

Thursday, February 18, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 07

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 18, 2016 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the February 11, 2016 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0018 148242744-001	Tentative plan of subdivision to create 44 single detached residential lots, one (1) Environmental Reserve lot and one (1) Municipal Reserve lot, from Lot 1, Block 3, Plan 112 5402; Lot 1, Block 2 Plan 112 5401; Lot 52, Block RW, Plan 1225 KS and SE 6-52-25 W4M located north of 23 Avenue and west of 199 Street; EDGEMONT
5.	OTHER BUSINESS	



Subdivision Authority

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

February 18, 2016

File NO. LDA14-0018

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

ATTENTION: Matthew Gratton

Dear Mr. Gratton:

RE: Tentative plan of subdivision to create 44 single detached residential lots, one (1) Environmental Reserve lot and one (1) Municipal Reserve lot, from Lot 1, Block 3, Plan 112 5402; Lot 1, Block 2 Plan 112 5401; Lot 52, Block RW, Plan 1225 KS and SE 6-52-25 W4M located north of 23 Avenue and west of 199 Street; **EDGEMONT**

I The Subdivision by Plan is APPROVED on February 18, 2016, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 12.61 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.47 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 subdivision boundary be amended to include the dedication of Esaiw Place to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register easements for the emergency access, and the 200 mm and 250 mm watermain connections as shown on the "Conditions of Approval" maps, Enclosures I and II. The City shall be a party to the emergency access easement;
7. that the owner register an easement for public access on the 3 m shared use path as shown on the "Conditions of Approval" map, Enclosure I;

8. that the approved subdivision LDA12-0439 be registered prior to or concurrent with this application for the logical extension of roadway connections, water main connections and necessary underground utilities;
9. 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 & Testing (1980) Ltd., geotechnical report (File No. 6004-22), and the Hoggan Supplemental Letter dated February 7, 2011, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 submit red-line revisions to amend the Edgemont Stage 9 engineering drawings to include "no parking" restrictions to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include 200 mm and 250 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" maps, Enclosures I and II;
9. that that the engineering drawings include a 3 m hard surface shared use path with "Shared Use" signage, bollards and landscaping, within the AltaLink lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a 3 m wide hard surface emergency access/walkway with widening at the corners as determined by the Swept Path Analysis and T-bollards within the AltaLink lands, to the satisfaction of Transportation Services and Fire Rescue Services, as shown on Enclosures I;

11. that the engineering drawings include a zebra marked crosswalk with curb ramps and pedestrian signage 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 bollards, within the MR lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I;
13. that the owner construct a 3 m concrete emergency access within the walkway, with lighting, and T-bollards to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path with “Shared Use” signage, and bollards, within the ER top-of-bank area, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner place “no parking” signage on the local roadways for emergency vehicle access to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. The details relative to this “no parking” restriction will be reviewed at the engineering drawing stage by the Transportation Planning Branch and efforts should be made for the alignment of driveways to promote the restriction;
16. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the sanitary pump station, forcemain and offsite sanitary trunk sewer are completed and operational to the satisfaction of Financial Services and Utilities;
17. 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
18. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, and walkways 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.

MR for Lot 1, Block 2, Plan 112 5401 in the amount of 0.47 ha is being provided by dedication with this subdivision.

Subsequent to MR dedication the existing DRC for Lot 1, Block 2, Plan 112 5401 will be discharged in full.

Subsequent to ER dedication the existing DRC for Lot 1, Block 3, Plan 112 5402 will be reduced accordingly. The over-dedication of MR, resulting in a negative MR balance for Plan 112 5401, Block 2, Lot 1, will be accounted for in the DRC created for Lot 1, Block 3, Plan 112 5402.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/kg/Posse #148242744-001

Enclosure(s)

