

Thursday, January 29, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 05

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
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1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the January 29, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the January 22, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0370 157518384-001	Tentative plan of subdivision to create 70 single detached residential lots and, 28 row housing residential lots, from Lot 1, Block 1, Plan 022 0944 located south of the Transportation and Utility Corridor and east of 50 Street; CY BECKER
MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
2.	LDA14-0499 162870093-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Public Utility lot and one (1) Other lot from the SE 25-53-24-W4M located south of 144 Avenue NW and west of 36 Street NW; CLAREVIEW TOWN CENTRE
MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

3.	LDA14-0438 160069817-001	Tentative plan of subdivision to create one (1) multiple family lot and one (1) Public Utility lot from the SW 19-53-25-W4M, located east of Winterburn Road NW and south of Trumpeter Way NW; TRUMPETER	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
4.	LDA14-0391 159686001-001	Tentative plan of subdivision to create 45 single detached residential lots and 13 row housing lots, from the SE 7-52-25-W4M, located north of 35 Avenue NW and west of 199 Street NW; EDGEMONT	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:55 a.m.		



Subdivision Authority

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

January 29, 2015

File NO. LDA14-0370

Qualico Developments West Ltd.
3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 70 single detached residential lots and, 28 row housing residential lots, from Lot 1, Block 1, Plan 022 0944 located south of the Transportation and Utility Corridor and east of 50 Street; **CY BECKER**

I The Subdivision by Plan is APPROVED on January 29, 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 approved subdivision LDA14-0024 be registered prior to or concurrent with this application, to provide for logical roadway extension;
4. that Bylaw 17067 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. 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
6. 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 engineering drawings include a temporary 4 m gravel emergency access with T-bollards, 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);
8. that the engineering drawings include a temporary offset 17 m radius transit turnaround with bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);
9. that grading and landscaping are completed in accordance with the approved Cy Becker Natural Area Management Plan to the satisfaction of Sustainable Development and Financial Services and Utilities;
10. that the owner construct a 1.5 m concrete sidewalk within the walkways, with lighting, and bollards 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 islands, boulevards, medians, walkways, and the future Cy Becker woodlot 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 Lot 1, Block, Plan 022 0944 was addressed with LDA11-0438 by registering a Deferred Reserve Caveat on title. The balance of the DRC shall be carried forward on title with this subdivision.

A portion of the temporary emergency access will be constructed within the Transportation and Utility Corridor (TUC). Ministerial Consent is required for all development within the TUC. The application for Ministerial Consent is to be made by the developer.

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 Lisa Stern at 780-442-5387 or lisa.stern@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/lS/Posse # 157518384-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 29, 2015

