

Thursday, April 2, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 14

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 2, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the March 19, 2015 and March 26, 2015 meetings be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0168 148664137-001	Tentative plan of subdivision to create 11 single detached residential lots, from Lot 2, Block 1, Plan 022 1098, and for closed portion of roadway, located south of Anthony Henday Drive and east of 14 Street; FRASER
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA14-0384 159253875-001	Tentative plan of subdivision to create 31 single detached residential lots, 46 semi-detached residential lots and 30 row housing lots, from Lot 1, Plan 982 4939 and the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA14-0505 159249638-001	Tentative plan of subdivision to create one (1) commercial lot from Lot C, Block 28, Plan 772 1832, located south 118 Avenue and west of 154 Street NW; GARSDIE INDUSTRIAL	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:50 a.m.		



Subdivision Authority

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

April 2, 2015

File NO. LDA14-0168

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

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to create 11 single detached residential lots, from Lot 2, Block 1, Plan 022 1098, and for closed portion of roadway, located south of Anthony Henday Drive and east of 14 Street; **FRASER**

I The Subdivision by Plan is APPROVED on April 2, 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 lots identified be withheld from registration until the realigned 153 Avenue from 18 Street to Meridian Street is open and operational, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 17150 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that Bylaw 17148 to close a portion of 153 Avenue NW shall be approved prior to the endorsement of this subdivision;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto the Transportation / Utility Corridor (TUC), 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 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 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;
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 engineering drawings include a temporary 12 m radius gravel 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);
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 the TUC, 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 the 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 Reserve (MR) for Lot 2, Block 1, Plan 022 1098 was dedicated as land with LDA12-0041. Pursuant to Section 663 of the Municipal Government Act, there is no MR entitlement for the portion of road to be closed through Bylaw 17148 because the title area is less than 0.8 ha.

Ministerial Consent is required for the portion of berm located within the TUC 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.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/mn/Posse #148664137-001

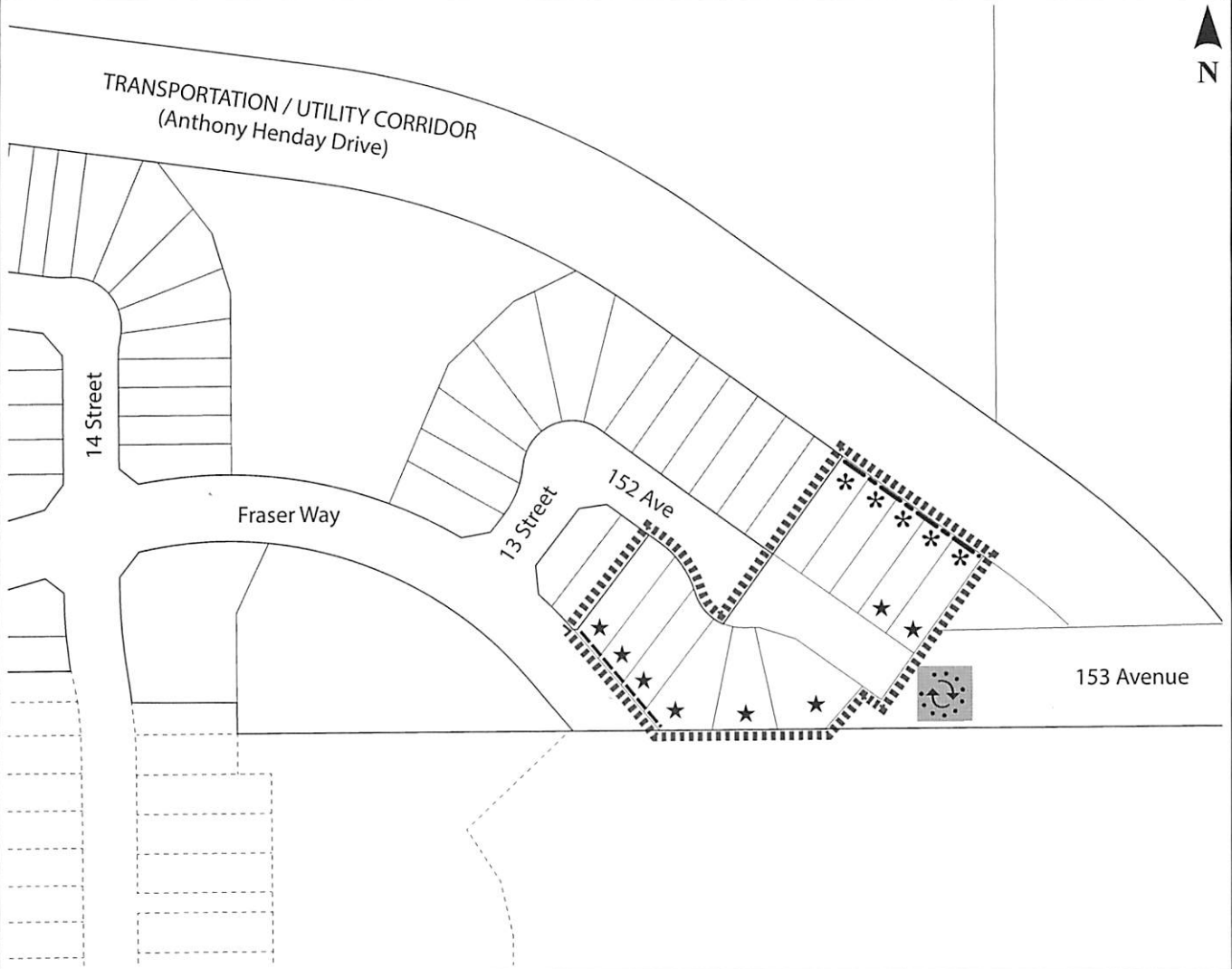
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

