

Thursday, February 19, 2015  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 08

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the February 19, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the February 12, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA13-0510  
144900121-001 Tentative plan of subdivision to create 281 single detached residential lots, two (2) Municipal Reserve lots, one (1) Public Utility lot, and one (1) future Municipal Reserve lot from the SW and SE 10-54-24-W4M, located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST & CRYSTALLINA NERA WEST**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA13-0517  
146028060-001 Tentative plan of subdivision to create 15 single detached residential lots, 72 row housing lots and one (1) commercial lot from the SE-23-51-24-W4M located south of 20 Avenue SW and west of 50 Street SW; **WALKER**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA14-0445 161436357-001	Tentative plan of subdivision to create 44 semi-detached residential lots and 38 row housing lots, from the SE-23-51-24-W4M located south of 20 Avenue SW and west of 50 Street SW; <b>WALKER</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURMENT</b>  The meeting adjourned at 9:50 a.m.		



Subdivision Authority

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

February 19, 2015

File NO. LDA13-0510

Select Engineering Consultants Ltd.  
Suite 201, 17220 Stony Plain Road  
Edmonton, AB T5S 1K6

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 281 single detached residential lots, two (2) Municipal Reserve lots, one (1) Public Utility lot, and one (1) future Municipal Reserve lot from the SW and SE 10-54-24-W4M, located south of Anthony Henday Drive and west of 66 Street NW;  
**CRYSTALLINA NERA EAST & CRYSTALLINA NERA WEST**

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**I The Subdivision by Plan is APPROVED on February 19, 2015, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 3.291 ha parcel and a 0.12 ha parcel pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
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;
4. that the owner register easements for the construction of the collector roadway, the 450 mm offsite water main, and the 6 m temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosures I & II;
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, Municipal Reserve and the logical extension of 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;

7. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Anthony Henday Drive, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 (2) 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 450 mm water main connection, with Stage 1 of the plan of subdivision, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include the construction of the collector roadway to an urban collector standard, and turn bays, with Stage 1 of the plan of subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include the construction of a 2.5 m hard surface shared use path, with Stage 1 of the plan of subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the engineering drawings include full site servicing for the 3.291 ha Municipal Reserve lot and future Municipal Reserve lot including, among other things, 3 phase power, storm, sanitary, water and gas services, to the satisfaction of Sustainable Development, Financial Services and Utilities, and EPCOR Water Services Inc.;
11. that the engineering drawings include a 3 m granular shared use path within the Transportation Utility Corridor (TUC), as shown on the "Conditions of Approval" map, Enclosure II;

12. that the engineering drawings include a temporary 6 m gravel roadway connection with Stage 1 of the plan of subdivision, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. The roadway will be required prior to CCC for roads (or when required by Transportation Services);
13. that the owner construct a temporary 6 m gravel roadway connection with Stage 1 of the plan of subdivision, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. The roadway will be required prior to CCC for roads (or when required by Transportation Services);
14. that the owner design and construct the ultimate or suitable stages of the SWMF, including the outlet control structure and pipe required to service the proposed development area, to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner pay for the installation of traffic signals, as shown on the “Conditions of Approval” map, Enclosure II. The City of Edmonton shall complete the signal design, and the City’s Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
16. that the owner construct a 3 m hard surface shared use path within the Municipal Reserve lot, future Municipal Reserve lot, walkway, and SWMF, as per City of Edmonton Design and Construction Standards, including bollards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
17. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
18. that the owner construct a 1.5 m concrete sidewalk within the walkway, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
19. that the owner construct a 3 m concrete sidewalk within the walkway, with lighting and bollards to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
20. that a Noise Study be provided to confirm the noise attenuation required adjacent to the Transportation Utility Corridor, in accordance with the City of Edmonton’s Urban Traffic Noise Policy C506A and to the satisfaction of Transportation Services, and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At a minimum, the owner must construct a 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton’s Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing on the Transportation Utility Corridor, to the satisfaction of Transportation Services as shown on the “Conditions of Approval” map, Enclosure I;

21. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lots and future Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
22. that the owner is responsible for the landscape design and construction within the Public Utility lot, road islands, boulevards, medians, walkways, Municipal Reserve lots, and future Municipal Reserve lot, 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.

The 3.411 ha Deferred Reserve Caveat #132 240 197 registered against SE and SW 10-54-24-W4M will be discharged and provided as 3.291 ha and 0.12 ha Municipal Reserve parcels with this subdivision. The remaining 0.329 ha parcel will be purchased by the City of Edmonton and dedicated as Municipal Reserve in the future.