LDA14-0370

Limit of proposed subdivision

1.8 m uniform screen fence as per Zoning Bylaw

1.2 m uniform fence

1.5 m concrete sidewalk

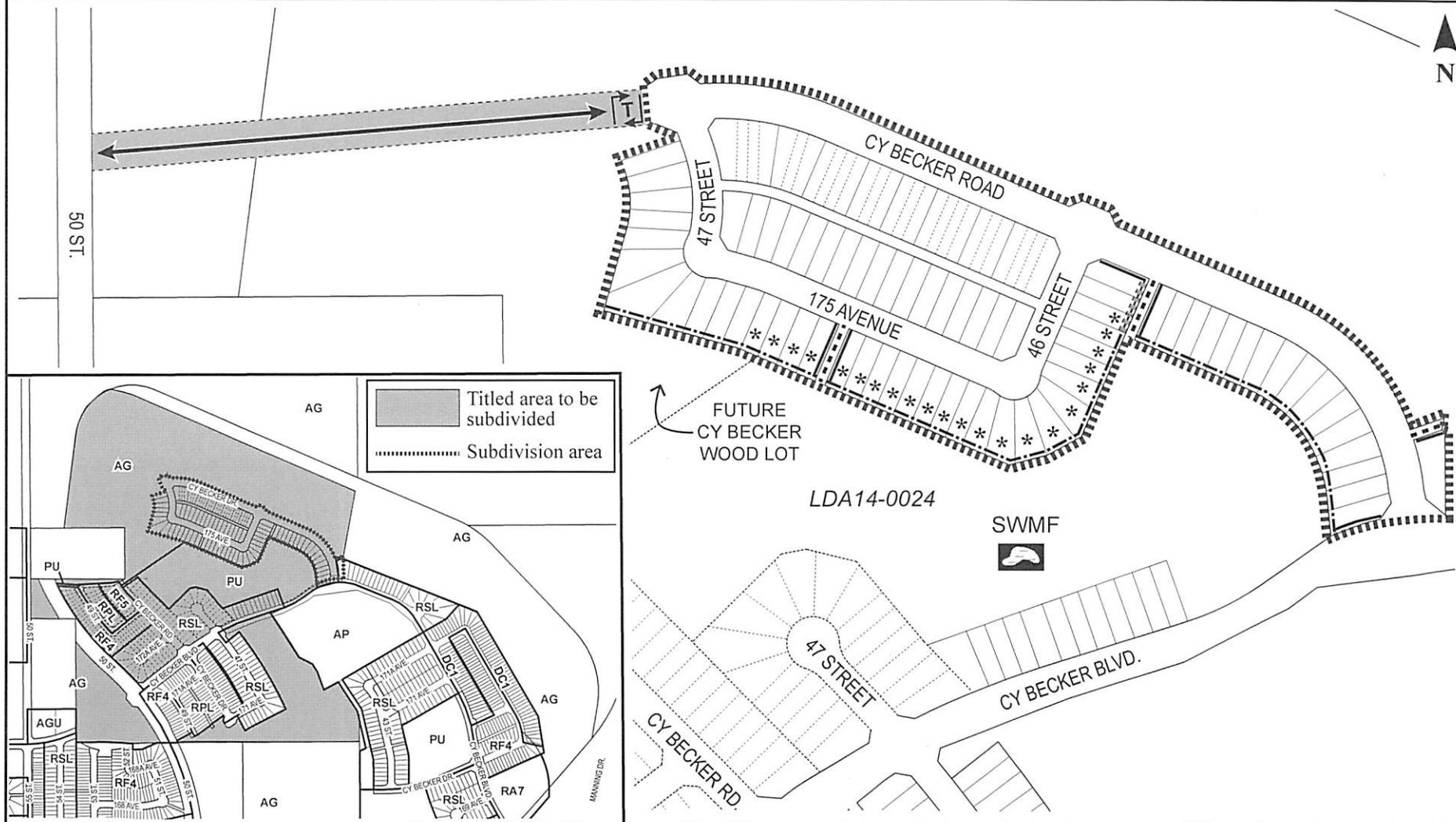
1.8 m uniform screen fence

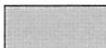
4 m gravel temporary emergency access

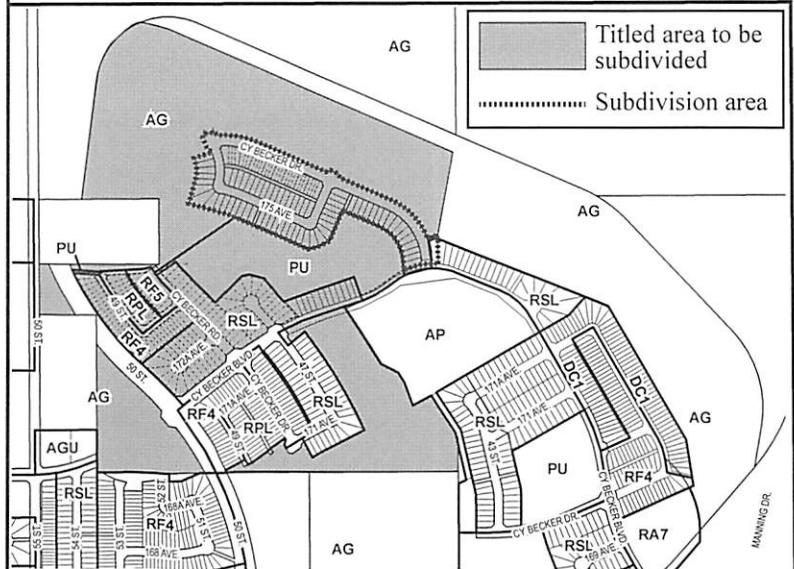
Include in engineering drawings

* Restrictive Covenant re: freeboard

Temporary 17 m radius transit turnaround



 Titled area to be subdivided
 Subdivision area





January 29, 2015

File NO. LDA14-0499

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) multiple family lot (MFL), one (1) Public Utility lot and one (1) Other lot from the SE 25-53-24-W4M located south of 144 Avenue NW and west of 36 Street NW; **CLAREVIEW TOWN CENTRE**

I The Subdivision by Plan is APPROVED on January 29, 2015 subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner register the Deferred Servicing Agreement by caveat on the Other lot;
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.

