

Thursday, December 10, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 50

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the December 10, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the December 3, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0124
168960809-001 | Tentative plan of subdivision to create one (1) single detached residential lot and one (1) Environmental Reserve (ER) lot from Lot A, Block 1, Plan 132 2811, located south of Ellerslie Road SW and west of 141 Street SW; HAYS RIDGE |
| 2. | LDA15-0241
171821224-001 | Tentative plan of subdivision to create 59 single detached residential lots, 38 semi-detached residential lots, and one (1) future Municipal Reserve lot, from the NW 20-53-25 W4M and Lots B and C, Plan 1456 RS, located south of 137 Avenue NW and west of Starling Drive NW; STARLING |
| 3. | LDA12-0345
129271453-001 | Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Urban Services lot, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, and one (1) future Municipal Reserve lot from Lot 1, Plan 812 1577 located south of Whitemud Drive and west of Meridian Street NW; MAPLE |

5. OTHER BUSINESS



Subdivision Authority

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

December 10, 2015

File NO. LDA15-0124

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

ATTENTION: Paul Riley

Dear Mr. Riley:

RE: Tentative plan of subdivision to create one (1) single detached residential lot and one (1) Environmental Reserve (ER) lot from Lot A, Block 1, Plan 132 2811, located south of Ellerslie Road SW and west of 141 Street SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on December 10, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.12 ha lot pursuant to Section 664 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 Bylaw 17469 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that LDA15-0124 to close a portion of 141 Street SW shall be approved prior to the endorsement of this subdivision;
6. 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 Slope Stability Evaluation & Set-Back Distance Determination report (File No. 02-655.01), as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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 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
8. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way 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.

MR for Lot A, Block 1, Plan 132 2811 was addressed by a Deferred Reserve Caveat through LDA13-0155.

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 Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

Yours truly,

Peter Ohm
Subdivision Authority

PO/db/Posse #168960809-001

Enclosure(s)

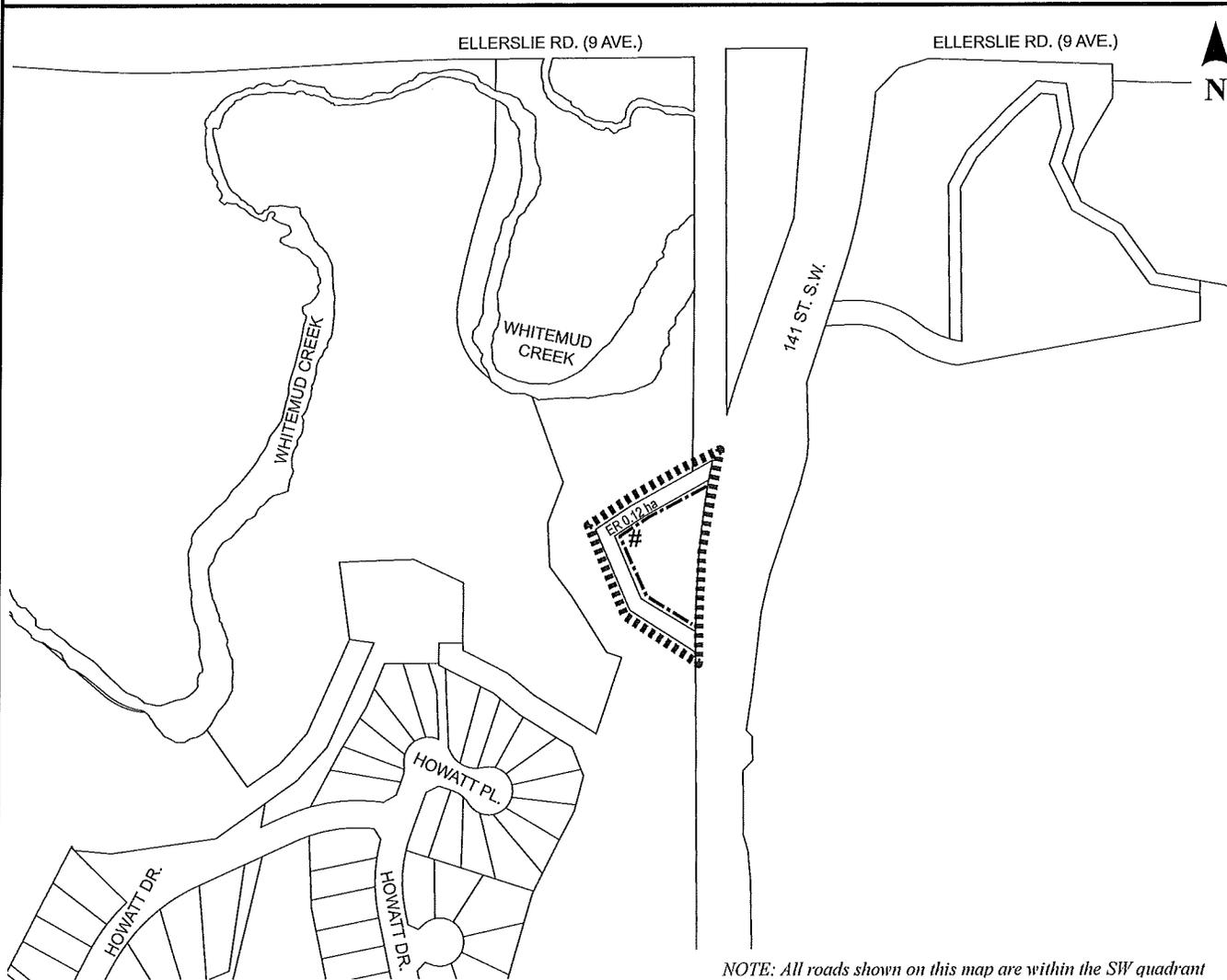
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 10, 2015