Ministerial Consent is required for the shared use path and for the portion of berm located within the Transportation Utility Corridor and the application for Ministerial Consent is made by the owner.

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 Michelle Neilson at 780-496-6087 or [michelle.neilson@edmonton.ca](mailto:michelle.neilson@edmonton.ca).

Yours truly,



FCP  
Scott Mackie  
Subdivision Authority

SM/mn/Posse# 144900121-001

Enclosure(s)







Subdivision Authority

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

February 19, 2015

File NO. LDA13-0517

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

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 15 single detached residential lots, 72 row housing lots and one (1) commercial lot from the SE-23-51-24-W4M located south of 20 Avenue SW and west of 50 Street SW; **WALKER**

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**I The Subdivision by Plan is APPROVED on February 19, 2015, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 2.43 ha by a Deferred Reserve Caveat to the remainder of the SE-23-51-24-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
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;
4. 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;
5. that the owner register easements for the construction of 50 Street SW as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lot flanking onto 50 Street SW, to protect the integrity of the berm, 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 (2) 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 the additional two (2) lanes of 50 Street SW to an arterial roadway standard with channelization, accesses, intersections, shared use path, sidewalk, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include a 450 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner pay for the installation of a traffic signal, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the direction of Transportation Services. If a traffic signal is not deemed warranted by Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of the traffic signal at that time to fulfill this obligation;
10. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, adjacent to 50 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct bollards and 1.8 m noise attenuation fence, as per the City of Edmonton Roadway Design Standards Drawing #5205, within the alley abutting 50 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The owner must pay a fee to Transportation Operations to cover future maintenance costs for the portion of the fence constructed on public land;

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 landscape design and construction within road islands, boulevards, and medians to the satisfaction of City Departments and affected utility agencies.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

A Deferred Reserve Caveat will be registered with this subdivision against the south half of the SE-23-51-24-W4M.

