

Thursday, March 20, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 12

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the March 20, 2014 meeting be adopted as amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the March 13, 2014 meeting adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA13-0401 143274317-001	Tentative plan of subdivision to create 195 single detached residential lots and 62 semi-detached residential lots from SW 18-51-24-4, Lot 2, Block 1, Plan 832 1482 and Lot 3, Block 1, Plan 022 6736, located north of 41 Avenue SW and east of 127 Street SW; ALLARD
MOVED	Blair McDowell That the application for subdivision be Approved as Amended	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA13-0489 145071932-001	Tentative plan of subdivision to create (4) single detached residential lots from Lot 1, Block 1, Plan 1124680 and a portion of closed 35 Avenue NW located south 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
3.	LDA13-0507 145771748-001	Tentative plan of subdivision to create 29 single detached residential lots, 26 semi-detached residential lots, and three (3) row housing lots from SW

		24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; PAISLEY
MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:05 a.m.	



Subdivision Authority

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

March 20, 2014

File No. LDA13-0401

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 195 single detached residential lots and 62 semi-detached residential lots from SW 18-51-24-4, Lot 2, Block 1, Plan 832 1482 and Lot 3, Block 1, Plan 022 6736, located north of 41 Avenue SW and east of 127 Street SW;
ALLARD

I The Subdivision by Plan is APPROVED on March 20, 2014 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., EPCOR Water Services Inc., and ATCO Gas Ltd., 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, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
4. that the approved subdivision within the Allard Neighbourhood (File No. LDA12-0378) be registered prior to or concurrent with this application;
5. that Bylaw 16747 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
6. that the owner prepare a berm and fence restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing onto 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm and fence;
7. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register the walkways as legal road rights-of-way, 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 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, and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs, and inspection costs occasioned by this subdivision;
2. that the owner pay all costs identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of Arterial Roadways in the catchment area;
5. 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;
6. 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;
7. that the engineering drawings include a temporary offset 17 m radius asphalt transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC for roads and asphalt prior to FAC (or at the discretion and direction of Transportation Services);
8. that the engineering drawings include a 9 m commercial crossing access, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 6 m wide gravel temporary roadway connection with Stage 1 prior to CCC for roads, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the submission of grading plans for portions of Allard Boulevard SW 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct 1.5 m concrete sidewalks with bollards and lighting within the walkways, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.5 m berm and a 1.83 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, to conform to the submitted Noise Study, within residential property lines for all lots backing onto 41 Avenue SW, to the

satisfaction of Transportation Services, 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 design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians and walkways, to the satisfaction of Transportation Services, Financial Services and Utilities and Sustainable Development.

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

Municipal Reserves were addressed through LDA12-0378.

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 AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Wesley Woo at 780-496-7370 or write to:

**Mr. Wesley Woo, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FCR Scott Mackie
Subdivision Authority

SM/ww/Posse 143274317-001

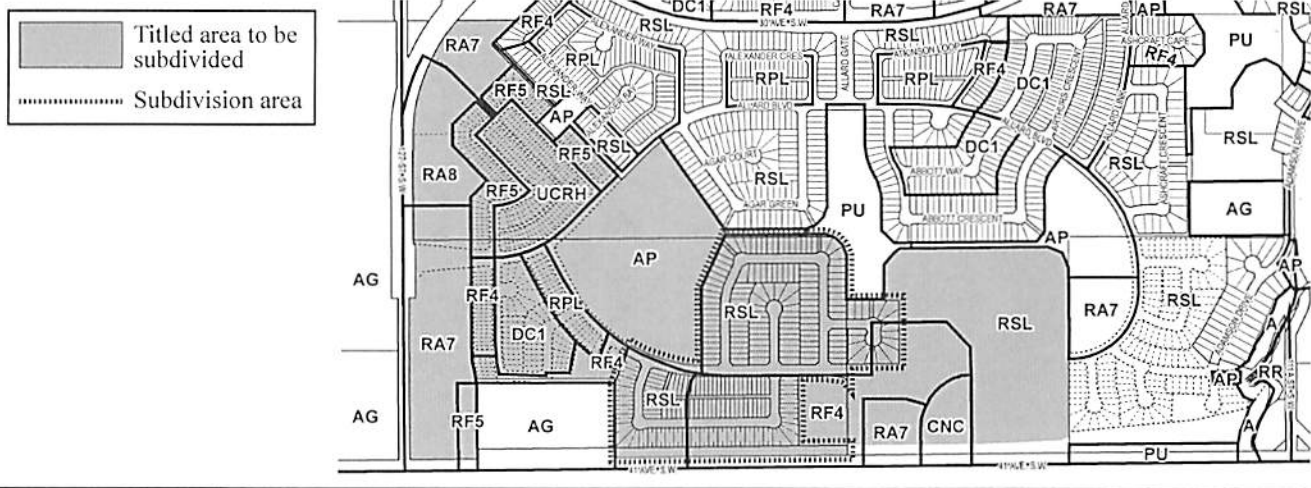
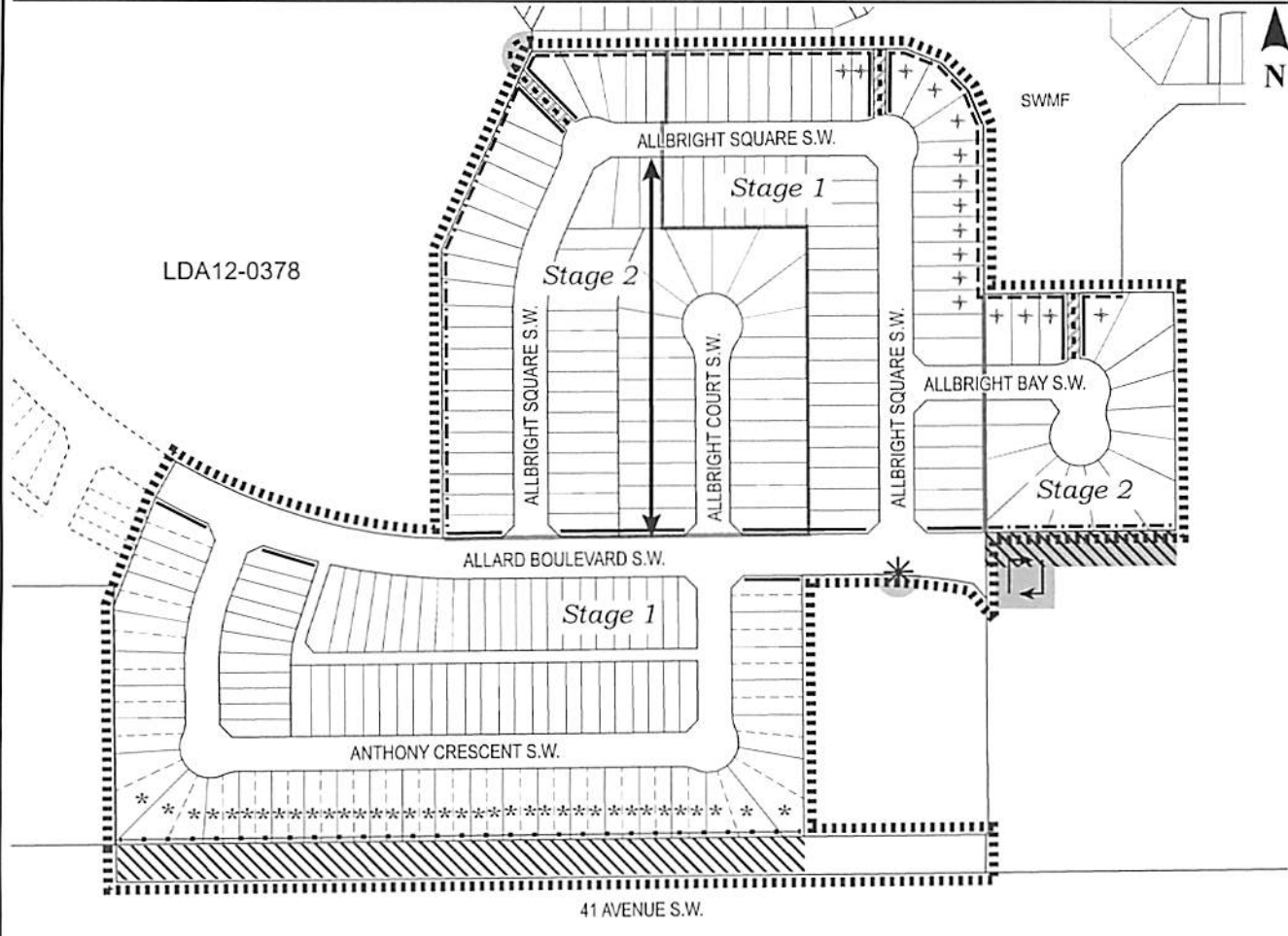
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 20, 2013