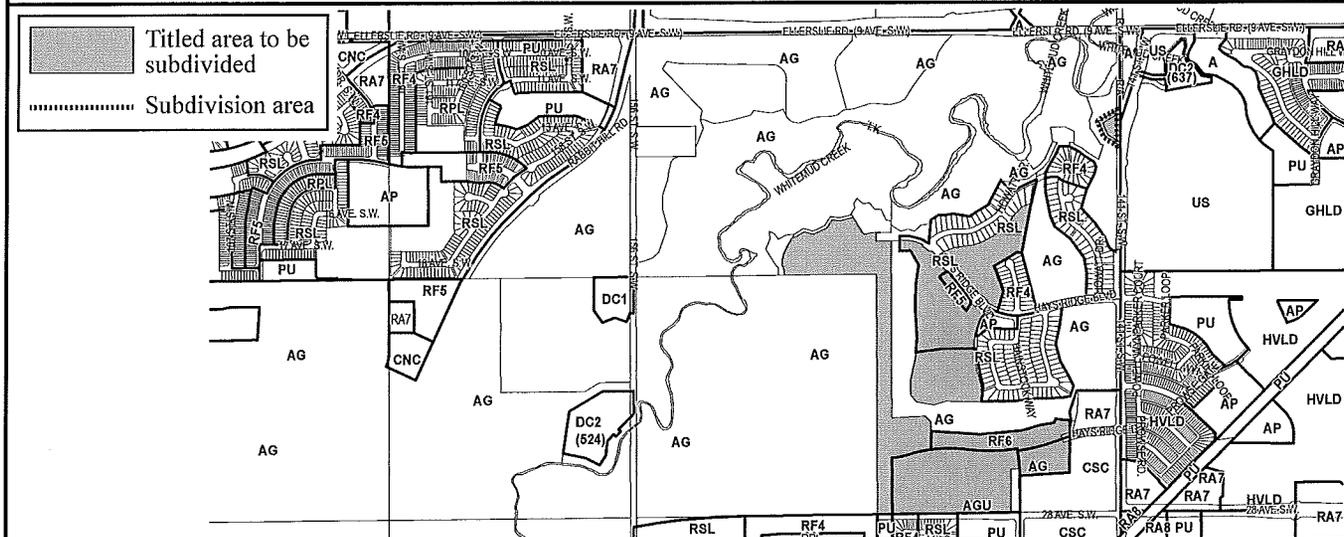
LDA15-0124

Limit of proposed subdivision
1.2 m uniform fence

Restrictive covenant re: Top-of-Bank



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





Subdivision Authority

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

December 10, 2015

File NO. LDA15-0241

MMM Group Ltd.
200, 10576 – 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Tarah Coutts

Dear Ms. Coutts:

RE: Tentative plan of subdivision to create 59 single detached residential lots, 38 semi-detached residential lots, and one (1) future Municipal Reserve lot, from the NW 20-53-25 W4M and Lots B and C, Plan 1456 RS, located south of 137 Avenue NW and west of Starling Drive NW;
STARLING

I The Subdivision by Plan is APPROVED on December 3, 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 LDA15-0241 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. 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 and Testing (1980) Ltd. slope stability report (File No. 625-13), and the supplemental geotechnical correspondence, dated May 11, 2012, 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 develops and implements a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include a 3m hard surface shared use path with "Shared Use" signage, bollards, and landscaping within the top-of-bank setback area and the AltaLink parcel, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the engineering drawings include a temporary 3m hard surface shared use path connection within the 137 Avenue right-of-way, generally as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
10. that the engineering drawings include upgrading of the Big Lake Neighbourhood 2 sanitary pump station to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include upgrades to the Big Lake Neighbourhood 1 sanitary pump station and additional forcemain from the Big Lake Neighbourhood 1 sanitary pump station to the downstream W14 sanitary trunk sewer to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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

14. that the owner is responsible for the design, landscaping and construction within the Municipal Reserve lot, road rights of way, and walkways to the satisfaction 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 (MR) for NW 20-53-25-W4M was addressed by DRC #152 117 392 through LDA 10-0036. MR for Lot B and C, Plan 1456 RS was addressed through land dedication.

MR proposed under this application will be purchased by the City of Edmonton.

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 James Haney at 780-944-0125 or james.haney@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority

