

Thursday, November 27, 2014

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 48

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the November 27, 2014 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the November 20, 2014 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA13-0470 144911879-001	Tentative plan of subdivision to create 27 single detached residential lots from the north half and south half of the SW 5-52-23-W4 located east of 17 Street NW and north of 23 Avenue NW; TAMARACK
2.	LDA13-0502 144912833-001	Tentative plan of subdivision to create nine (9) single detached residential lots from the north half and south half of the SW 5-52-23-W4M, located east of 17 Street NW and north of 23 Avenue NW; TAMARACK
3.	LDA14-0162 151690826-001	Tentative plan of subdivision to create two (2) multiple family lots (MFL) from the SW 5-52-23-W4M located east of 17 Street NW and north of 23 Avenue NW; TAMARCK
4.	LDA14-0163 151691107-001	Tentative plan of subdivision to create 74 single detached residential lots and 26 semi-detached residential lots from the north half and south half of the SW-5-52-23-W4M located east of 17 Street NW and north of 23 Avenue NW; TAMARACK
5.	OTHER BUSINESS	



November 27, 2014

File No. LDA13-0470

Qualico Developments West Ltd.
3203 – 93 Street NW
Edmonton, AB. T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 27 single detached residential lots from the north half and south half of the SW 5-52-23-W4 located east of 17 Street NW and north of 23 Avenue NW;
TAMARACK

I The Subdivision by Plan is APPROVED on November 27, 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 approved subdivision LDA12-0341 be registered prior to or concurrent with this application to provide municipal reserves and the logical extension of roadways and utility connections; 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 owner pays for and provides the operation and maintenance of the temporary pumping program required from the last manhole into Mill Creek, for Stormwater Management Facility 610, until the permanent stormwater servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities;
8. that the owner submit a minimum of three (3) contacts for individuals who will operate and maintain the temporary pumping program to Financial Services and Utilities;
9. that the engineering drawings include a temporary 4 m gravel emergency access with T-bollards, 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);
10. that the owner construct a 3 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;
11. that a Noise Study be provided to confirm the noise attenuation required adjacent to 23 Avenue, in accordance with the City of Edmonton's Urban Traffic Noise Policy C506A and to the satisfaction of Transportation Services and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At minimum, the owner must construct a 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design Standards Drawing No. 5205, within residential property lines for all lots backing onto or flanking 23 Avenue, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. that the owner is responsible for the landscape design and construction within the 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.

A 0.905 ha Deferred Reserve Caveat (DRC) registered on the north half of SW 5-52-23-4 will be provided as money-in-place of municipal reserves with LDA12-0341. Municipal reserves for the south half of SW-5-52-23-4 were addressed with LDA12-0248 through placement of a DRC to be carried forward on title.

Please be advised that the temporary storm management system and discharge into Mill Creek must be accepted by Alberta Environment and Sustainable Resource Development prior to engineering drawing approval, to the satisfaction of Financial Services and Utilities.

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 Ms. Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca

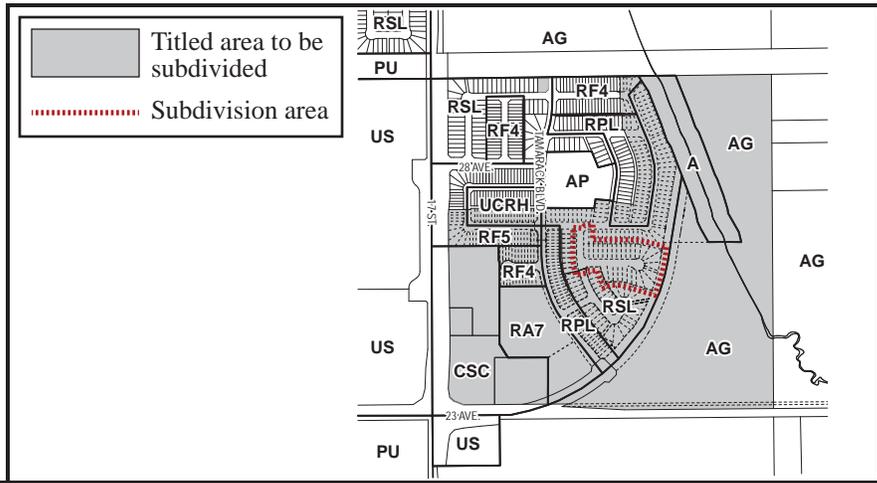
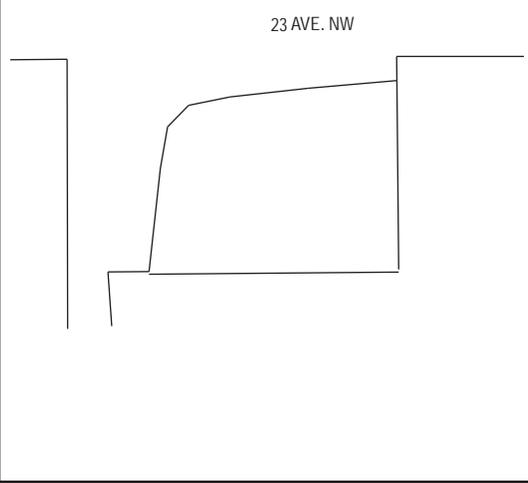
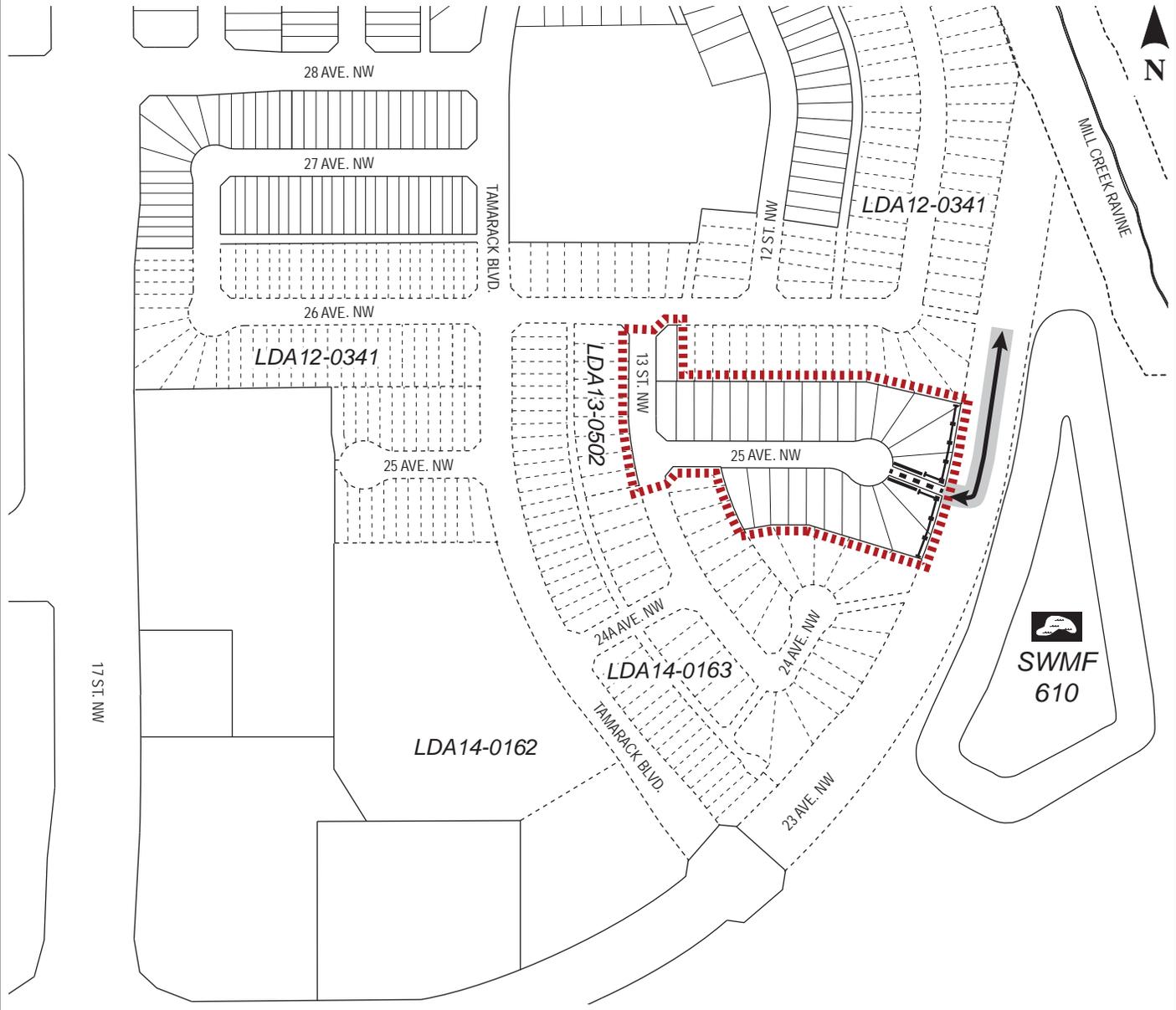
Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse #144911879-001

