

Thursday, November 12, 2015  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 46

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the November 12, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the November 5, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA15-0310  
174361341-001 Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Municipal Reserve lot and one (1) open space lot, from NE 36-51-25 W4M and SE 36-51-25 W4M, located south of May Link SW and east of May Common SW; **MAGRATH HEIGHTS**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA14-0004  
147540617-001 Tentative plan of subdivision to create 10 industrial lots, two (2) Environmental Reserve lots and (4) four Public Utility lots, from Lot 4, Plan 5504 MC, Block 1, Plan 7720594 SW 1- 53-26 W4M located north of Stony Plain Road and east of 231 Street NW; **WINTERBURN INDUSTRIAL**

MOVED Blair McDowell  
That the application for subdivision be Tabled.

FOR THE MOTION Blair McDowell **CARRIED**

**5. ADJOURNMENT**

The meeting adjourned at 9:40 a.m.



Subdivision Authority

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

November 12, 2015

File NO. LDA15-0310

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Municipal Reserve lot and one open space lot, from the NE 36-51-25 W4M and the SE 36-51-25 W4M, located south of May Link SW and east of May Common SW; **MAGRATH HEIGHTS**

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**I. The Subdivision by Plan is APPROVED on November 12, 2015, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 1.18 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 0.97 ha by a Deferred Reserve Caveat to the remainder of NE 36-51-25 W4M and SE 36-51-25 W4M, pursuant to Section 669 of the Municipal Government Act;
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 & 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 the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lot backing onto the Top of Bank, as per the applicable development restrictions shown by the "Larch Lands Subdivision Geotechnical Investigation" report (File No. 19-423-46), as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 (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 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; and
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.

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

Subsequent to MR dedication, the existing DRC for the NE 36-51-25-W4M and the SE 36-51-25-W4M will be reduced accordingly, with the balance to carry 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 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 Daniel Boric at 780-496-1758 or [daniel.boric@edmonton.ca](mailto:daniel.boric@edmonton.ca)

Yours truly,



*FOR*  
Peter Ohm  
Subdivision Authority

PO/db/Posse #174361341-001

Enclosure(s)



**Thursday, November 5, 2015**  
**9:30 a.m.**



**PLACE: Room 701**

**SUBDIVISION AUTHORITY MINUTES**  
**MEETING NO. 45**  
**Cancelled**

<b>1.</b>	<b>ADOPTION OF AGENDA</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>
<b>3.</b>	<b>OLD BUSINESS</b>
<b>4.</b>	<b>NEW BUSINESS</b>
<b>5.</b>	<b>OTHER BUSINESS</b>
<b>6.</b>	<b>ADJOURNMENT</b>