

Thursday, January 7, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 01

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

**MOVED** Blair McDowell  
That the Subdivision Authority Agenda for the January 7, 2016 meeting be adopted.

**FOR THE MOTION** Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

**MOVED** Blair McDowell  
That the Subdivision Authority Minutes for the December 17, 2016 meeting be adopted.

**FOR THE MOTION** Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA15-0449  
179364313-001  
Tentative plan of subdivision to create 50 single detached residential lots from Block Y, Plan 7733 AM, located north of 151 Avenue NW and west of 18 Street NW; **KIRKNESS**

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

**FOR THE MOTION** Blair McDowell **CARRIED**

2. LDA15-0450  
179367600-001  
Tentative plan of subdivision to create 22 single detached residential lots, and 34 semi-detached residential lots, from Block Y, Plan 7733 AM located north of 151 Avenue NW and west of 18 Street NW; **FRASER**

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

**FOR THE MOTION** Blair McDowell **CARRIED**

**5. ADJOURNMENT**

The meeting adjourned at 09:40 a.m.



Subdivision Authority

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

January 7, 2016

File NO. LDA15-0449

Scheffer Andrew Limited  
12204 – 145 Street NW  
Edmonton, AB T5L 4V7

ATTENTION: Amie Stewart

Dear Ms. Stewart

RE: Tentative plan of subdivision to create 50 single detached residential lots from Block Y, Plan 7733 AM, located north of 151 Avenue NW and west of 18 Street NW; **KIRKNESS**

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**I The Subdivision by Plan is APPROVED on January 7, 2016 subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 2.9 ha by a Deferred Reserve Caveat to the remainder of Block Y, Plan 7733 AM pursuant to Section 669 of the Municipal Government Act;
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 subdivision LDA15-0450 be registered concurrent with this application for connection of underground utilities;
5. that Bylaw 17523 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 153 Avenue NW and the Victoria Trail intersection, 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 (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 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;
5. 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;
6. 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;
7. 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, for all lots backing onto 153 Avenue NW and the Victoria Trail intersection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 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 Victoria Trail NW, 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 the road rights of way and 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.

MR for Block Y, Plan 7733 AM in the amount of 2.9 ha, is being provided by a Deferred Reserve Caveat with 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 Luke Cormier at 780-496-7370 or [luke.cormier@edmonton.ca](mailto:luke.cormier@edmonton.ca)

Yours truly,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell  
Subdivision Authority

BM/lc/Posse #179364313-001

Enclosure(s)





Subdivision Authority

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

January 7, 2016

File NO. LDA15-0450

Scheffer Andrew Limited  
12204 – 145 Street NW  
Edmonton, AB T5L 4V7

ATTENTION: Amie Stewart

Dear Ms. Stewart

RE: Tentative plan of subdivision to create 22 single detached residential lots, and 34 semi-detached residential lots, from Block Y, Plan 7733 AM located north of 151 Avenue NW and west of 18 Street NW; **FRASER**

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1. that the owner provide Municipal Reserve (MR) in the amount of 2.9 ha by a Deferred Reserve Caveat to the remainder of Block Y, Plan 7733 AM pursuant to Section 669 of the Municipal Government Act;
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 subdivision LDA15-0449 be registered concurrent with this application for necessary underground utilities;
5. that Bylaw 17522 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 153 Avenue NW and the Victoria Trail intersection, 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 (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 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;
5. 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;
6. that the engineering drawings include the local roadway to an urban local standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the engineering drawings include a 200 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. 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;
9. 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, for all lots backing onto 153 Avenue NW and the Victoria Trail intersection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 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 Victoria Trail NW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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Yours truly,



Blair McDowell  
Subdivision Authority

BM/lc/Posse #179367600-001

Enclosure(s)

