

Thursday, February 04, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 05

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

**MOVED** Blair McDowell  
That the Subdivision Authority Agenda for the February 04, 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 28, 2016 meeting be adopted.

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

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA15-0468  
180420250-001  
Tentative plan of subdivision to create four (4) industrial lots and one (1) Municipal Reserve lot from Lot A, Block 1, Plan 152 4367 located north of 58 Avenue NW and east of 17 Street NW; **MAPLE RIDGE INDUSTRIAL**

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

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

2. LDA15-0589  
183655926-001  
Tentative plan of subdivision to create one (1) additional industrial lot from Lot 6, Block 2, Plan 812 0859, located north of 17 Avenue NW and east of Karl Clark Road NW; **EDMONTON RESEARCH AND DEVELOPMENT PARK**

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

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

3.	LDA14-0579 165843558-001	Tentative plan of subdivision to create 73 single detached residential lots from Lot 1, Block 1, Plan 022 0944, SW1-54-24-4W4M, SE1-54-24-4W4M, located north of 167 Avenue NW and east of 50 Street NW; CY BECKER	
<b>MOVED</b>		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA15-0241 171821224-001	Tentative plan of subdivision to create 59 single detached residential lots, 38 semi-detached residential lots, and one (1) future Municipal Reserve lot, from the NW 20-53-25 W4M and Lots B and C, Plan 1456 RS, located south of 137 Avenue NW and east of 199 Street NW; <b>STARLING</b>	
<b>MOVED</b>		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:00 a.m.		



February 4, 2016

File NO. LDA15-0468

IBI Group Inc.  
300, 10830 Jasper Avenue  
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create four (4) industrial lots and one (1) Municipal Reserve lot from Lot A, Block 1, Plan 152 4367 located north of 58 Avenue NW and east of 17 Street NW;  
**MAPLE RIDGE INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on February 4, 2016 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 1.45 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of MR, in the amount of \$592,800.00 representing 1.2 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, MR and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that Stage 1 of the approved subdivision LDA14-0110 be registered prior to or concurrent with this application for the logical extension of roadway connections, water infrastructure, stormwater management facilities and necessary underground utilities;
7. that Bylaw 17566 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
8. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto and flanking the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and

9. 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 (3) 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 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 Reserve lot, road rights of way, 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.

Subsequent to MR dedication and money in place of MR, the existing Deferred Reserve Caveat for Lot A, Block 1, Plan 152 4367 will be discharged in full.

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 Madeleine Baldwin at 780-496-5672 or [madeleine.baldwin@edmonton.ca](mailto:madeleine.baldwin@edmonton.ca)

Yours truly,



Blair McDowell  
Subdivision Authority

BM/mb/Posse #180420250-001

Enclosure(s)