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

Yours truly,



Scott Mackie  
Subdivision Authority

FDR

SM/mb/Posse #146028060-001

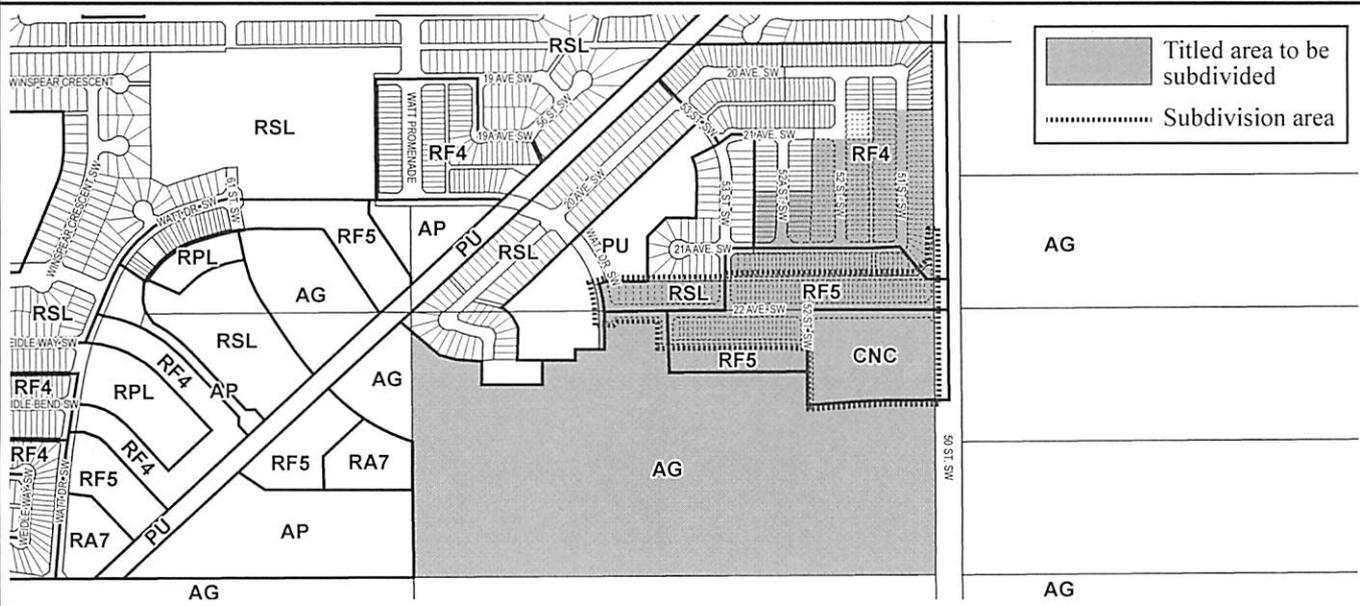
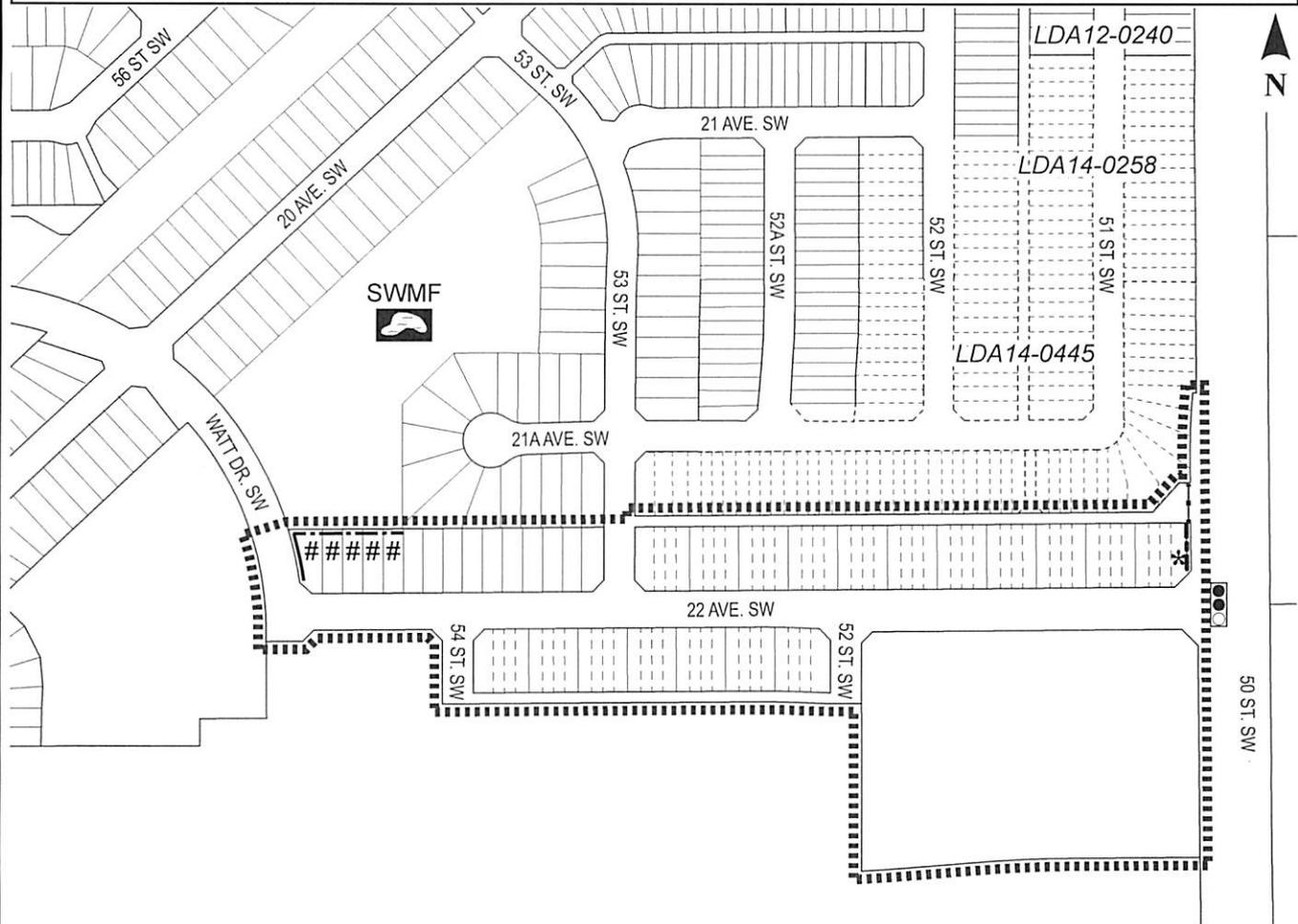
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 19, 2015

LDA13-0517

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- ▬▬▬▬▬ Berm and noise attenuation fence
- · - · - · - Noise attenuation fence
- \* Restrictive covenant re: noise attenuation berm
- # Restrictive covenant re: freeboard
- Traffic signal