PO/jh/Posse #171821224-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

December 10, 2015

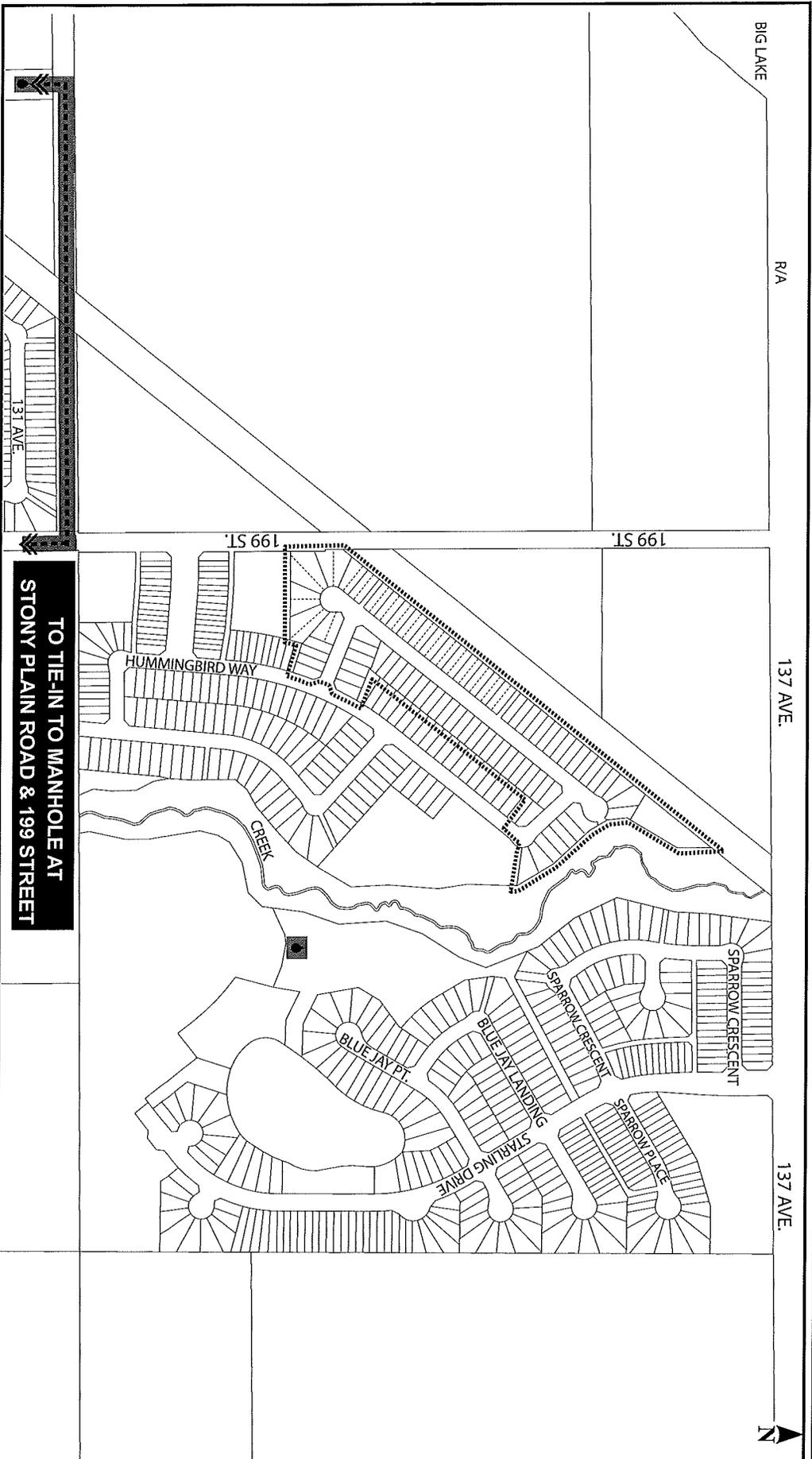
LDPA15-0241

■■■■■■■■ Limit of proposed subdivision

● Pump station

◀-----▶ Offsite Forcemain

▬ Include in engineering drawings





Subdivision Authority

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

December 10, 2015

File NO. LDA12-0345

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

ATTENTION: Keith Davies

Dear Mr. Davies:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Urban Services lot, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, and one (1) future Municipal Reserve lot from Lot 1, Plan 812 1577 located south of Whitemud Drive and west of Meridian Street NW; **MAPLE**

I The Subdivision by Plan is APPROVED on December 10, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 2.09 ha lot and a 3.85 ha lot 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 0.652 ha lot 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 & 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 clear and level Maple Road NW as required for road right of way dedication, and said dedication shall conform to an approved concept plan or to the satisfaction of Transportation Services;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lot backing onto Meridian Street NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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;
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 engineering drawings include and the owner construct the first two (2) lanes of Maple Road NW to an arterial roadway standard including lighting and any transitional improvements, and intersection 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 Maple Road prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the engineering drawings include and the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting and bollards, within Maple Road and the top-of-bank setback, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a temporary connection of the 3 m shared use path to connect to the hard surface roadway of Meridian Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct 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 require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Services);
11. that the owner construct a wildlife crossing in accordance with the Wildlife Passage Engineering Design Guidelines, to the satisfaction of City Departments, as shown on the "Conditions of Approval" map, Enclosure 1;
12. that the owner construct a 1 m berm centered on property line and a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for the lot backing onto Meridian Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the owner is responsible for the landscape design and construction within the Reserve lots, and road rights 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.