LDA 13-0401

- | | |
|--|---|
| <ul style="list-style-type: none"> ----- Limit of Proposed Subdivision ———— 1.8m Uniform Screen Fence as per Zoning Bylaw - - - - - 1.8m Uniform Fence ----- 1.2m Uniform Fence — · — · — 1.5m Berm and 1.83m Noise Attenuation Fence - - - - - 1.5m Concrete Sidewalk with Bollards and Lighting * Restrictive Covenant re: Berm and Fence + Restrictive Covenant re: Freeboard | <ul style="list-style-type: none"> * 9m Commercial Crossing ◻ 17m Radius Asphalt Surface Temporary Turnaround with Bollards or Mini-barriers ↔ 6m Gravel Temporary Roadway ▨ Submit Grading Plans ▨ Register as Road Right-of-Way ▨ Include in Engineering Drawings |
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Subdivision Authority

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

March 20, 2014

File No. LDA13-0489

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create (4) single detached residential lots from Lot 1, Block 1, Plan 1124680 and a portion of closed 35 Avenue NW located south of 35 Avenue NW and west of 199 Street NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on March 20, 2014, 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. 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., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that LDA13-0489 to close a portion of 35 Avenue NW shall be approved prior to the endorsement of this subdivision;
4. that the owner register an easement on the SE 7-52-25-W4M to facilitate the realignment of the temporary roadway connection to 35 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that 199 Street NW from Lessard Road to 35 Avenue NW shall be constructed and CCC issued prior to endorsement; and
6. that the owner pay all outstanding property taxes prior to the endorsement of this 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 and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;

3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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;
6. 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;
7. that the owner be responsible for the handling and disposal of all sewage at their own cost, until such time that the northeast sanitary pump station, force main and offsite trunk sewer is complete and operational (CCC issued for sewers) to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include the roadway abutting the subdivision to an urban collector standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
9. that the engineering drawings include the realignment of the temporary roadway connection to 35 Avenue NW 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 private 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 design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Transportation Services and Sustainable Development.

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

Municipal Reserves have been provided under LDA11-0199. The Municipal Reserves owing for the road closure area are to be added to the existing Deferred Reserve Caveat #132050946 through the registration of LDA12-0439.