II That the Deferred Servicing Agreement required in Clause I (1) require that upon further subdivision or development application, whichever occurs first, the owner or its successor in title will be required to enter into another agreement to, amongst other things, do 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 Boundary Assessments for municipal improvements constructed within 36 Street right-of-way and 139 Avenue right-of-way;

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 submit a Drainage Storm Brief to analyse the stormwater requirements for the neighbourhood prior to any development on the future Stormwater Management Facility lot, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the removal of the existing 1.5 m sidewalk on the west side of 36 Street and replace it with a 3 m hard surface shared use path with a dividing yellow centerline and "Shared Use" signage, lighting and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path within the Public Utility lot, with a dividing yellow centerline, "Shared Use" signage and bollards, to the satisfaction of Transportation Services, 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 Public Utility lots, utility right-of-way, road islands, boulevards, medians 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.

Municipal Reserve for SE 25-53-24-4 was provided with subdivision file 90-X-038-S.

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 Lisa Stern at 780-442-5387 or lisa.stern@edmonton.ca.

Yours truly,



Scott Mackie
Subdivision Authority

FOR

SM/lS/Posse # 162870093-001

Enclosure

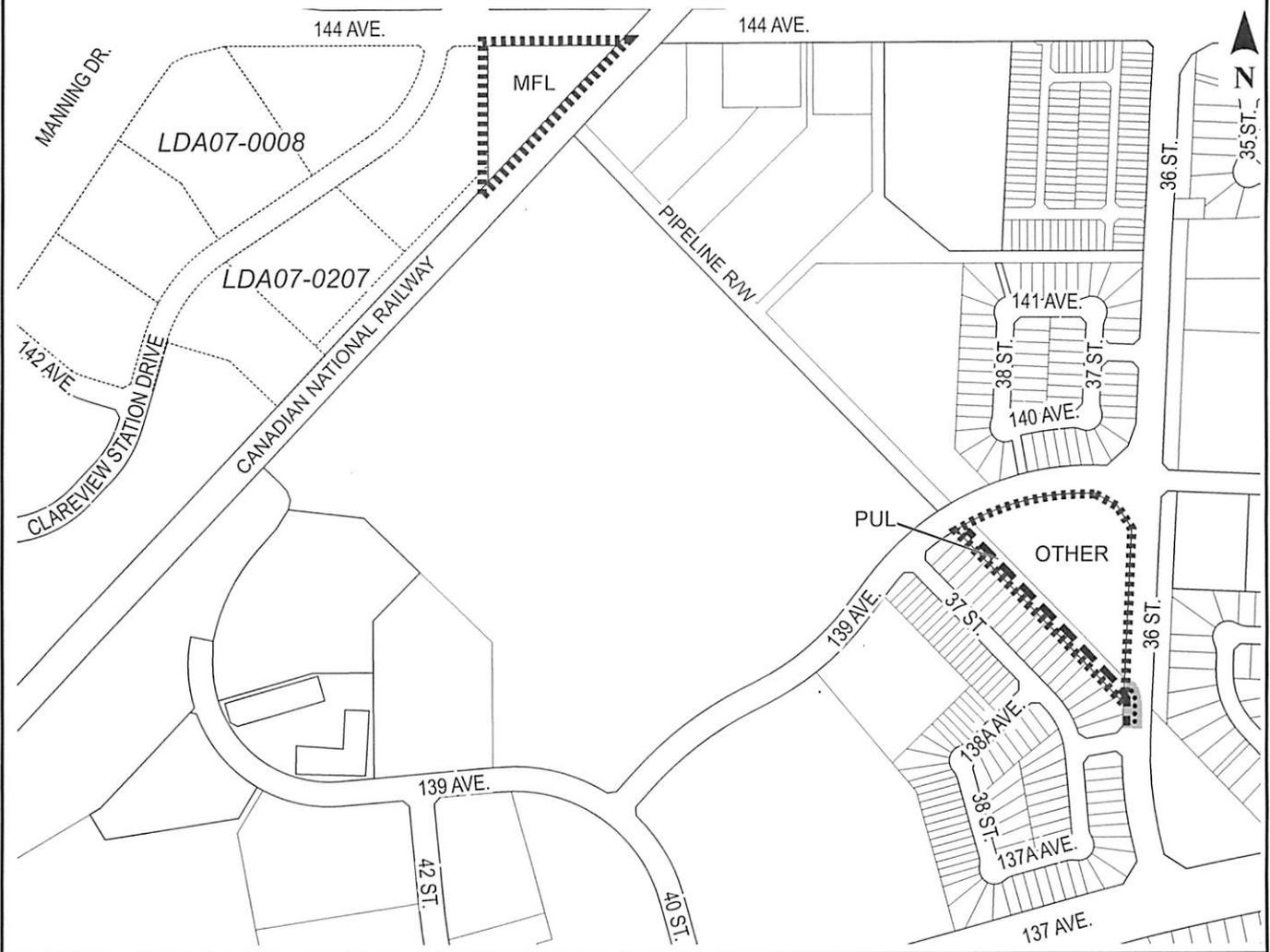
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 29, 2015

