

Thursday, January 14, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 02

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the January 14, 2016 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the January 7, 2016 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA15-0462
180141569-001 | Tentative plan of subdivision to create one (1) additional industrial lot from Lot 1 and 2, Block 2, Plan 152 3347, located south 115 Avenue and east of 215 Street NW; WINTERBURN INDUSTRIAL AREA EAST |
| 2. | LDA15-0398
176535174-001 | Tentative plan of subdivision to create 20 single detached residential lots from the S½ of NE 20-51-25-W4M, located south of Ellerslie Road SW and west of 184 Street SW; KESWICK |

5. OTHER BUSINESS



Subdivision Authority

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

January 14, 2016

File No. LDA15-0462

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 1 and 2, Block 2, Plan 152 3347, located south 115 Avenue and east of 215 Street NW; **WINTERBURN INDUSTRIAL AREA EAST**

I The Subdivision by Plan is APPROVED on January 14, 2016, subject to the following conditions:

1. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
2. that the engineering drawings for Yellowhead Industrial Stage 1 are redlined to the satisfaction of the City to address servicing and lot grading for the proposed lot (s);
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; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision taxes be paid.

MR for Lots 1 and 2, Block 2, Plan 152 3347 was addressed by (one or more of the following means cash in lieu through LDA13-0183.

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 any further questions, please contact Don Read at 780-496-3633 or don.read@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority

PO/dr/Posse # 180141569-001
Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