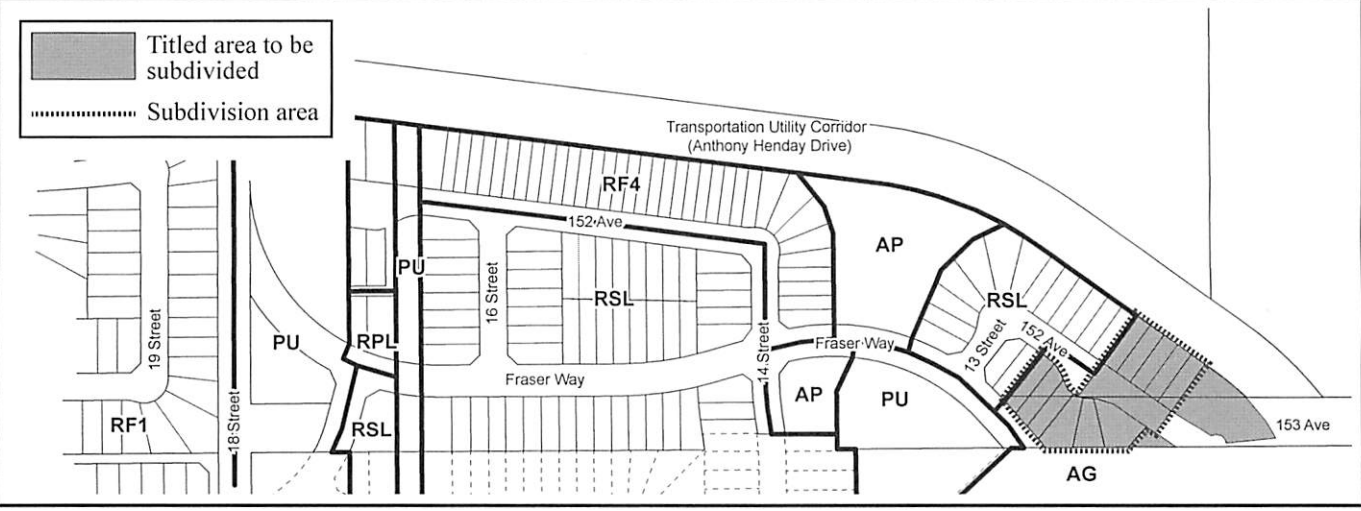
April 02, 2015

LDA14-0168

- Limit of proposed subdivision
- - - - - 1.8 m uniform screen fence
- Berm and noise attenuation fence
- * Restrictive covenant re: berm
- ★ Withhold lots from registration
- █ Include in Engineering drawings
- ⊙ Temporary 12 m radius turnaround