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 AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms Vivian Gamache at 780-944-0122 or write to:

Ms. Vivian Gamache, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4

Yours truly,



FOR Scott Mackie
Subdivision Authority
SM/vg/Posse # 145071932-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

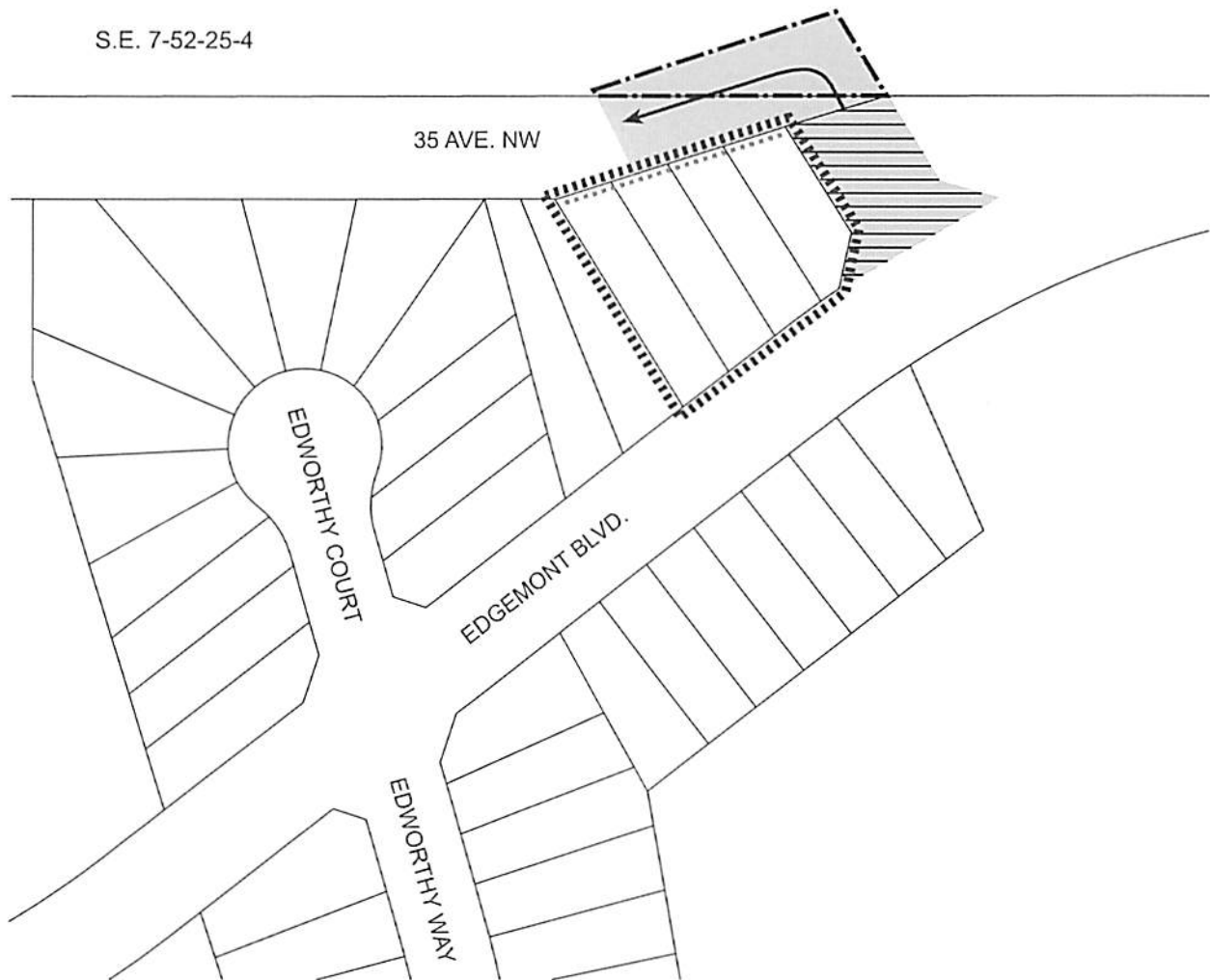
March 20, 2014

LDA 13-0489

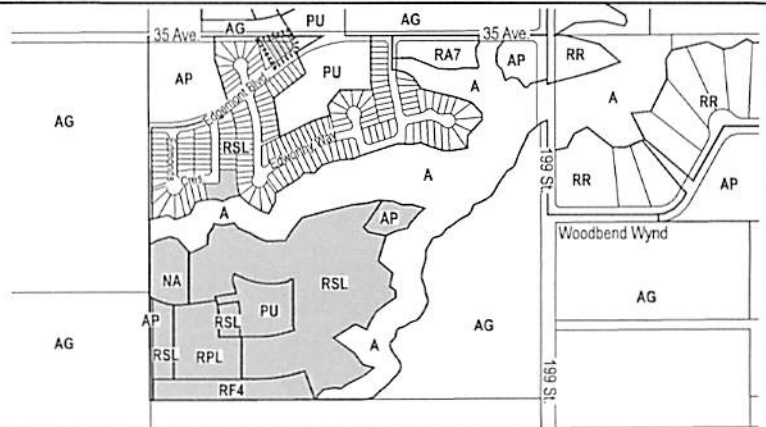
- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ⋯⋯⋯⋯⋯⋯ 1.8m uniform screen fencing
- ▬▬▬▬▬▬▬ Construct to collector road standard
- ▭ Include in engineering drawings
- ← Realign temporary road connection to 35 Avenue NW
- Register an easement to facilitate the realignment of the temporary roadway connection to 35 Avenue NW



S.E. 7-52-25-4



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





Subdivision Authority

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

March 20, 2013

File No. LDA13-0507

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 29 single detached residential lots, 26 semi-detached residential lots, and three (3) row housing lots from SW 24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; **PAISLEY**

I The Subdivision by Plan is APPROVED on March 20, 2013, 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., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 within the Paisley neighbourhood (File No. LDA13-0469) be registered prior to or concurrent with this application;