Subsequent to MR dedication the existing Deferred Reserve Caveat for Lot 1, Plan 812 1577 will be discharged in full. The 0.498 parcel will be purchased by the City of Edmonton and dedicated as Municipal Reserve in the future.

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 Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority

PO/MB/Posse #129271453-001

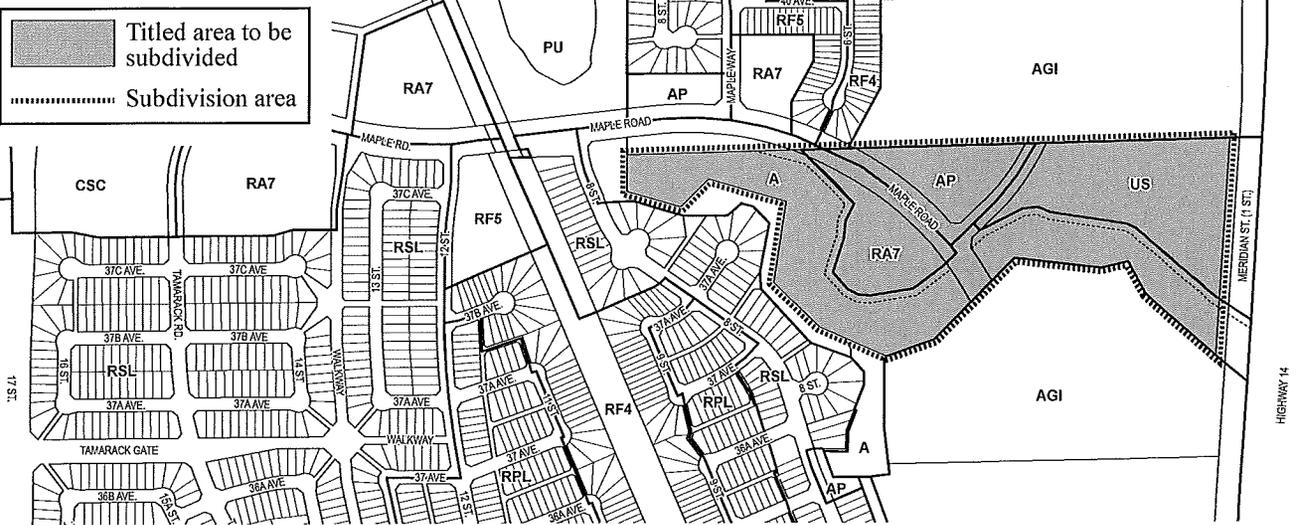
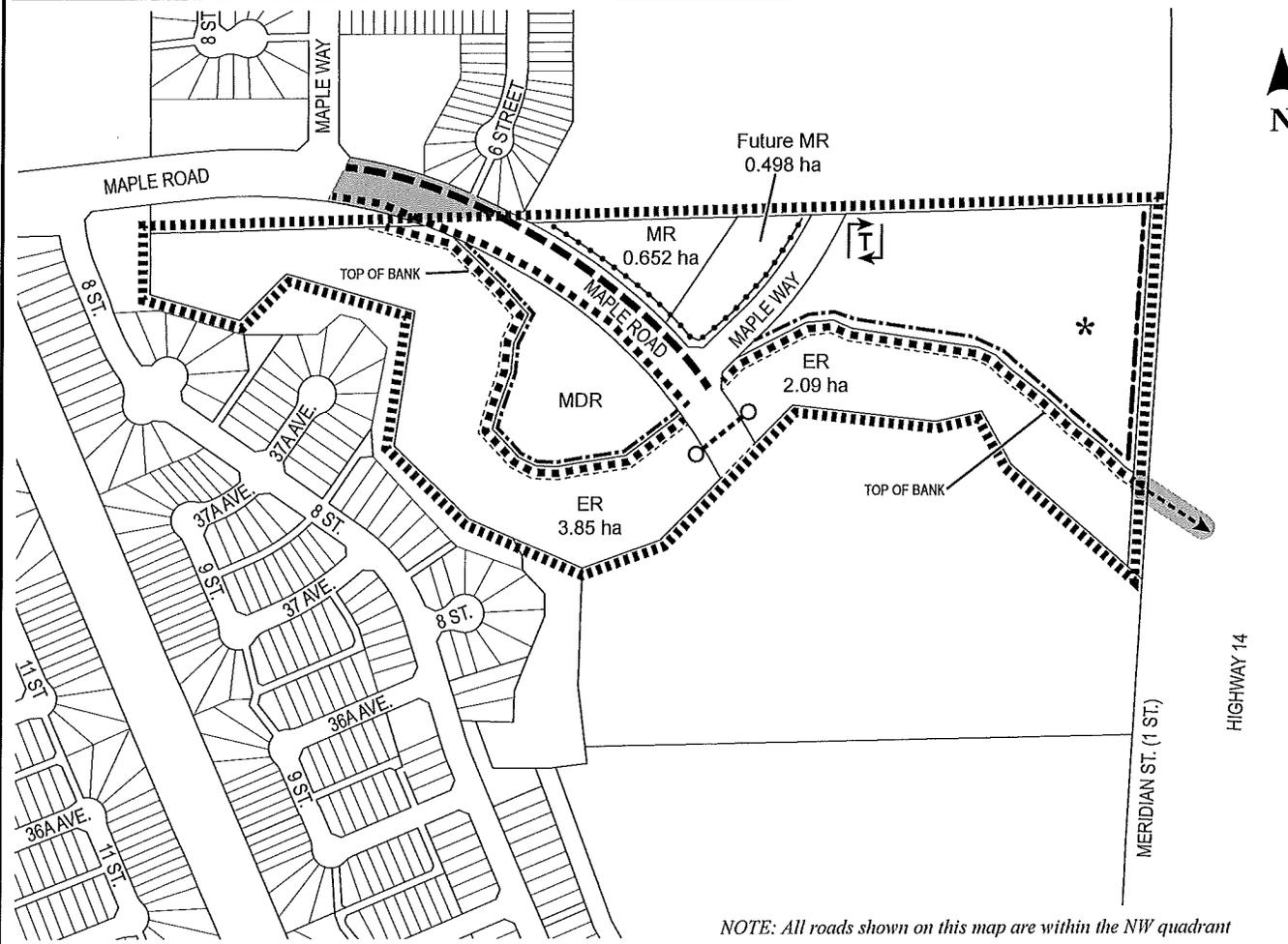
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 10, 2015