Enclosure

- Limit of proposed subdivision
- 1.8 m uniform fence as per Zoning Bylaw
- Noise attenuation fence
- 3m concrete sidewalk
- Temporary 4 m emergency access
- Include in engineering drawings





Subdivision Authority

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

November 27, 2014

File NO. LDA13-0502

Qualico Developments West Ltd.
3203 – 93 Street NW
Edmonton, AB. T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create nine (9) single detached residential lots from the north half and south half of the SW 5-52-23-W4M, located east of 17 Street NW and north of 23 Avenue NW; **TAMARACK**

I The Subdivision by Plan is APPROVED on November 27, 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 approved subdivision LDA13-0470 be registered prior to or concurrent with this application to provide the logical extension of roadways and utility connections; 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 1(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 owner pays for and provides the operation and maintenance of the temporary pumping program required from the last manhole into Mill Creek, for Stormwater Management Facility 610, until the permanent stormwater servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities;
8. 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);
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.

A 0.905 ha Deferred Reserve Caveat (DRC) registered on the north half of SW 5-52-23-4 will be provided as money-in-place of municipal reserves with LDA12-0341. Municipal reserves for the south half of SW-5-52-23-4 were addressed with LDA12-0248 through placement of a DRC to be carried forward on title.

Please be advised that the temporary storm management system and discharge into Mill Creek must be accepted by Alberta Environment and Sustainable Resource Development prior to engineering drawing approval, to the satisfaction of Financial Services and Utilities.

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 Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