4. that the owner register the walkways and shared use path as legal road rights-of-way, 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 occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges for the construction of permanent-storm and sanitary drainage facilities in the basin;

4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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;
6. 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;
7. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard surface shared-use path with dividing yellow centerline, "shared use" signage, lighting and bollards, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences positioned 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 design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

The existing Deferred Reserve Caveat for SW 24-51-25-4 shall 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 AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Kristen Rutherford at 780-442-5047 or write to:

**Ms. Kristen Rutherford, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For Scott Mackie
Subdivision Authority

SM/kr/Posse #145771748-001

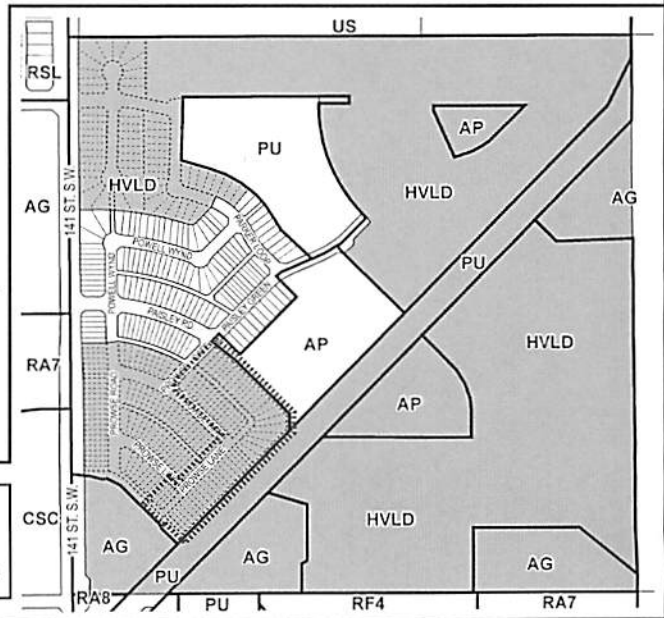
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 20, 2014

LDA 13-0507

- Limit of proposed subdivision
- 1.8m uniform screen fence as per Zoning Bylaw
- 1.5m concrete sidewalk with bollards and lighting
- Register as legal road right-of-way
- 3m hard surface shared use path with dividing centreline, "shared use" signage, lighting and bollards



- Titled area to be subdivided
- Subdivision area