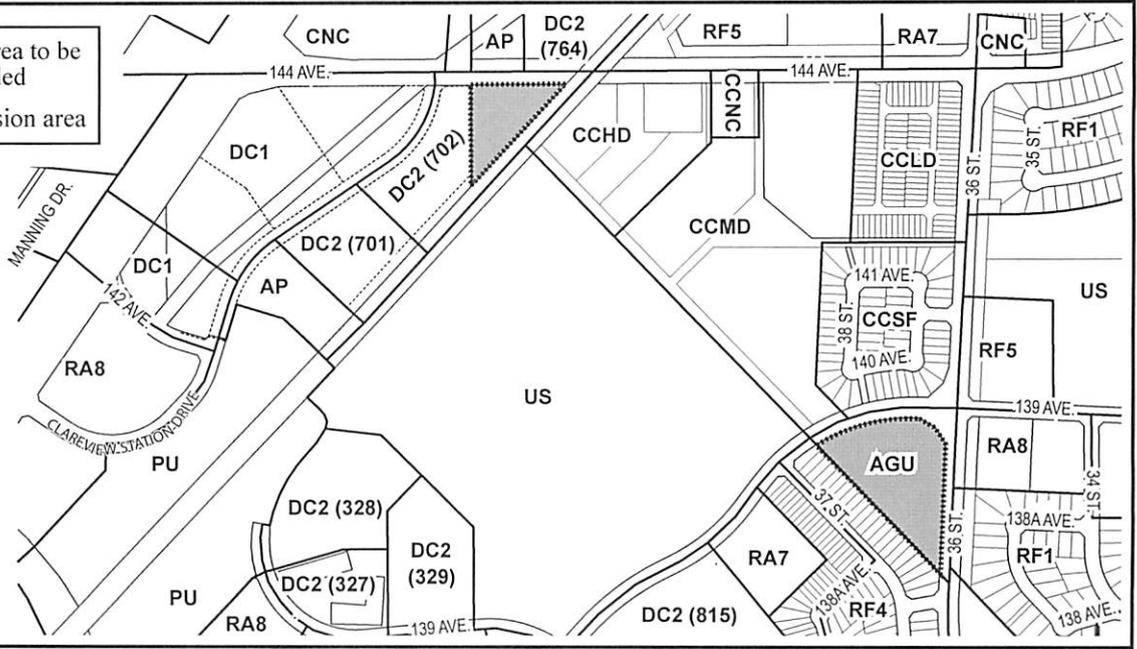
LDA14-0499

Limit of proposed subdivision
Remove 1.5 m sidewalk

3 m hard surface shared used path
Include in engineering drawings



Titled area to be subdivided
Subdivision area





Subdivision Authority

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

January 29, 2015

File. No. LDA14-0438

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 and one (1) Public Utility lot from the SW 19-53-25-W4M, located east of Winterburn Road NW and south of Trumpeter Way NW; **TRUMPETER**

I The Subdivision by Plan is APPROVED on January 29, 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 approved subdivision LDA12-0323 be registered prior to or concurrent with this application; 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 a 3 m hard-surfaced shared use path within the power line right to way, with a dividing yellow centreline and "Shared Use" signage, and bollards, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
8. that the owner construct a 2 m hard-surfaced shared use path within the public utility lot, with a dividing yellow centreline and "Shared Use" signage, lighting, and bollards, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
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 islands, public utility lots, 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 Reserves for the SW 19-53-25-W4M were previously addressed by Deferred Reserve Caveat (DRC) with LDA12-0173. The DRC will carry forward on title.

