

Thursday, January 08, 2015  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 02

**PRESENT**  
Scott Mackie, Manager, Current Planning Branch  
April Gallays, Acting Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED April Gallays, Scott Mackie  
That the Subdivision Authority Agenda for the January 08, 2015 meeting be adopted.

FOR THE MOTION April Gallays, Scott Mackie **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED April Gallays, Scott Mackie  
That the Subdivision Authority Minutes for the December 18, 2014, December 25, 2014 and January 2, 2015 meetings be adopted.

FOR THE MOTION April Gallays, Scott Mackie **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA12-0362  
130081789-001  
Tentative plan of subdivision to create four (4) semi-detached residential lots and one (1) Municipal Reserve lot from Lot 1, Block A, Plan 112 5801 located west of Windermere Road NW and northwest of Terwillegar Drive NW; **WINDERMERE**

MOVED April Gallays, Scott Mackie  
That the application for subdivision be Approved.

FOR THE MOTION April Gallays, Scott Mackie **CARRIED**

2. LDA13-0281  
139990320-001  
Tentative plan of subdivision to create one (1) multiple family residential lot from the SE 31-52-25-W4M, located north of 97 Avenue NW and west of 199 Street NW ; **WEBBER GREENS**

MOVED April Gallays, Scott Mackie  
That the application for subdivision be Approved.

FOR THE MOTION April Gallays, Scott Mackie **CARRIED**

3.	LDA14-0327 157457282-001	Tentative plan of subdivision to create 11 single detached residential lots from the of SE 31-52-25-W4M located south of 97 Avenue NW and west of 199 Street NW; <b>WEBBER GREENS</b>	
MOVED		April Gallays, Scott Mackie  That the application for subdivision be Approved.	
FOR THE MOTION		April Gallays, Scott Mackie	<b>CARRIED</b>
4.	LDA14-0269 155805779-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 1 and 2, Plan 2296 RS, and Lot A, Plan 1368 NY located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; <b>AMBLESIDE</b>	
MOVED		April Gallays, Scott Mackie  That the application for subdivision be Tabled.	
FOR THE MOTION		April Gallays, Scott Mackie	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 9:50 a.m.		



Subdivision Authority

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

January 8, 2015

File No. LDA12-0362

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create four (4) semi-detached residential lots and one (1) Municipal Reserve lot from Lot 1, Block A, Plan 112 5801 located west of Windermere Road NW and northwest of Terwillegar Drive NW; **WINDERMERE**

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**I The Subdivision by Plan is APPROVED on January 8, 2015, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.403 ha parcel, pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure II;
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 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;
4. that the subdivision boundary be amended to include the Municipal Reserve lot, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard for provisions of Municipal Reserve, as shown on the "Conditions of Approval" map, Enclosures I and II;
6. that the approved subdivision LDA06-0213 be registered prior to or concurrent with this application;
7. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Terwillegar Drive NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and

8. 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 (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 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;
5. 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;
6. that the owner construct a 9 m wide commercial crossing access for the multiple family lot (MFL) to the north, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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 and in conformance with the submitted noise study, for all lots backing onto Terwillegar Drive NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve is being dedicated 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, 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. Kristen Rutherford at 780-442-5047 or [kristen.rutherford@edmonton.ca](mailto:kristen.rutherford@edmonton.ca).

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Scott Mackie  
Subdivision Authority