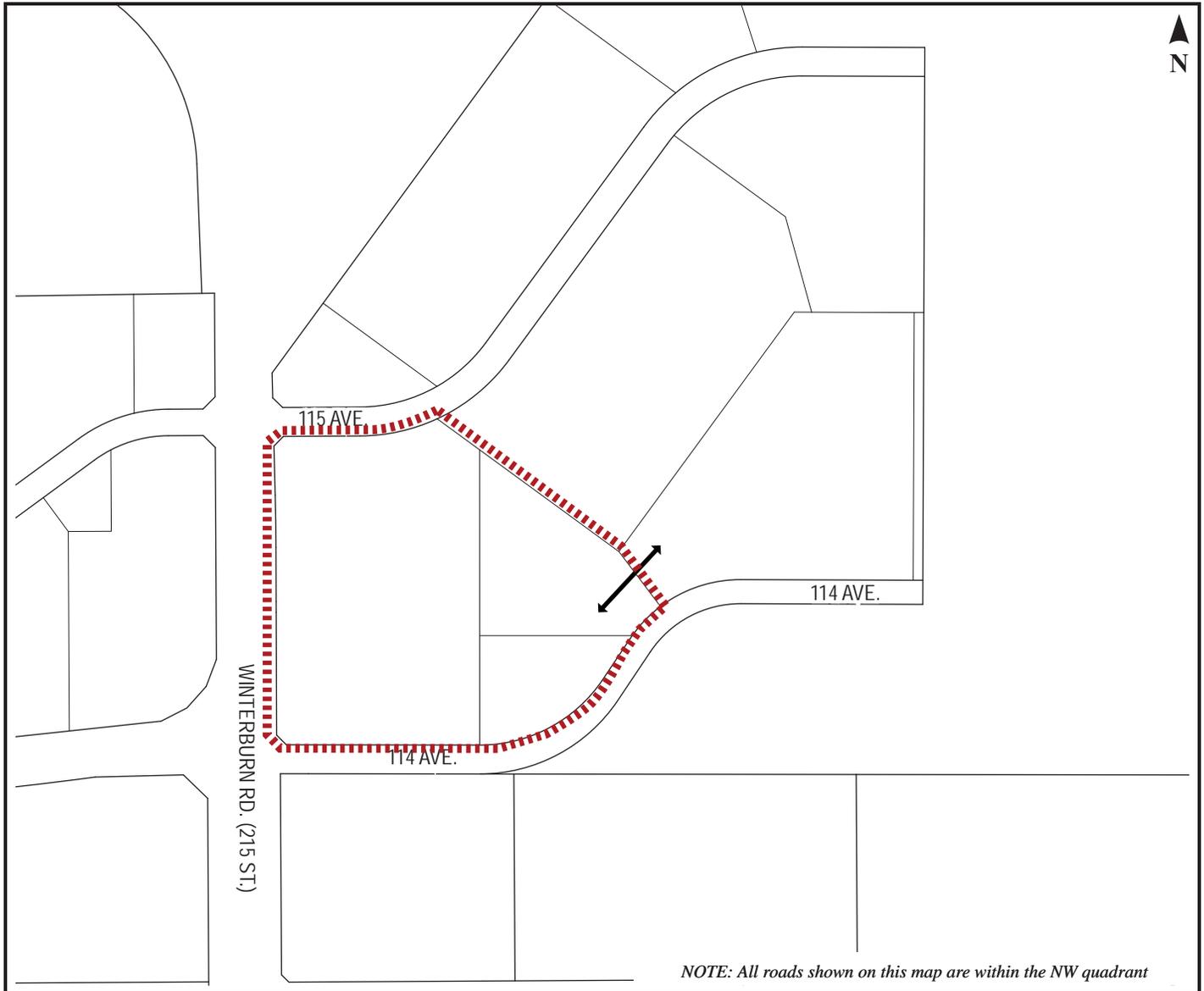
January 14, 2016

LDA15-0462

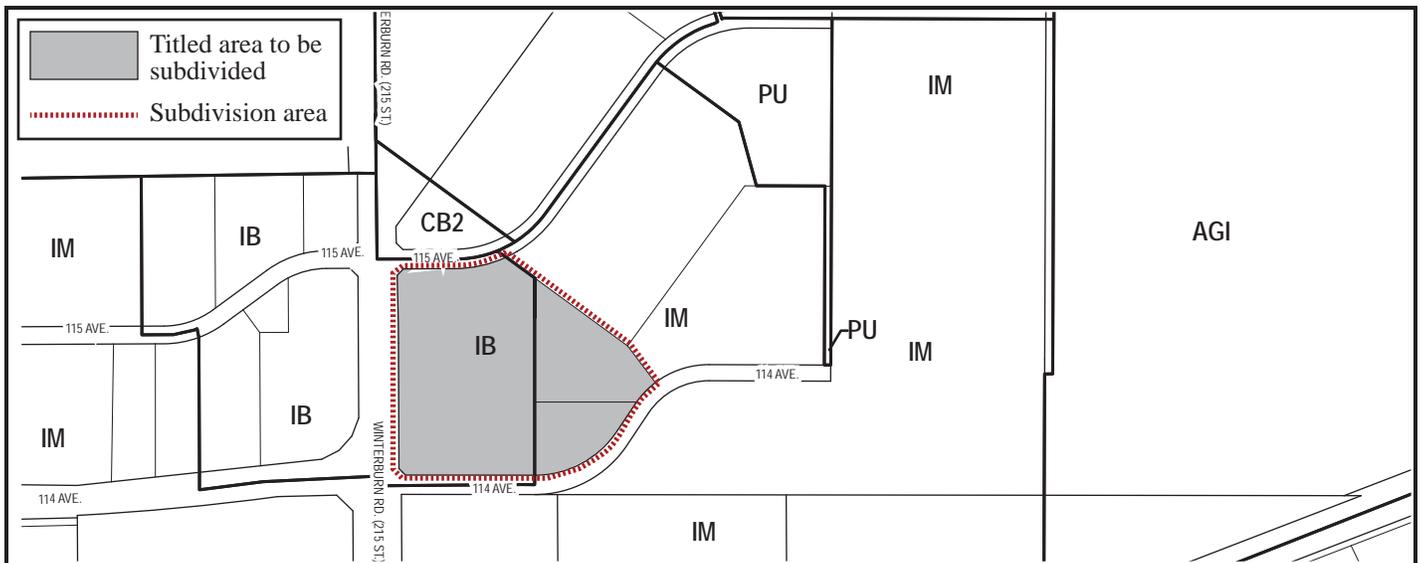
Limit of proposed subdivision



Mutual access easement



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





Subdivision Authority

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

January 14, 2016

File NO. LDA15-0398

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 20 single detached residential lots from the S½ of NE 20-51-25-W4M, located south of Ellerslie Road SW and west of 184 Street SW;
KESWICK