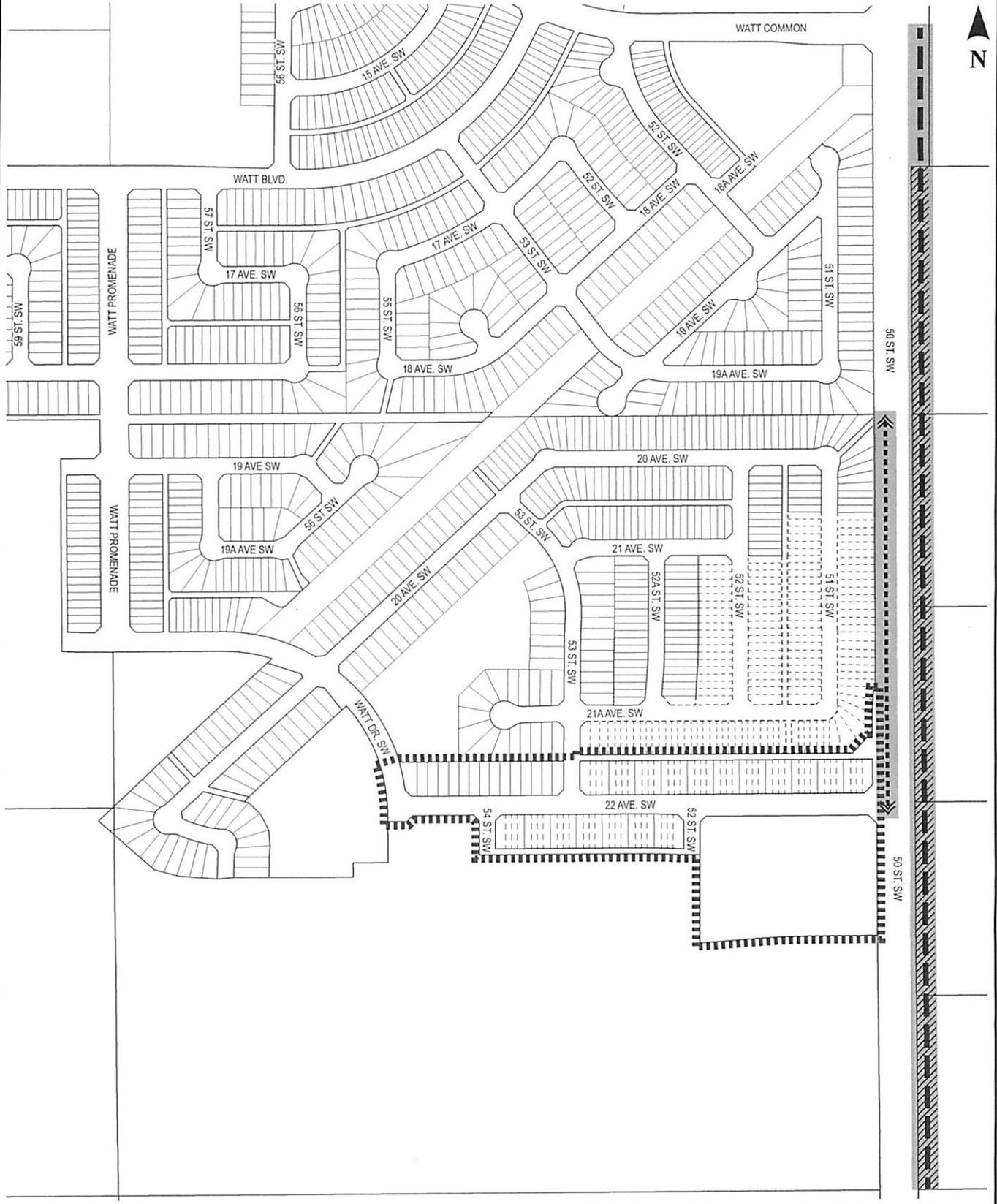


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 19, 2015

LDA13-0517

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▨▨▨▨▨▨▨ Register easement
- ↔---↔ Water main connection
- ▬▬▬▬▬▬▬ Construct additional two lanes to an arterial roadway standard
- ▭ Include in engineering drawings





February 19, 2015

File NO. LDA14-0445

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

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 44 semi-detached residential lots and 38 row housing lots, from the SE-23-51-24-W4M located south of 20 Avenue SW and west of 50 Street SW;  
**WALKER**

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**I The Subdivision by Plan is APPROVED on February 19, 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 subdivisions LDA14-0258 and LDA13-0517 be registered prior to or concurrent with this application for essential water main feeds and the logical extensions of roadway connections;
4. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 50 Street SW, to protect the integrity of the berm, 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 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 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto 50 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within 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 will be addressed through LDA13-0517 and the registration of a Deferred Reserve Caveat on the south half of the SE-23-51-24-W4M.