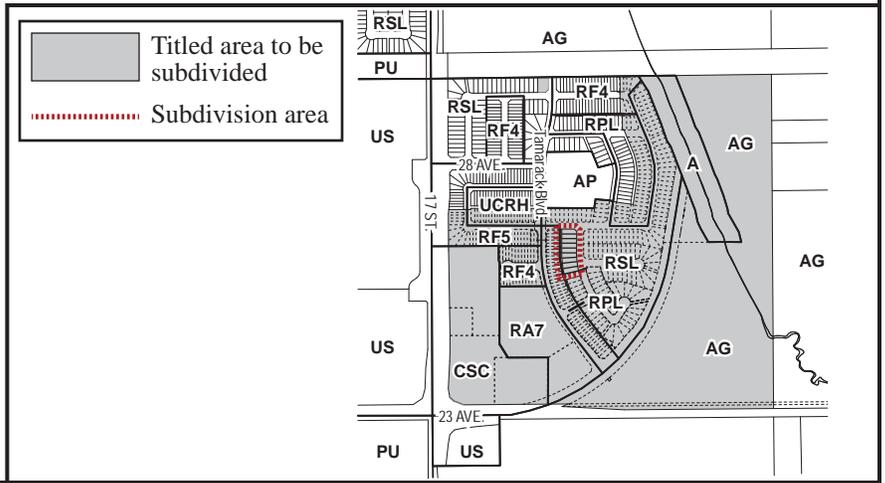
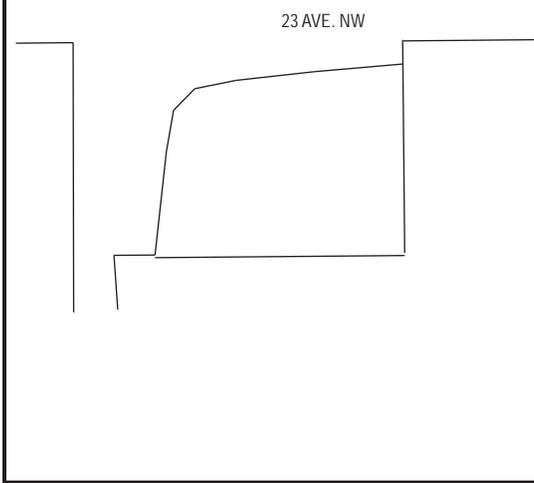
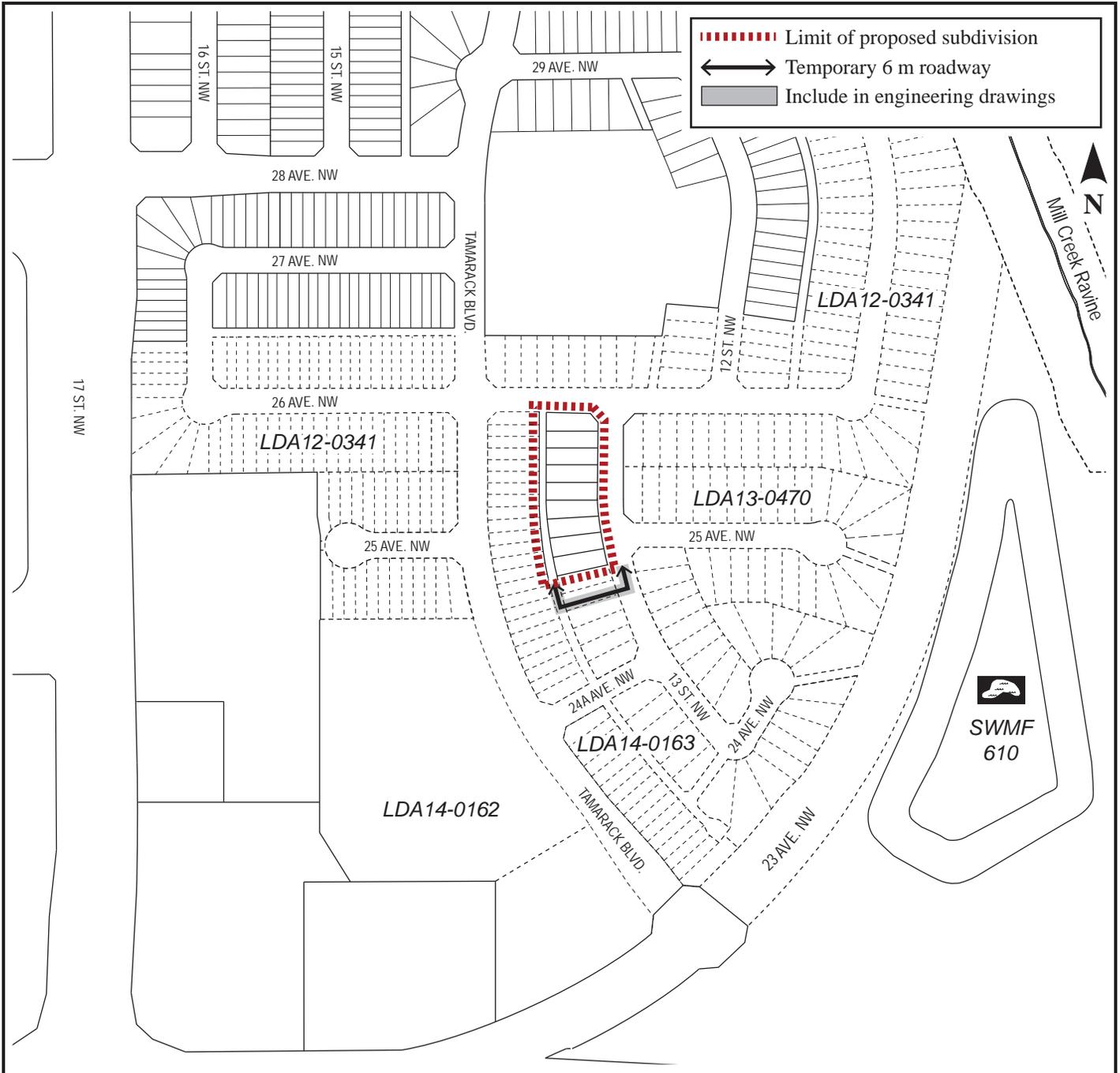
SM/cp/Posse #144912833-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 27, 2014

LDA 13-0502





November 27, 2014

File No. LDA14-0162

Qualico Communities
3203 - 93 Street NW
Edmonton AB T6N 0B2

ATTENTION: Mr. Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create two (2) multiple family lots (MFL) from the SW 5-52-23-W4M located east of 17 Street NW and north of 23 Avenue NW; **TAMARCK**

I The Subdivision by Plan is APPROVED on November 27, 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 approved subdivision LDA14-0163 be registered prior to or concurrent with this application to provide the logical extension of roadways and utility connections; 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 water service connection to the water main constructed under Tamarack Stage 7, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner pays for and provides the operation and maintenance of the temporary pumping program required from the last manhole into Mill Creek, for Stormwater Management Facility 610, until the permanent stormwater servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities;
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.

