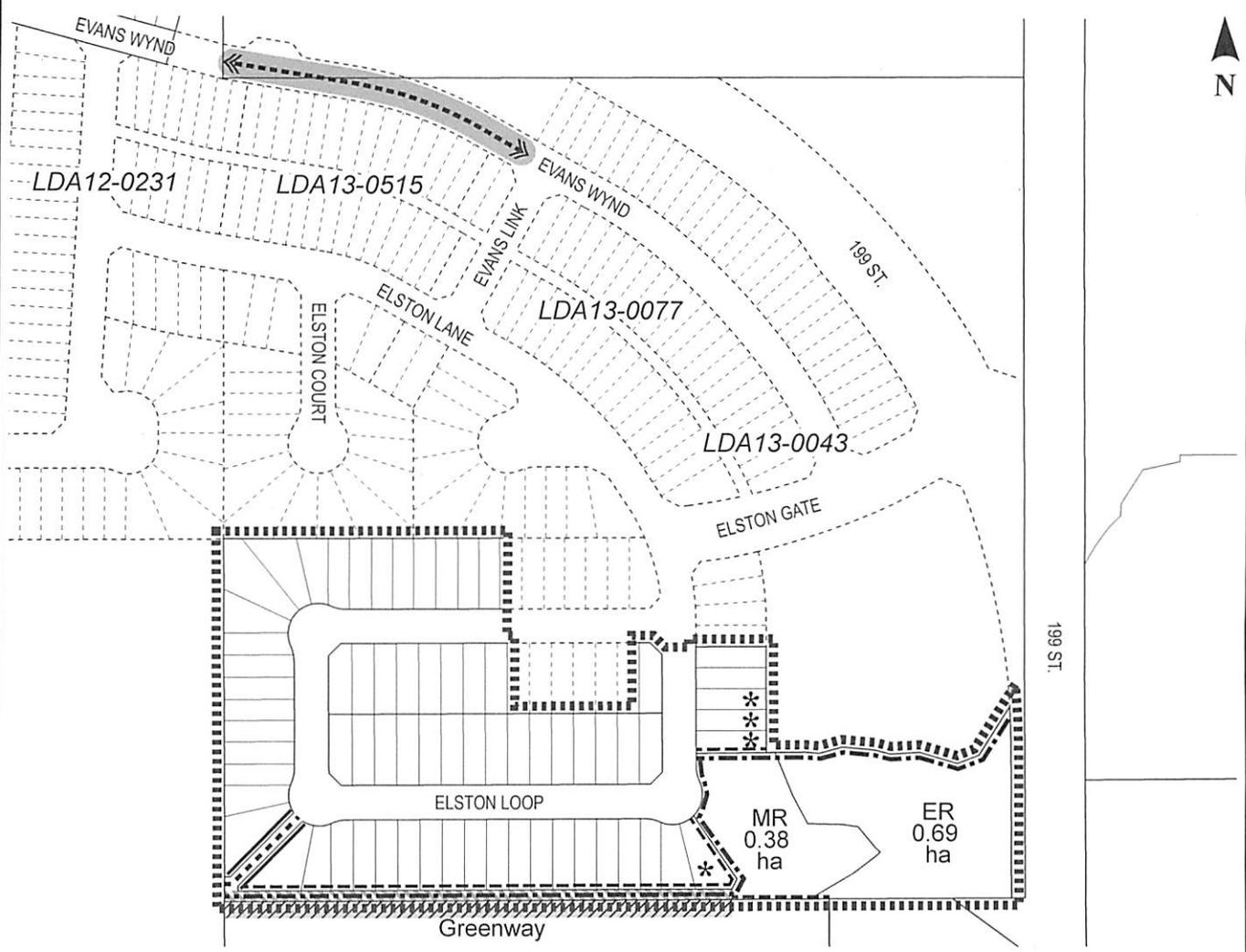
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 30, 2014

LDA13-0514

	Limit of proposed subdivision		Restrictive covenant re: top-of-bank
	1.8 m uniform fence as per Zoning Bylaw		Register easement
	1.2 m uniform fence		Dedicate as right-of-way
	1.5 m concrete sidewalk		Watermain connection
	3 m hard surface shared use path		Include in engineering drawings





October 30, 2014

File No. LDA13-0515

MMM Group Planning  
200, 10576 - 113 Street NW  
Edmonton, Alberta T5H 3H5

ATTENTION: Colton Kirsop

Dear Mr. Kirsop:

RE: Tentative plan of subdivision to create 33 single detached residential lots, and 14 semi-detached residential lots from the SE 7-52-25-W4M, located west of 199 Street NW and north of 35 Avenue NW; **EDGEMONT**

---

**I The Subdivision by Plan is APPROVED on October 30, 2014, 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 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;
3. that the owner register an easement for construction of Evans Wynd, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the plan of subdivision will not be endorsed until 199 Street NW is constructed (CCC issued) from Lessard Road NW to 35 Avenue NW, to the satisfaction of Transportation Services;
5. that the lots identified be withheld from registration until the temporary gravel roadway connection is no longer required as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I
6. that the approved subdivisions LDA12-0231, LDA13-0077, and LDA13-0514 be registered prior to or concurrent with this application; and
7. 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 (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 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 the construction of Evans Wynd NW to a local roadway standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 6 m gravel temporary roadway connection 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);
9. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the sanitary pump station, forcemain and offsite sanitary trunk sewer are completed and operational to the satisfaction of Financial and Utility Services;
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 road islands, boulevards, and medians to the satisfaction of City Departments and affected utility agencies.

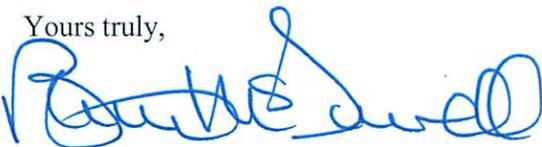
Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve for the SE 7-52-25-W4M was previously provided under subdivision file LDA13-0043 by a Deferred Reserve Caveat. This Deferred Reserve Caveat will be carried forward to the parent 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 Christopher Wilcott at 780-442-7579 or christopher.wilcott@edmonton.ca.

Yours truly,



FOR  
Scott Mackie  
Subdivision Authority

SM/cw/Posse #145894540-001  
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 30, 2014

LDA13-0515

- Limit of proposed subdivision
- ↔ Temporary 6 m gravel roadway connection
- ★ Withhold from registration
- ▨ Construct local roadway and register easement
- Include in engineering drawings