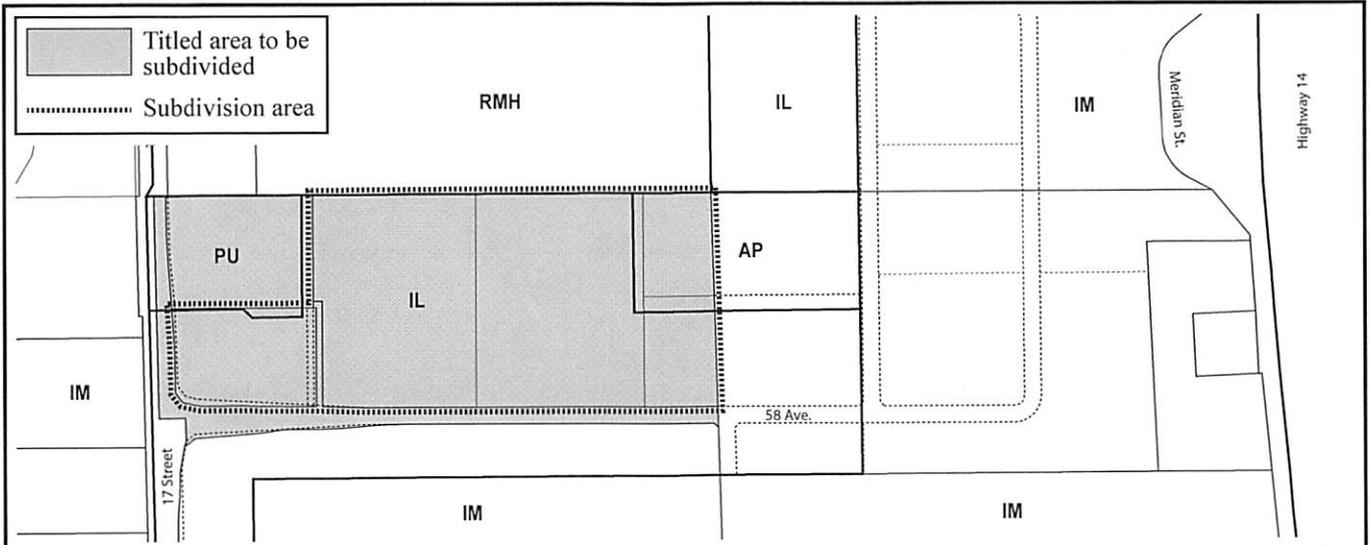
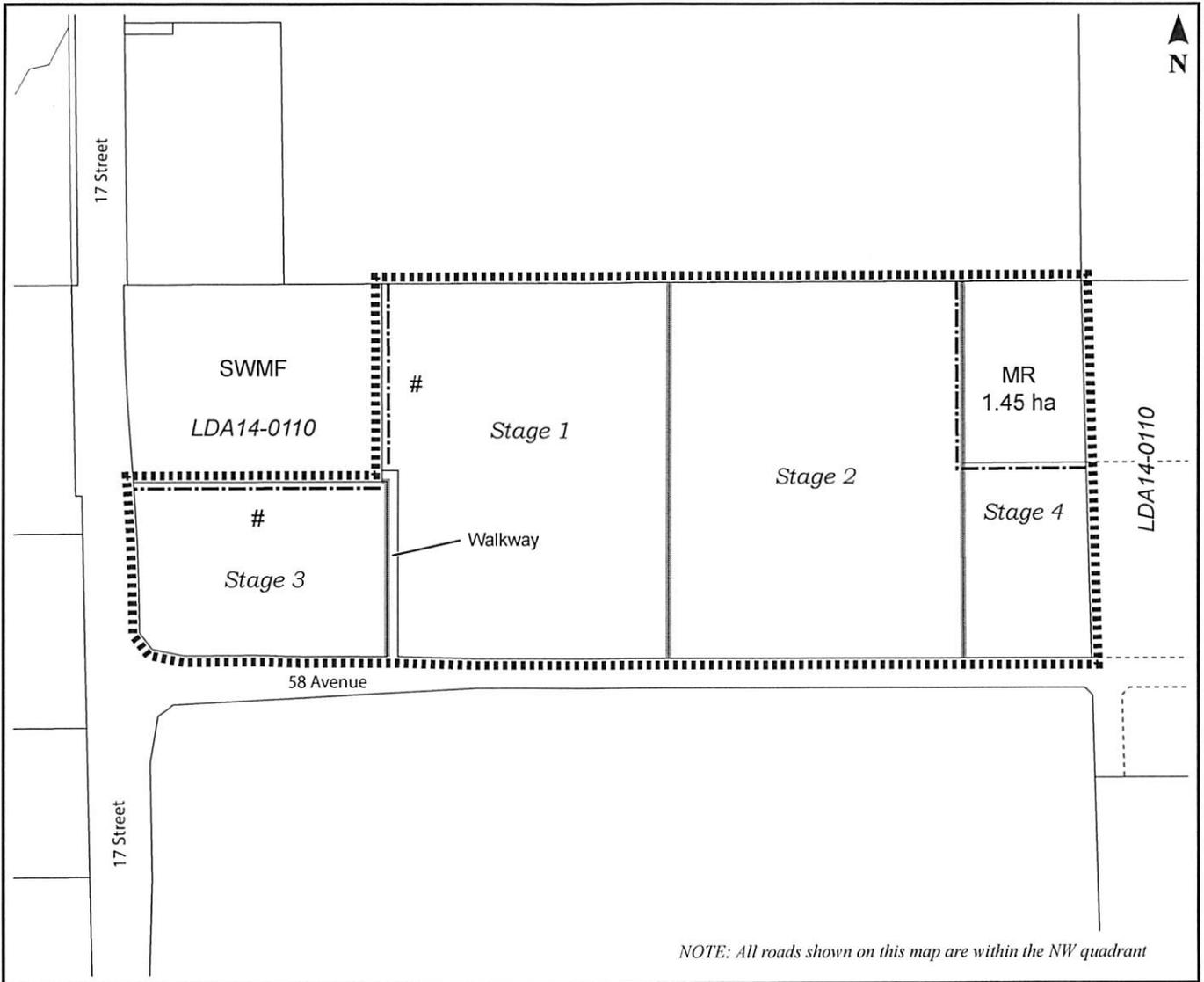
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 4, 2016