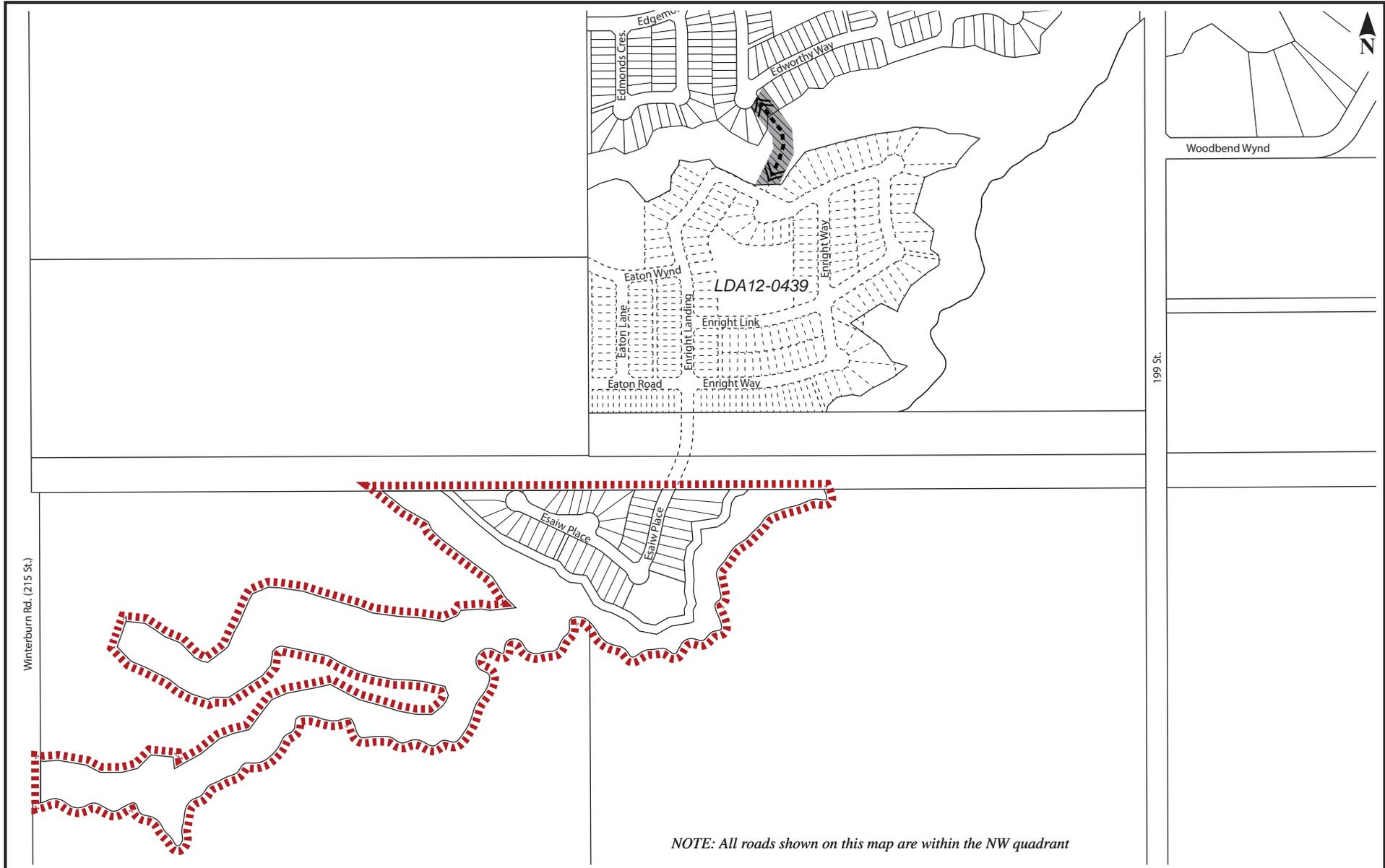
SUBDIVISION CONDITIONS OF APPROVAL

February 18, 2016

LDA14-0018

Limit of proposed subdivision
250 mm Water main connection

Register easement
Include in engineering drawings

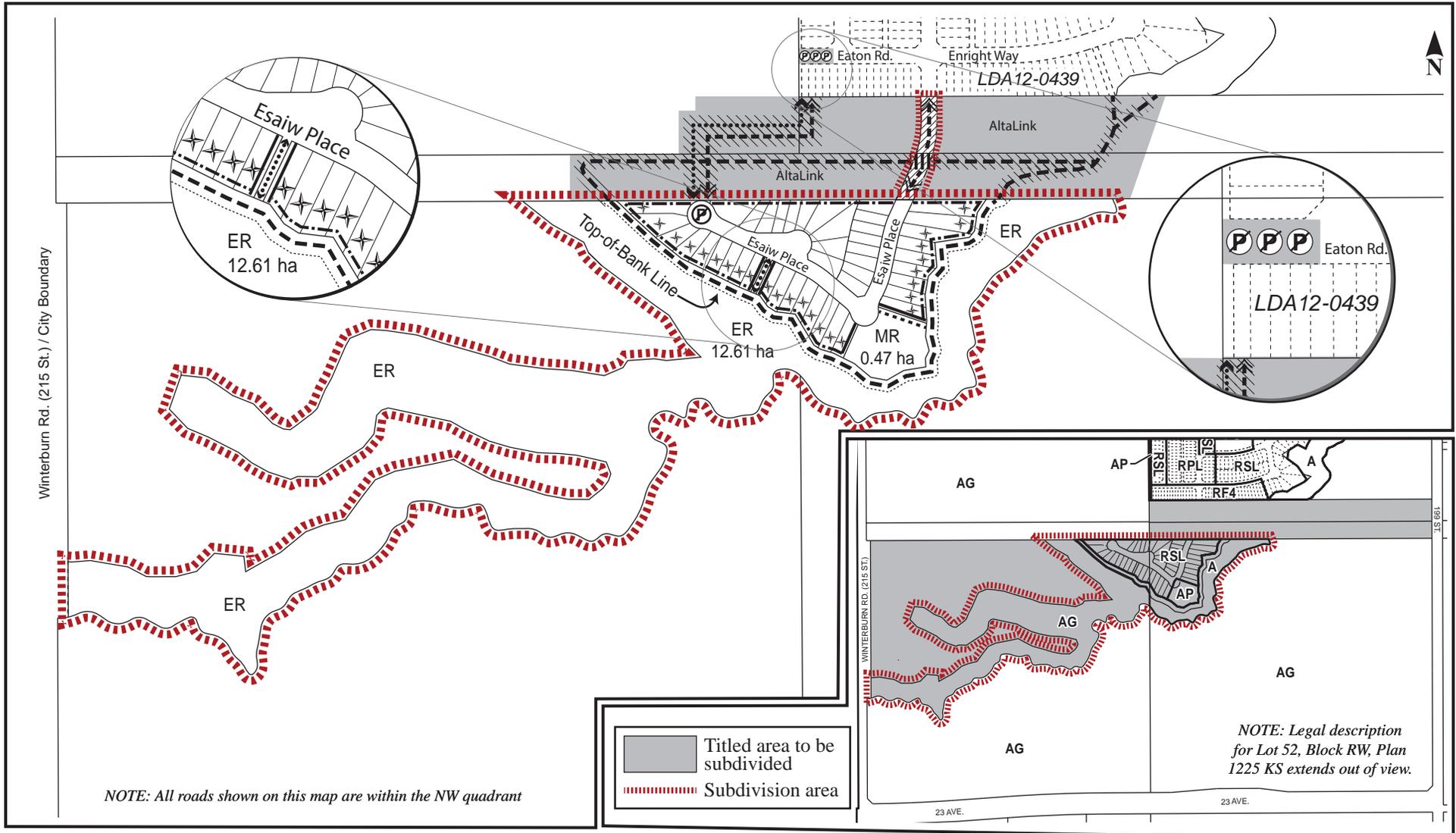


SUBDIVISION CONDITIONS OF APPROVAL

February 18, 2016

LDA14-0018

- 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
- 3 m emergency access
- Register easement
- Dedicate as road right-of-way
- Restrictive covenant re: Top-of-Bank
- 200 mm Water main connection
- Zebra marked crosswalk
- No parking signs
- Include in engineering drawings
- Amend subdivision boundary



Thursday, February 11, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 06

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the February 11, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

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

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0036
166839754-001 Tentative plan of subdivision to create 10 single detached residential lots from Block Y, Plan 7733 AM, and from a closed portion of roadway, located north of 151 Avenue NW and east of Kirkness Road NW; **KIRKNESS**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA14-0180
152946944-001 Tentative plan of subdivision to create six (6) commercial lots, from Lot 2, Plan 2416 HW; Lot 3B, Plan 1437 TR; Lot 7, Plan 9920051; Lots 24, 25, 32 and 33, Block 39, Plan 3900 R; and Lot OT, Plan 3900 R located south of 71 Avenue NW and west of Gateway Boulevard; **STRATHCONA JUNCTION**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA15-0026 166605744-001	Tentative plan of subdivision to create 121 single detached residential lots, 25 row housing lots, and 1 (one) Municipal Reserve lot, from the East NW 32-51-23-W4M and West NW 32-51-23-W4M located south of 23 Avenue NW and east of 17 Street NW; ASTER	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA15-0340 176128928-001	Tentative plan of subdivision to create 46 semi-detached residential lots, from Lot 1, Block 1, Plan 112 3855, located north of 174 Avenue NW and east Schonsee Drive NW; CRYSTALLINA NERA WEST	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.		