I The Subdivision by Plan is APPROVED on January 14, 2016, 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 approved subdivision LDA14-0329 be registered prior to or concurrent with this application, to provide the logical roadway extension and all required underground utilities;
4. 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 CT & Associates Engineering Inc. geotechnical report (File No. 02-651.01) 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 engineering drawings include Keswick Boulevard SW as a 9 m local roadway within the 20 m road right of way and all required underground utilities, to the satisfaction of the City Departments and affected utility agencies, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the engineering drawings include a 3 m hard surface shared use path with “Shared Use” signage within Keswick Boulevard SW and the Top of Bank setback area, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the engineering drawings include a 1.5 m concrete sidewalk, within Keswick Boulevard SW, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the Environmental Reserve (ER) lot 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.

Municipal Reserve (MR) for the S½ of NE-20-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) through LDA11-0087.

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 Marco Beraldo at 780-496-6092 or marco.beraldo@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority

PO/mb/Posse #176535174-001

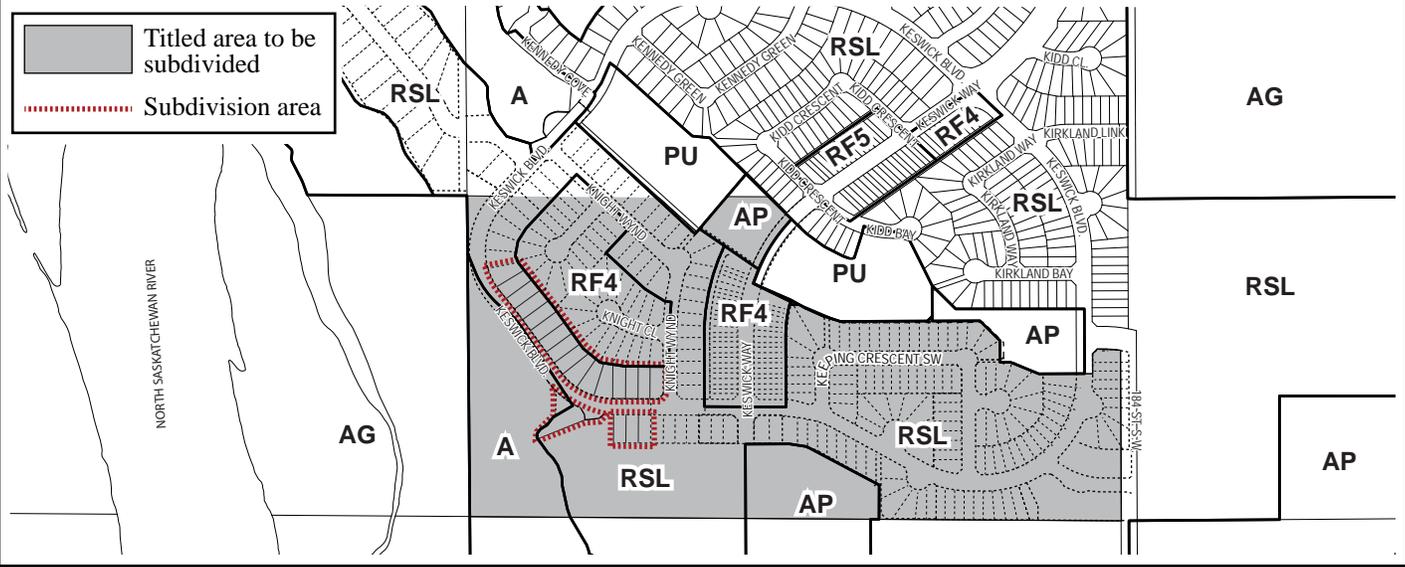
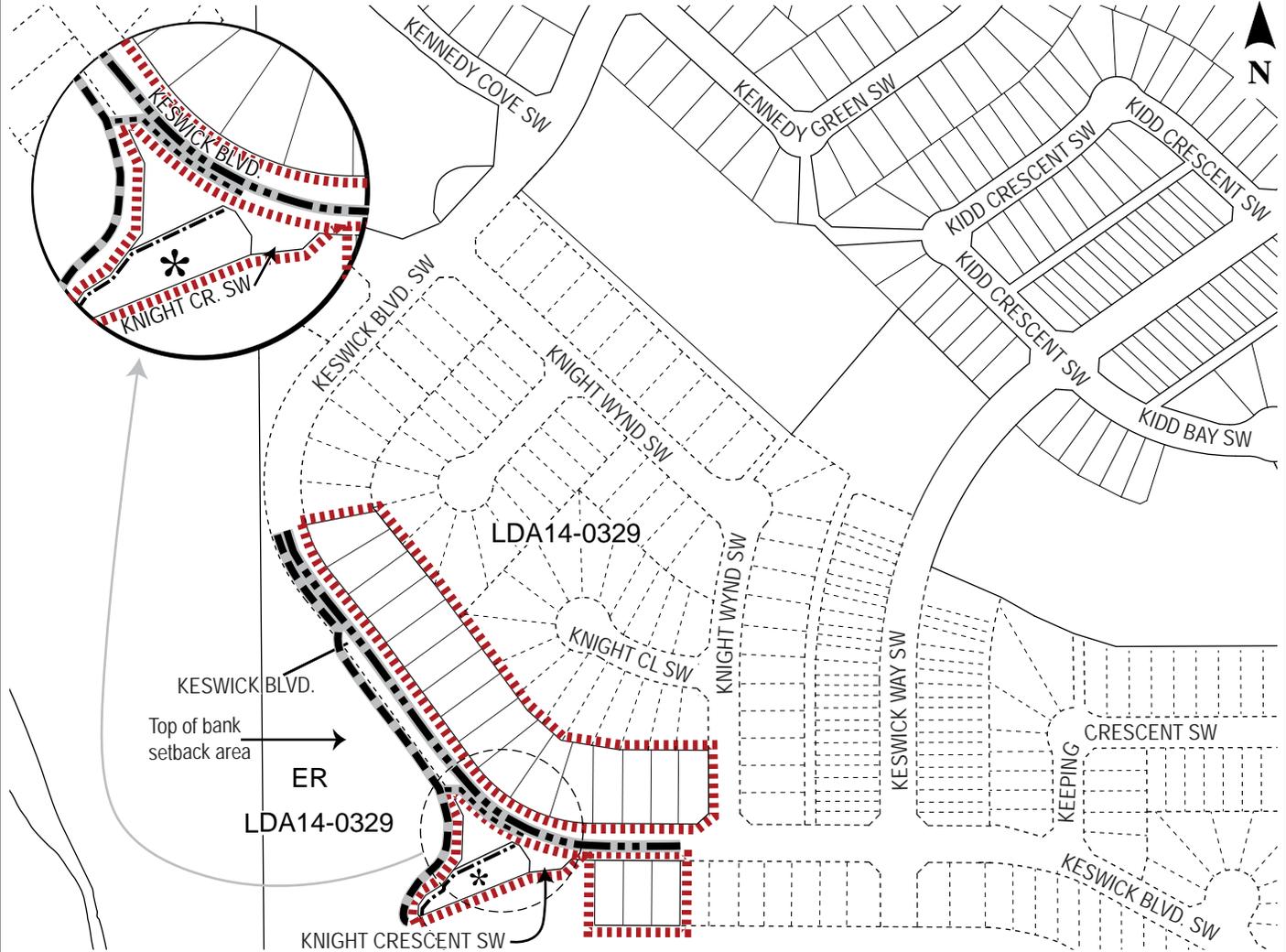
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 14, 2016

LDA15-0398

- Limit of proposed subdivision
- 1.5 m concrete sidewalk
- 3 m hard surface shared use path
- 1.2 m uniform fence
- Construct 9 m local collector roadway & underground utilities
- * Restricted covenant re: top of bank
- Include in engineering drawings



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, 2015 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, 2015 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.