LDA15-0468

▬▬▬▬▬▬▬ Limit of proposed subdivision  
- - - - - 1.2 m uniform fence

# Restrictive covenant re: Freeboard





Subdivision Authority

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

February 4, 2016

File NO. LDA15-0589

Planning and Engineering  
Civic Property Services  
9803-102A Avenue  
Edmonton, AB T5J 3A3

ATTENTION: Jennifer Van Popta

Dear Ms. Van Popta:

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 6, Block 2, Plan 812 0859, located north of 17 Avenue NW and east of Karl Clark Road NW; **EDMONTON RESEARCH AND DEVELOPMENT PARK**

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**I The Subdivision by Plan is APPROVED on February 4, 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, for the payment of Permanent Area Contributions and other applicable drainage assessments (contact Raghda Abdelmonem at 780 442-7042);
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 survey.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve for Lot 6, Block 2, Plan 8120859 was addressed by money in place through SUB/80-X 046-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 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 Conway at 780-496-5809 or [sean.conway@edmonton.ca](mailto:sean.conway@edmonton.ca).

Yours truly,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a faint, larger signature.

Blair McDowell  
Subdivision Authority

BM/sc/Posse #183655926-001

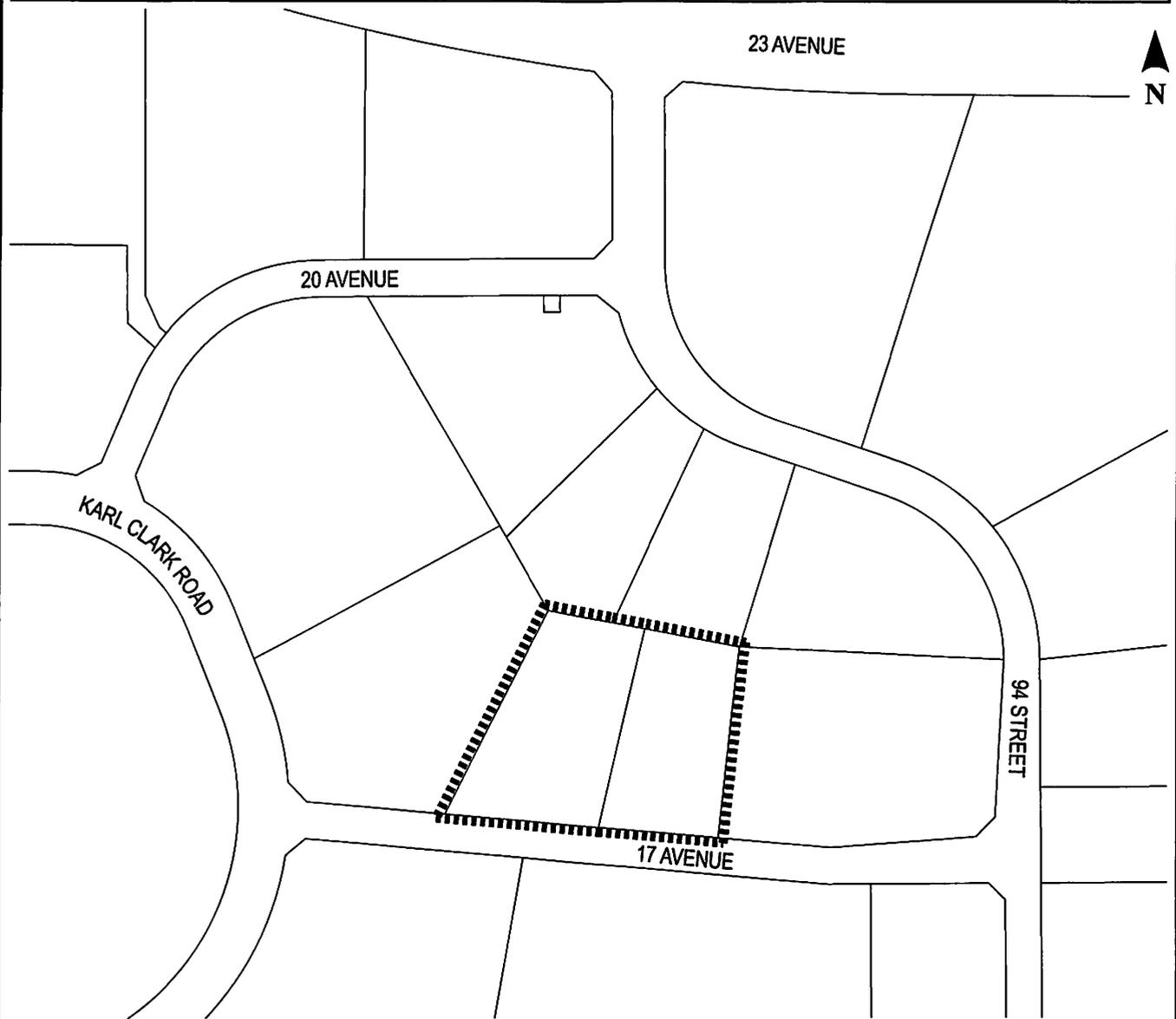
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