Municipal Reserves were addressed under LDA12-0248 as a DRC on the south half of SW 5-52-23-4 and will be carried forward on title.

Please be advised that the temporary storm management system and discharge into Mill Creek must be accepted by Alberta Environment and Sustainable Resource Development prior to engineering drawing approval, to the satisfaction of Financial Services and Utilities.

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.

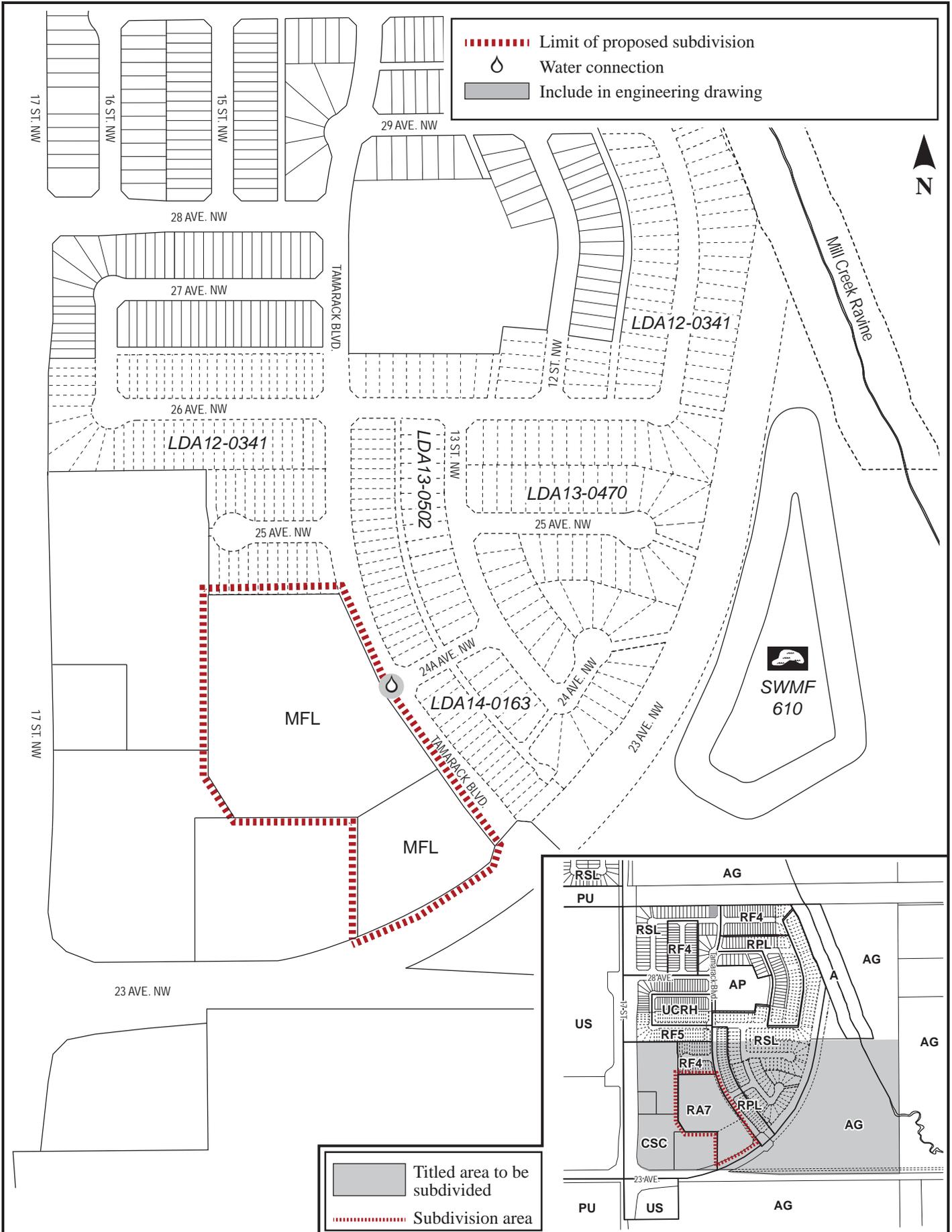
If you have further questions, please contact Ms. Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/cp /Posse #151690826-001