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

Yours truly,



*For* Scott Mackie  
Subdivision Authority

SM/mb/Posse #161436357-001

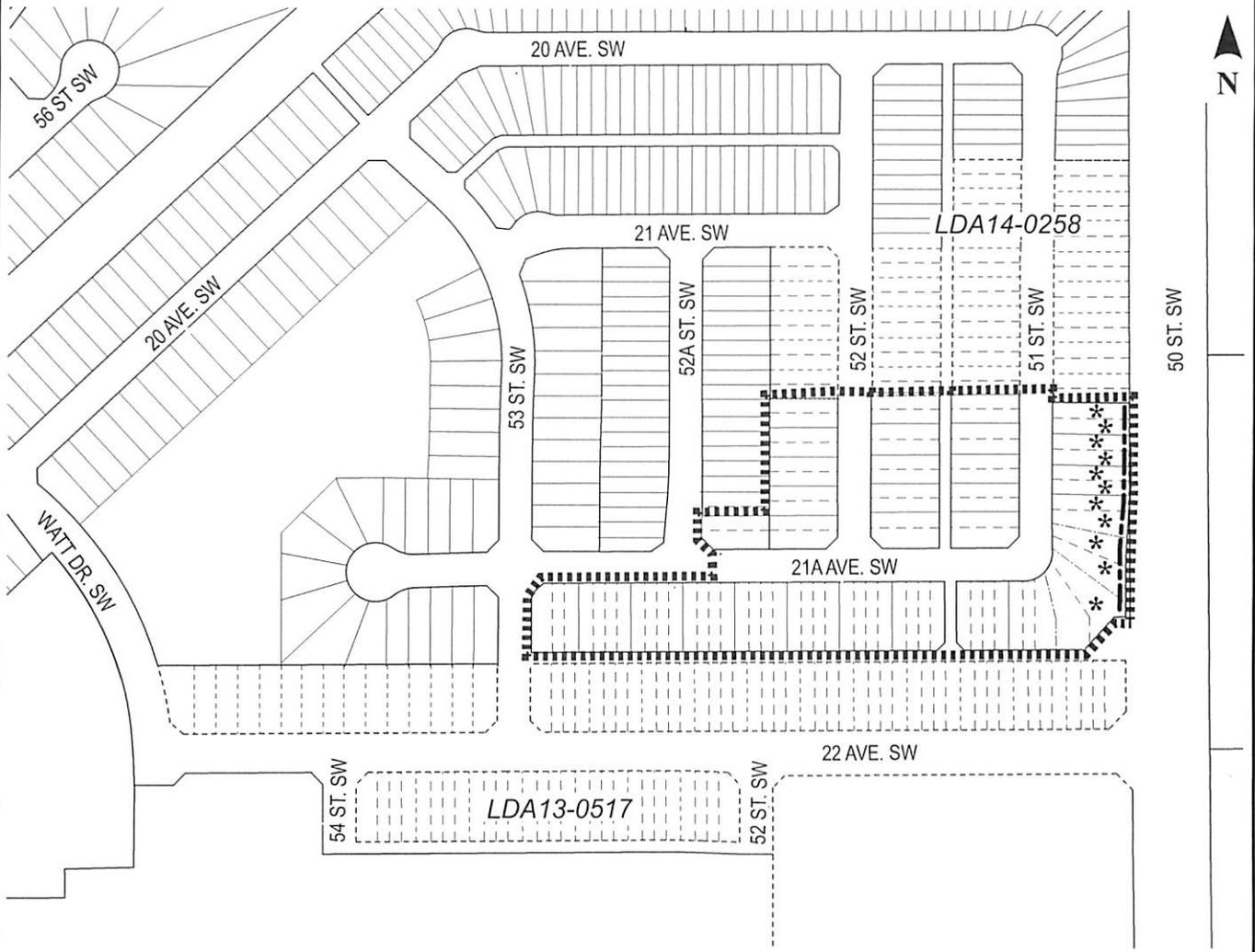
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 19, 2015

LDA14-0445

- Limit of proposed subdivision
- Berm and noise attenuation fence
- \* Restrictive Covenant re: noise attenuation berm



- Titled area to be subdivided
- Subdivision area