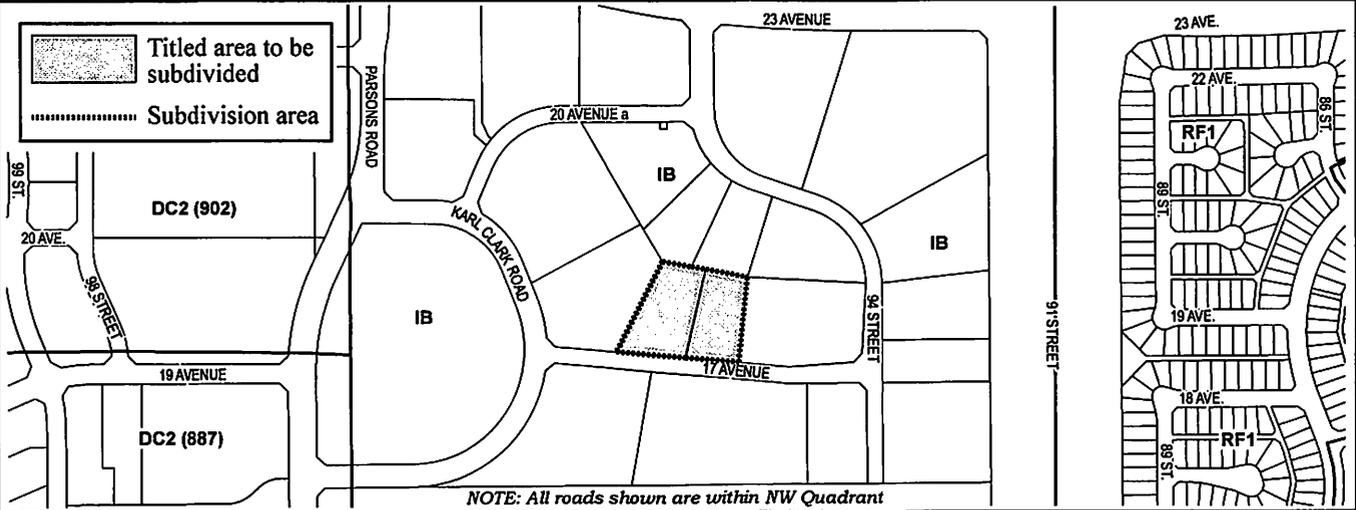
February 4, 2016

LDA15-0589

----- Limit of proposed subdivision



 Titled area to be subdivided  
 Subdivision area





February 4, 2016

File NO. LDA14-0579

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 73 single detached residential lots from Lot 1, Block 1, Plan 022 0944, SW1-54-24-4W4M, SE1-54-24-4W4M, located north of 167 Avenue NW and east of 50 Street NW; **CY BECKER**

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**I The Subdivision by Plan is APPROVED on February 4, 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 owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 17182 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; 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 engineer drawings include a 300 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 engineering drawings include a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Services);
9. that the engineering drawings include a temporary 4 m gravel surface roadway connection to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. This roadway connection will be required prior to CCC for roads (or when required by Transportation Services);
10. that the owner construct 1.5 m concrete sidewalks with lighting, and bollards, within the walkway, 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 the road rights of way, 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 Reserves (MR) for from Lot 1, Block 1, Plan 0220944 was addressed by Deferred Reserve Caveat (DRC) through LDA11-0438. The DRC was reduced through LDA12-0317 by 5.0 ha for the dedication of the Urban Village Park.