Enclosure





Subdivision Authority

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

November 27, 2014

File NO. LDA14-0163

Qualico Developments West Ltd.
3203 - 93 Street NW
Edmonton, AB. T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 74 single detached residential lots and 26 semi-detached residential lots from the north half and south half of the SW-5-52-23-W4M located east of 17 Street NW and north of 23 Avenue NW; **TAMARACK**

I The Subdivision by Plan is APPROVED on November 27, 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 approved subdivision LDA13-0502 be registered prior to or concurrent with this application to provide Municipal Reserves and the logical extension of roadways and utility connections; 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 the first two (2) lanes of 23 Avenue NW to an arterial roadway standard, including channelization, accesses, turn bays, intersections, turnarounds, shared use paths, sidewalks, lighting, landscaping and any transitional improvements to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 23 Avenue prior to the approval of engineering drawings for the arterial road and subdivision, to the Satisfaction of Transportation Services;
8. that the engineering drawings include a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);
9. that the owner pays for and provides the operation and maintenance of the temporary pumping program required from the last manhole into Mill Creek, for Stormwater Management Facility 610, until the permanent stormwater servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities;
10. that a Noise Study be provided to confirm the noise attenuation required adjacent to 23 Avenue, in accordance with the City of Edmonton's Urban Traffic Noise Policy C506A and to the satisfaction of Transportation Services and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At minimum, the owner must construct a 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design Standards Drawing No. 5205, within residential property lines for all lots backing onto or flanking 23 Avenue, 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 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
13. 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.

A 0.905 ha Deferred Reserve Caveat (DRC) registered on the north half of SW 5-52-23-4 will be provided as money-in-place of municipal reserves with LDA12-0341. Municipal reserves for the south half of SW-5-52-23-4 were addressed with LDA12-0248 through placement of a DRC to be carried forward on title.

Please be advised that the temporary storm management system and discharge into Mill Creek must be accepted by Alberta Environment and Sustainable Resource Development prior to engineering drawing approval, to the satisfaction of Financial Services and Utilities.

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.

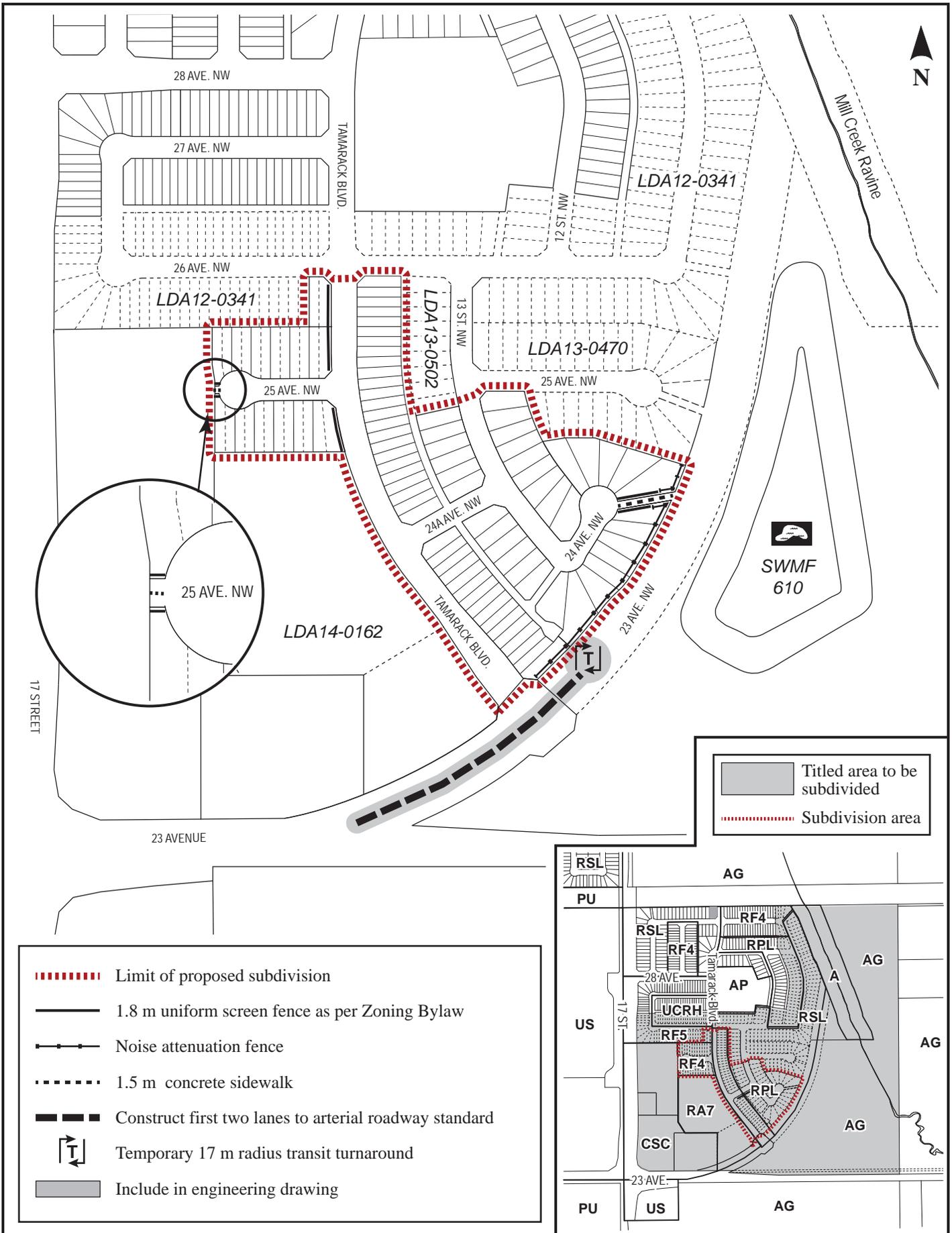
If you have further questions, please contact Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