SM/kr/Posse #130081789-001

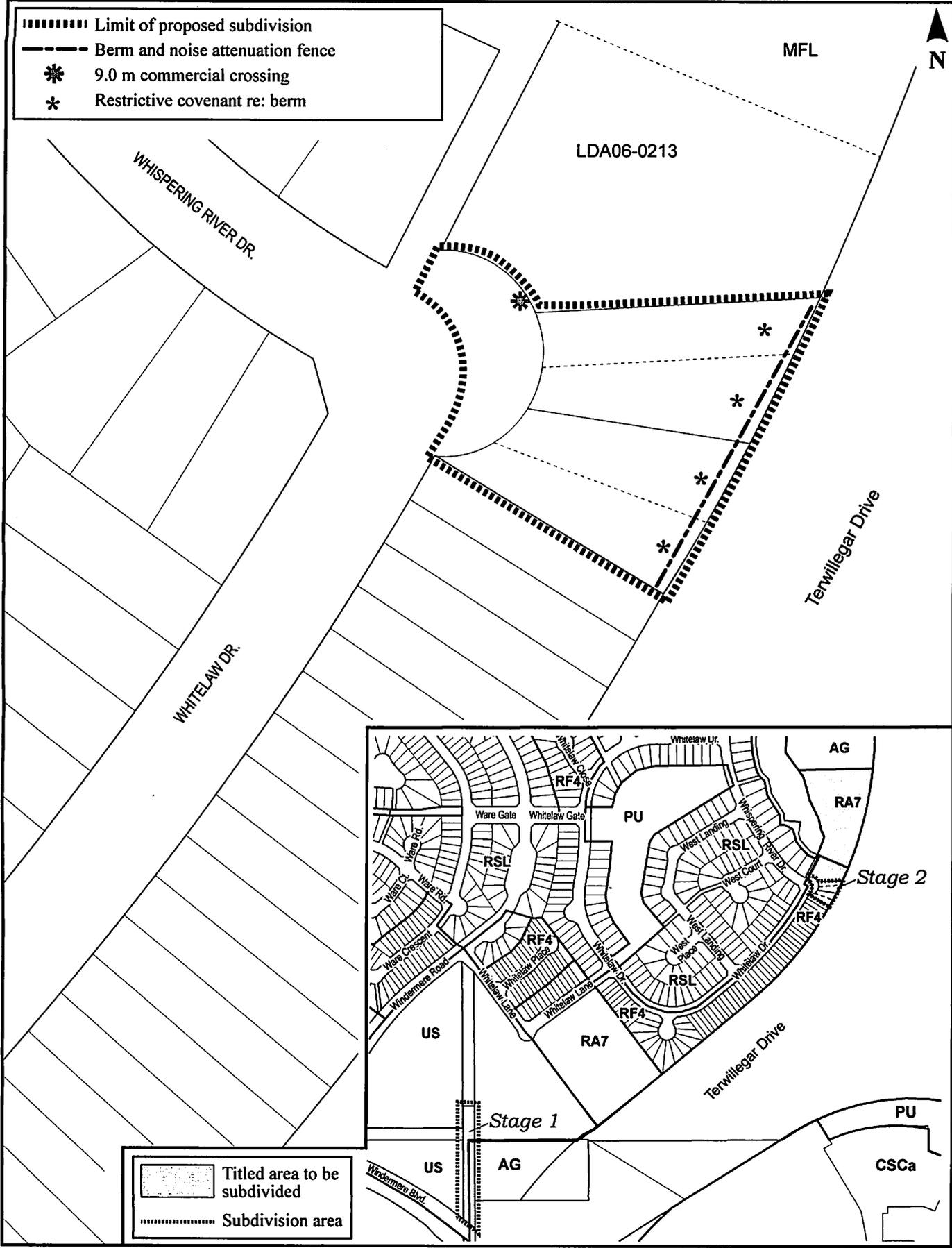
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 8, 2015

LDA12-0362

- Limit of proposed subdivision
- Berm and noise attenuation fence
- \* 9.0 m commercial crossing
- \* Restrictive covenant re: berm