MR for SW-1-54-24-4-W4M will be addressed by cash in lieu and dedication through LDA14-0473.

MR for SE-1-54-24-4-W4M was addressed by dedication through LDA12-0317.

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 a large initial "B" and "M".

Blair McDowell  
Subdivision Authority

BM/lc/Posse #165843558-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 4, 2016

LDA14-0579

Limit of proposed subdivision

1.8 m uniform screen fence as per Zoning Bylaw

1.8 m uniform screen fence

1.2 m uniform fence

1.5 m concrete sidewalk

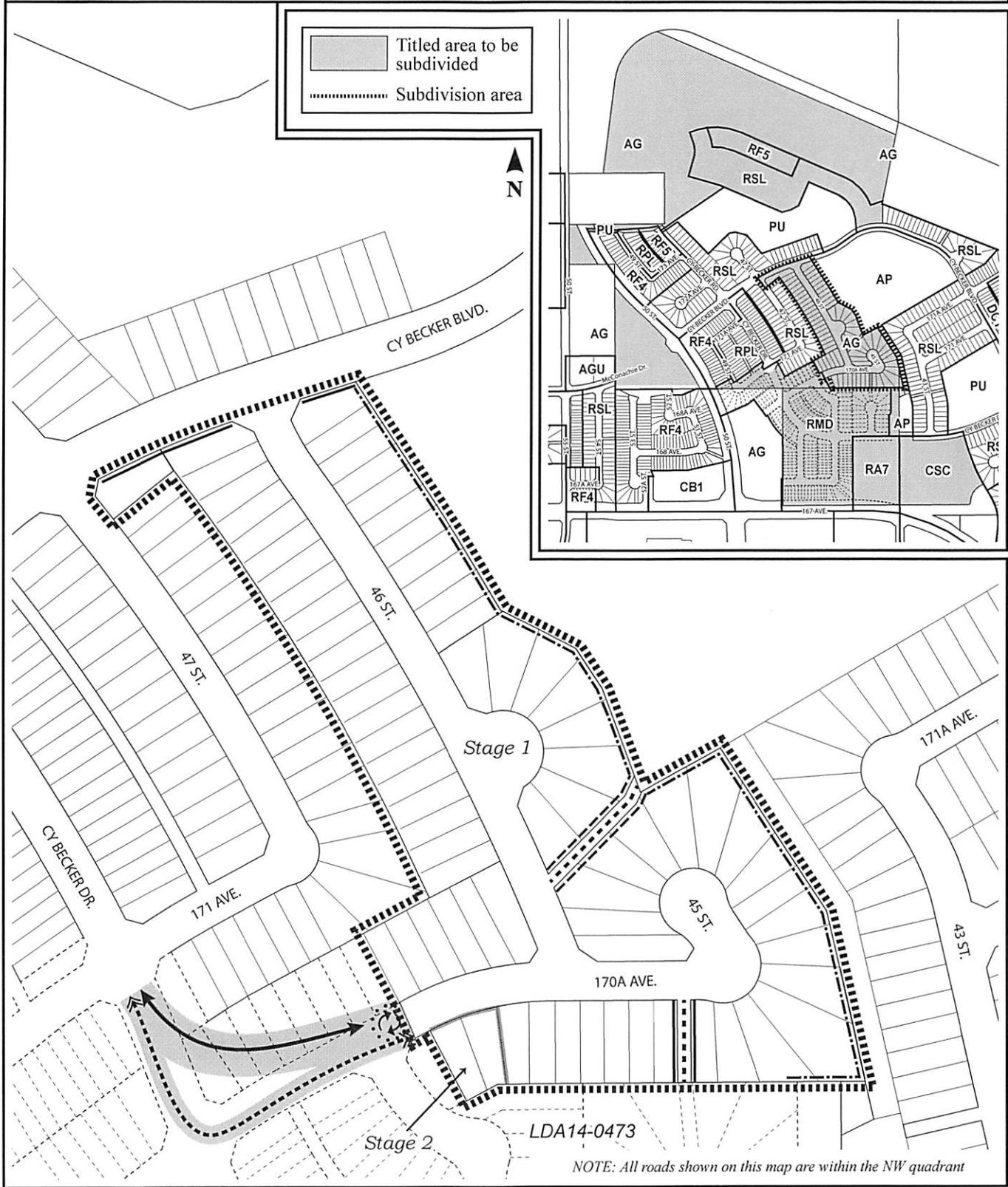
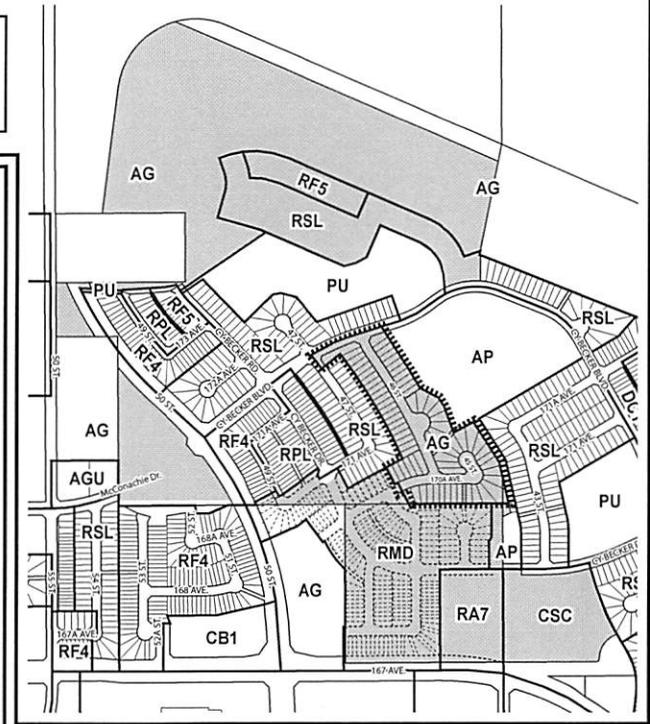
Temporary 4 m emergency access