LDA 12-0345

- ▬▬▬▬▬▬ Limit of proposed subdivision
- · — · — · 1.2 m uniform fence
- · — · — · Post and rail fence
- — — — — Berm and noise attenuation fence
- ▬▬▬▬▬▬ 3 m hard surface shared use path
- · — · — · Temporary 3 m shared use path connection
- — — — — Construct first two lanes to an arterial roadway standard
- ⏏ Temporary 17 m radius transit turnaround
- — ○ Construct wildlife crossing
- * Restrictive covenant re: berm and fence
- ▬▬▬▬▬▬ Include in engineering drawings



Thursday, December 3, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 49

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the December 3, 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 26, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0428
177802879-001
Tentative plan of subdivision to create one (1) commercial lot from Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW and west of 141 Street SW for the purpose of consolidation with Lot 1, Block 10, Plan 152 4560; **HAYS RIDGE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA14-0566
164235468-001
Tentative plan of subdivision to create 149 single detached residential lots, 13 row housing lots, one (1) Environmental Reserve lot and two (2) Public Utility lots, from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; **RIVERVIEW NEIGHBOURHOOD 1**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA14-0567 164239866-001	Tentative plan of subdivision to create 181 single detached residential lots, 78 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; RIVERVIEW NEIGHBOURHOOD 1	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.		