

Thursday, January 21, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 03

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the January 21, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the January 14, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA15-0414  
178467632-001 Tentative plan of subdivision to create 42 single detached residential lots, 24 semi-detached residential lots, one (1) multiple family lot (MFL), and one (1) Public Utility lot, from Lot 1, Plan 992 1891, located south of 23 Avenue NW and west of 17 Street NW; **LAUREL**

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 21, 2016

File NO. LDA15-0414

Qualico Communities  
280, 3203 - 93 Street NW  
Edmonton, AB T6N 0B2

ATTENTION: Reanna Feniak

Dear Ms. Feniak:

RE: Tentative plan of subdivision to create 42 single detached residential lots, 24 semi-detached residential lots, one (1) multiple family lot (MFL), and one (1) Public Utility lot, from Lot 1, Plan 992 1891, located south of 23 Avenue NW and west of 17 Street NW; **LAUREL**

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**I The Subdivision by Plan is APPROVED on January 21, 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 LDA14-0284, be registered prior to or concurrent with this application, to provide for the logical extension of road, water, and sewer services;
4. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking the Stormwater Management Facility (SWMF) 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 will not be issued a CCC for the sanitary sewers until the downstream sanitary sewer systems are completed to the satisfaction of Financial Services and Utilities;
8. that the owner provides a letter signed by themselves as well as the owner of the lands to the north that includes SWMF 608, agreeing to the joint operation and maintenance of the temporary/interim storm water management system, including the temporary pumping operations, to the satisfaction of Financial Services and Utilities;
9. that the owner pays for and provides the agreed to portion of joint operation and maintenance of the temporary pumping program required from the last manhole into Mill Creek as set out in the agreement between the owners, until the permanent storm water servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities;
10. that the engineering drawings include a temporary 6 m gravel surface 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);
11. that the owner construct a 3 m hard surface shared use path within the SWMF, including lights, bollards and landscaping, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 design and construct the ultimate SWMF, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, 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.

Municipal Reserve for the SW 31-51-23-4 was addressed by Deferred Reserve Caveat through LDA14-0284.

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 Sean Lee at 780-496-6121 or [sean.lee@edmonton.ca](mailto:sean.lee@edmonton.ca).

Yours truly,



Blair McDowell  
Subdivision Authority

BM/sl/Posse #178467632-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

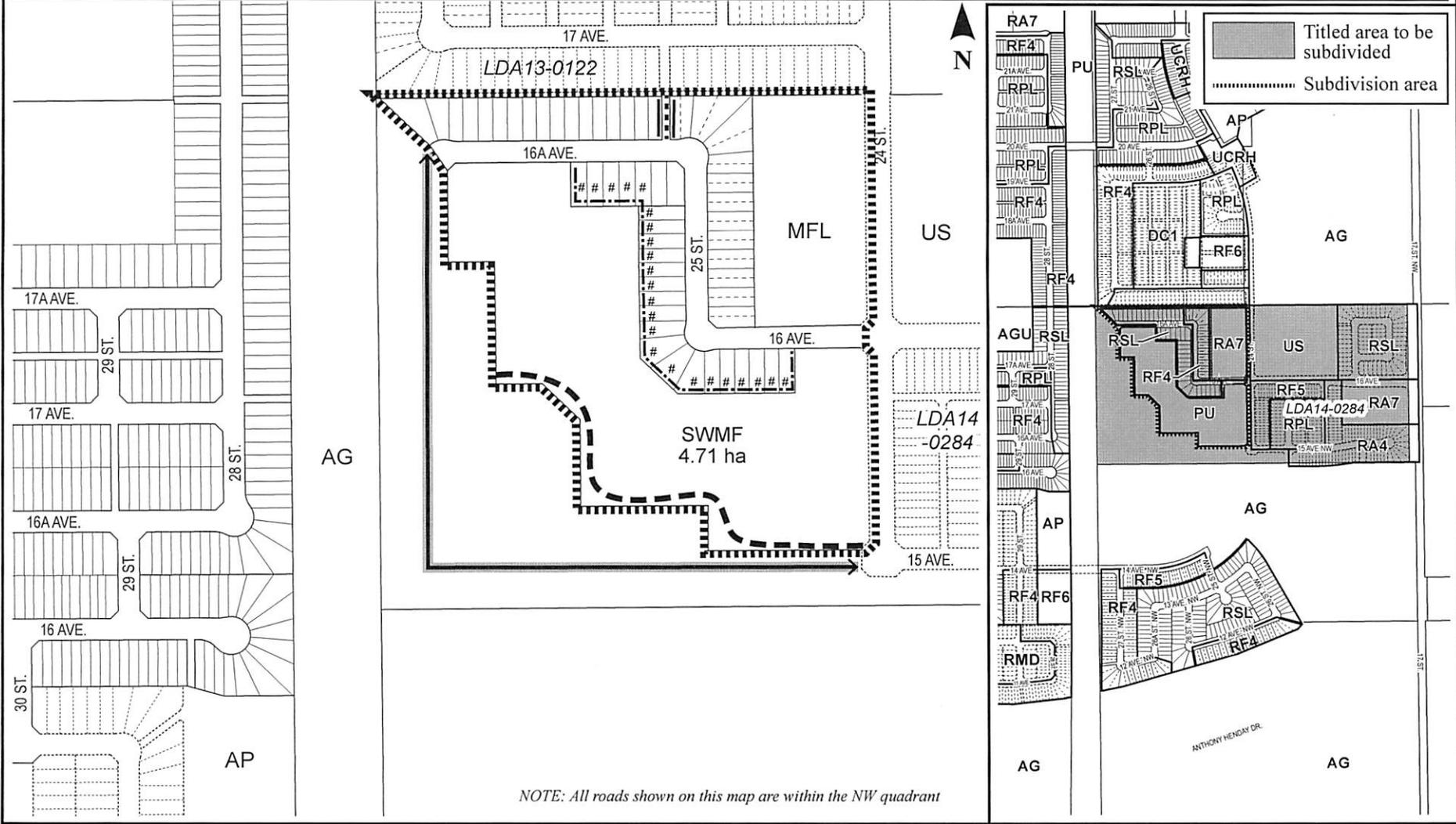
January 21, 2016

LDA15-0414

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- · - · - · 1.2 m uniform fence
- · · · · 1.5 m concrete sidewalk
- ▬▬▬▬ 3 m hard surface shared use path
- # Restrictive covenant re: freeboard

- ↔ Temporary 6 m roadway
- ▭ Include in engineering drawings

- ▭ Titled area to be subdivided
- ▬▬▬▬▬▬▬ Subdivision area



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