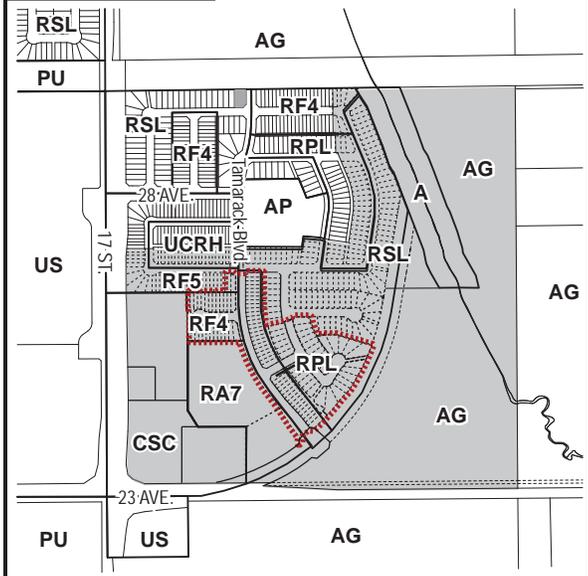
SM/cp/Posse #151691107-001

Enclosure



Titled area to be subdivided
 Subdivision area

Limit of proposed subdivision
 1.8 m uniform screen fence as per Zoning Bylaw
 Noise attenuation fence
 1.5 m concrete sidewalk
 Construct first two lanes to arterial roadway standard
↑
T
↓ Temporary 17 m radius transit turnaround
 Include in engineering drawing



Thursday, November 20, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 47

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
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1. ADOPTION OF AGENDA

MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Agenda for the November 20, 2014 meeting be adopted as amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Minutes for the November 6, 2014 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA14-0271 156100389-001	Tentative plan of subdivision to create 55 single detached lots and 16 row housing lots from Lot A, Block 1, Plan 1322811 located north of 28 Avenue SW and west of 141 Street SW; HAYS RIDGE
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MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2.	LDA14-0165 151495246-001	Tentative plan of subdivision to create 70 single detached residential lots, 32 semi-detached residential lots, one (1) multiple family lot (MFL) and one (1) Municipal Reserve lots from SW 31-51-23-W4M located south of 16A Avenue NW and east of 34 Street NW; LAUREL
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MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3.	LDA14-0222 153785424-001	Tentative plan of subdivision to create 95 single detached residential lots, 152 semi-detached residential lots, and one (1) Municipal Reserve lots from the NW 30-51-23-4, located north of Anthony Henday Drive and east of 34 Street NW; LAUREL	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:20 a.m.		