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 Don Read at 780-496-3633 or don.read@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/dr/Posse #160069817-001

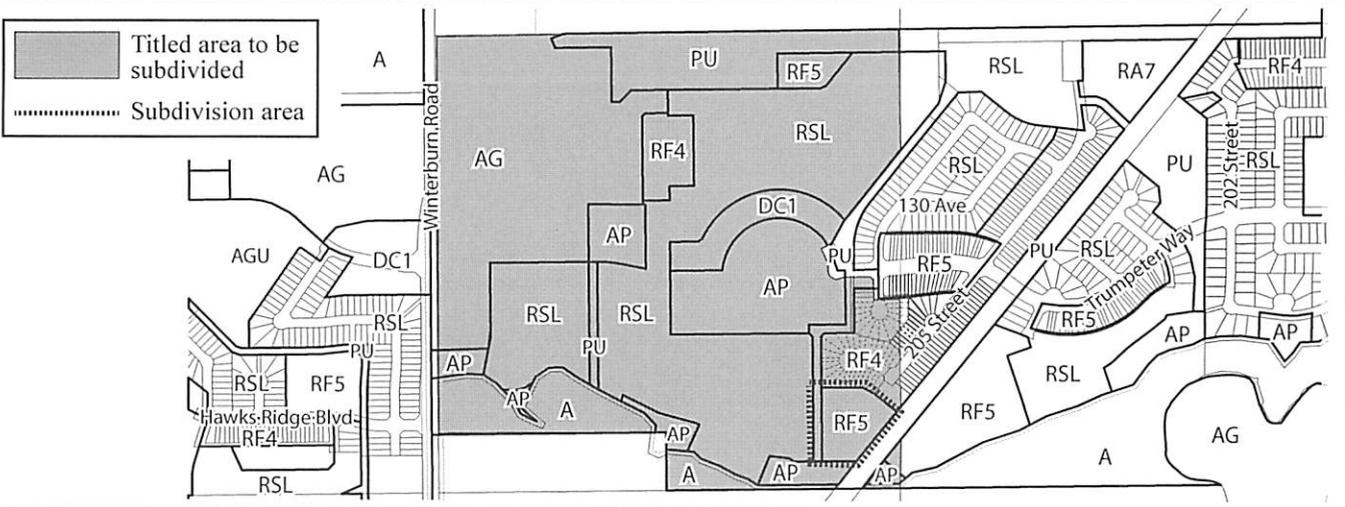
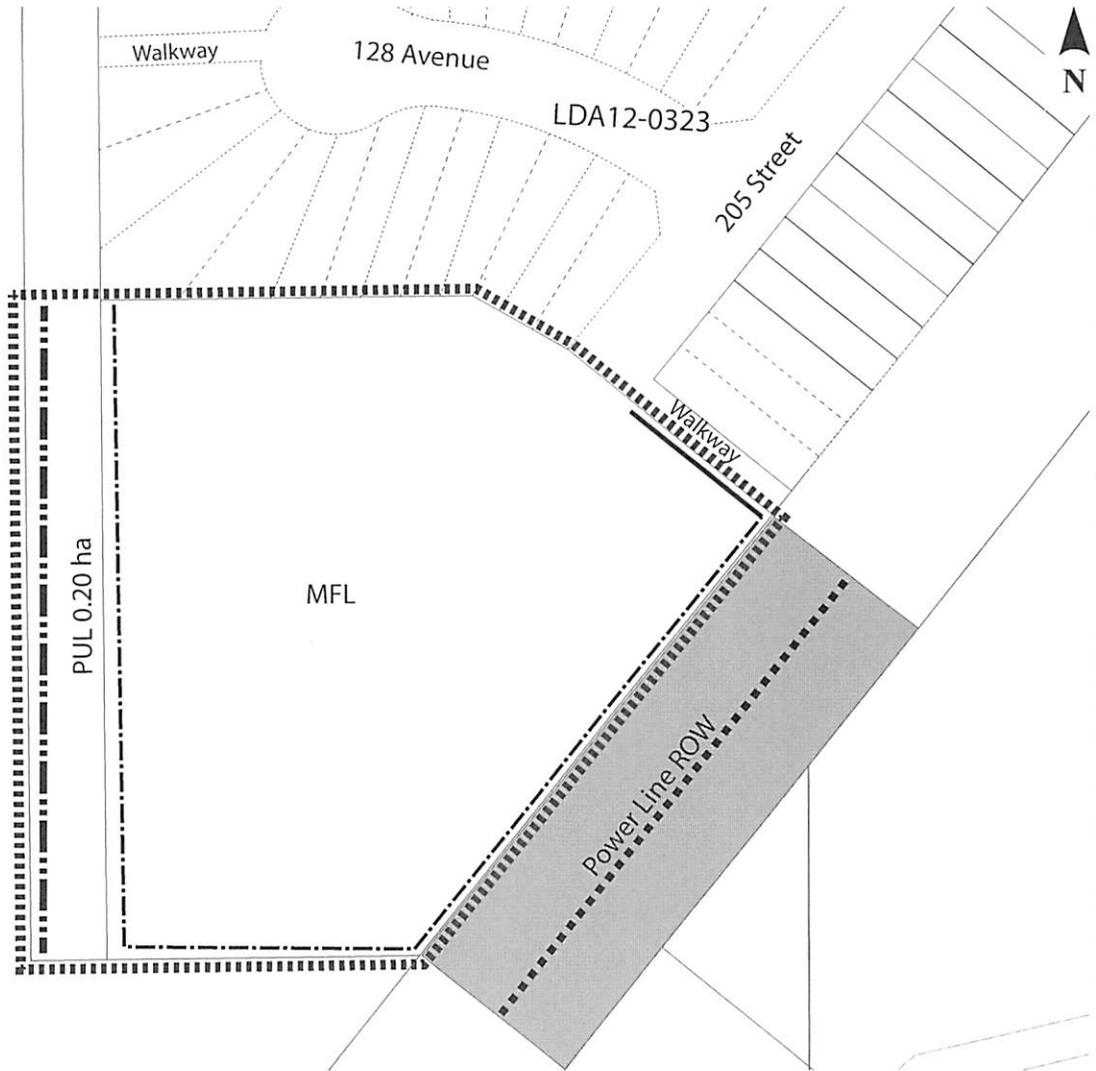
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 29, 2015