Temporary 12 m radius turnaround

Water main connection

Include in engineering drawings

Titled area to be subdivided  
Subdivision area



LDA14-0473

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



Subdivision Authority

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

February 4, 2016

File NO. LDA15-0241

MMM Group Ltd.  
200, 10576 – 113 Street NW  
Edmonton, AB T5H 3H5

ATTENTION: Tarah Coutts

Dear Ms. Coutts:

RE: Tentative plan of subdivision to create 59 single detached residential lots, 38 semi-detached residential lots, and one (1) future Municipal Reserve lot, from the NW 20-53-25 W4M and Lots B and C, Plan 1456 RS, located south of 137 Avenue NW and east of 199 Street NW;  
**STARLING**

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**I The Subdivision by Plan is APPROVED on February 4, 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 Bylaw 17526 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Hoggan Engineering and Testing (1980) Ltd. slope stability report (File No. 625-13), and the supplemental geotechnical correspondence, dated May 11, 2012, 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 develops and implements a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include a 3 m hard surface shared use path with “Shared Use” signage, bollards, and landscaping within the top-of-bank setback area and the AltaLink parcel, as shown on the “Conditions of Approval” map, Enclosure I, to the satisfaction of Transportation Services;
9. that the engineering drawings include a temporary 3 m hard surface shared use path connection within the 137 Avenue right-of-way, generally as shown on the “Conditions of Approval” map, Enclosure I, to the satisfaction of Transportation Services;
10. that the owner design and construct the required upgrades of the Big Lake Neighbourhood 1 sanitary pump station and additional forcemain from the Big Lake Neighbourhood 1 sanitary pump station to the downstream W14 sanitary trunk, to the satisfaction of Financial Services and Utilities;
11. 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;
12. 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
13. that the owner is responsible for the design, landscaping and construction within the Municipal Reserve lot, road rights-of-way, and walkways to the satisfaction 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 NW 20-53-25-W4M was addressed by Deferred Reserve Caveat through LDA10-0036. Municipal Reserve for Lot B and C, Plan 1456 RS was addressed through land dedication.

Municipal Reserve proposed under this application will be purchased by the City of Edmonton.

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 James Haney at 780-944-0125 or james.haney@edmonton.ca.

Yours truly,



Blair McDowell  
Subdivision Authority

BM/jh/Posse #171821224-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 4, 2016

LDA15-0241

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.8 m uniform screen fence
- · - · - · 1.2 m uniform fence
- - - - - 1.5 m concrete sidewalk
- ▬▬▬▬▬▬▬ 3m temporary hard surface shared use path
- ▬▬▬▬▬▬▬ 3 m hard surface shared use path
- \* Restrictive covenant re: Top-of-Bank
- ▭ Include in engineering drawings