- [Dotted pattern] Titled area to be subdivided
- [Dashed line] Subdivision area

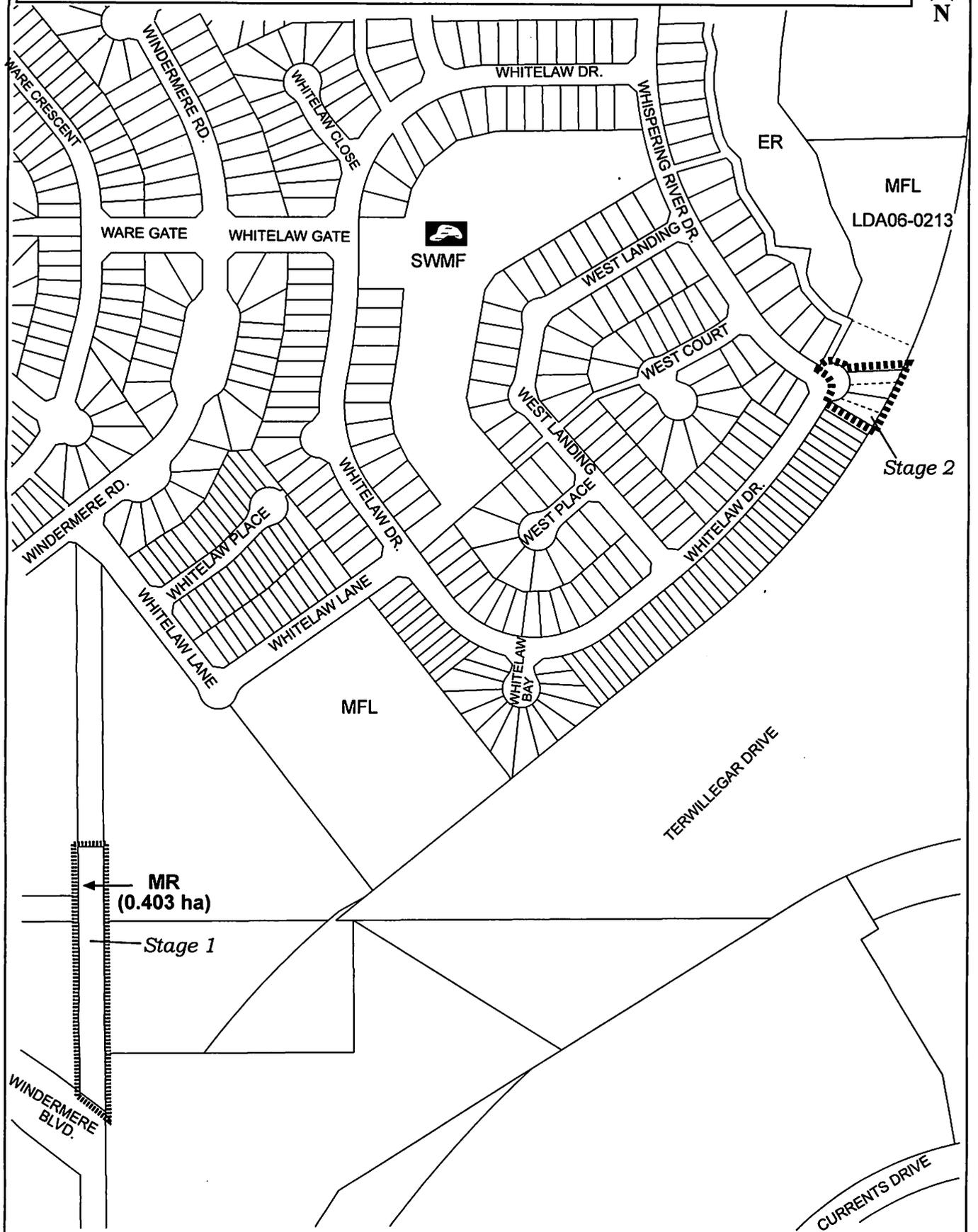
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 8, 2015

LDA 12-0362

Limit of proposed subdivision

Amend subdivision boundary





Subdivision Authority

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

January 8, 2015

File No. LDA13-0281

Select Engineering Consulting Ltd.  
201, 17720 Stony Plain Road NW  
Edmonton, AB T5S 1K6

ATTENTION: Mark Puczko

Dear: Mr. Puczko:

RE: Tentative plan of subdivision to create one (1) multiple family residential lot from the SE 31-52-25-W4M, located south of 97 Avenue NW and west of 199 Street NW ; **WEBBER GREENS**

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**I The Subdivision by Plan is APPROVED on January 8, 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; and
3. 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 occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the 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 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 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 titled area has been dedicated through the previous subdivisions LDA09-0128 and LDA10-0014.

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](mailto:christopher.wilcott@edmonton.ca).

Yours truly,



Scott Mackie  
Subdivision Authority

SM/cw/Posse #139990320-001

Enclosure(s)





Subdivision Authority

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

January 8, 2015

File NO. LDA14-0327

Select Engineering Consulting Ltd.  
201, 17720 Stony Plain Road NW  
Edmonton, AB T5S 1K6

ATTENTION: Mark Puczko

Dear Mr. Puczko:

RE: Tentative plan of subdivision to create 11 single detached residential lots from the SE 31-52-25-W4M located south of 97 Avenue NW and west of 199 Street NW; **WEBBER GREENS**

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**I The Subdivision by Plan is APPROVED on January 8, 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 the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) 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 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 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 titled area has been dedicated through the previous subdivisions LDA09-0128 and LDA10-0014.

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](mailto:christopher.wilcott@edmonton.ca).

Yours truly,



Scott Mackie  
Subdivision Authority

SM/cw/Posse #157457282-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 8, 2015

LDA14-0327

- Limit of proposed subdivision
- Restrictive Covenant re: Freeboard
- 1.8 m uniform fence as per Zoning Bylaw
- 1.2 m uniform fence