LDA14-0438

- Limit of proposed subdivision
 - 3.0 m hard surface shared use path
 - 2.0 m hard surface shared use path
 - 1.2 m uniform fence
 - 1.8 m uniform screen fence as per zoning bylaw
- Include in Engineering drawings





Subdivision Authority

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

January 29, 2015

File NO. LDA14-0391

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 45 single detached residential lots and 13 row housing lots, from the SE 7-52-25-W4M, located north of 35 Avenue NW and west of 199 Street NW;
EDGEMONT

I The Subdivision by Plan is APPROVED on January 29, 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 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;
3. that the approved subdivision LDA14-0245 be registered prior to or concurrent with this application;
4. that the subdivision boundary be amended to include dedication of Edgemont Way NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for Edgemont Way NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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
7. 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 engineering drawings include the construction of Edgemont Way NW to an urban collector standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
8. that the engineering drawings include the realignment of the temporary roadway connection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
9. that the engineering drawings include a 3 m hard surface shared use path within the SWMF, as per City of Edmonton of Edmonton Design and Construction Standards, 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 Public Utility lost, 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 Reserves for the SE 7-52-25-W4M was provided with subdivision file LDA14-0245 and the existing Deferred Reserve Caveat on title will carry to the parent title.

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 Vivian Gamache at 780-944-0122 or vivian.gamache@edmonton.ca.

Yours truly,



FOR Scott Mackie
Subdivision Authority

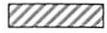
SM/vg/Posse # 159686001-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 29, 2015

LDA14-0391

	Limit of proposed subdivision		1.8 m uniform screen fence as per Zoning Bylaw		Dedicate as right-of-way
	Amend subdivision boundary		1.2 m uniform fence		3 m hard surface shared use pathway
	Realign temporary roadway connection		Restrictive Covenant re: freeboard		Construct collector roadway
	Register easement		Include in engineering drawings		1.8 m uniform fence