- █ Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

April 2, 2015

File NO. LDA14-0384

Stantec Consulting Ltd.
10106 – 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 31 single detached residential lots, 46 semi-detached residential lots and 30 row housing lots, from Lot 1, Plan 982 4939 and the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

I The Subdivision by Plan is APPROVED on April 2, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$275,096.25 representing 0.405 ha pursuant to Section 666 and Section 667 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 dedicate a Public Utility lot to conform to an approved Concept Plan or to the satisfaction of Transportation Services for the future LRT line, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road rights-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for James Mowatt Trail SW and 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Conditions I (4) and I (5), the owner clear and level the future LRT line Public Utility lot, James Mowatt Trail SW and 41 Avenue SW as required for Public Utility lot dedication and road rights-of-way;
7. that the approved subdivision LDA14-0034 be registered prior to or concurrent with this application for the logical extensions of roadway connections and for essential water main feeds;

8. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 41 Avenue SW and the future LRT Public Utility lot, to protect the integrity of the berm, 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 (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 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 engineering 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 owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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 and in conformance with the submitted noise study, for all lots backing onto 41 Avenue SW and the future LRT Public Utility lot, 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 the Public Utility lots, 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.

The existing Deferred Reserve Caveat registered on the SE 13-51-25-W4M is to be carried forward on title. Lot 1, Plan 982 4939 will require money in place of Municipal Reserve representing 0.405 ha, however, it should be noted that the money in place will be reduced at the time of plan endorsement to account for arterial roadway dedication.

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 Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/kw/Posse #159253875-001

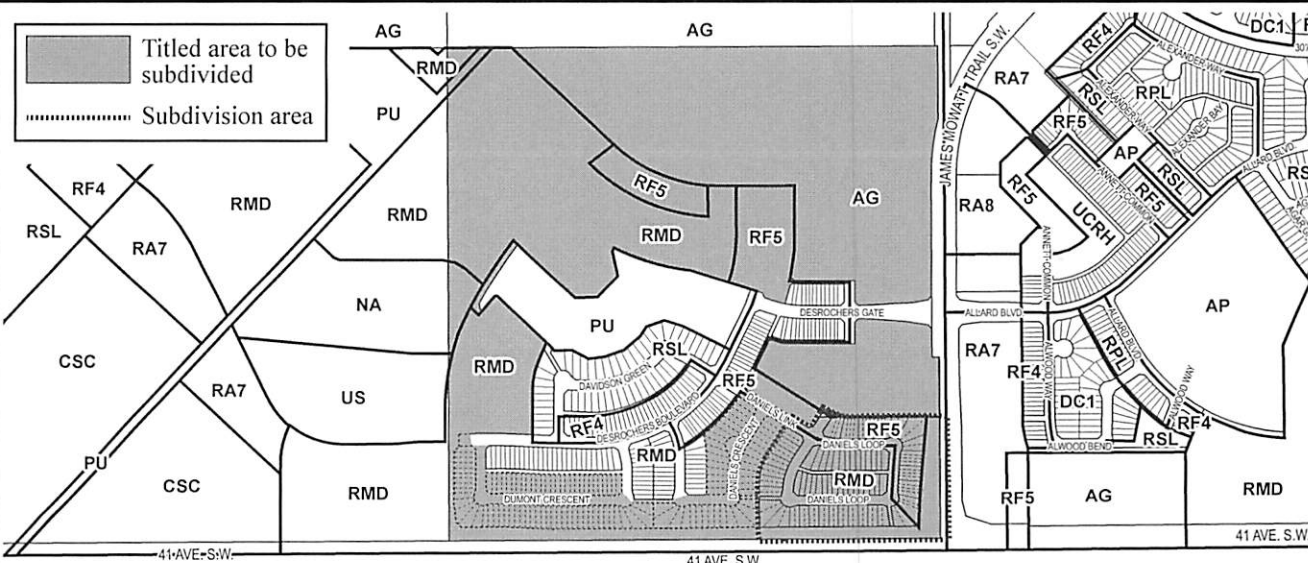
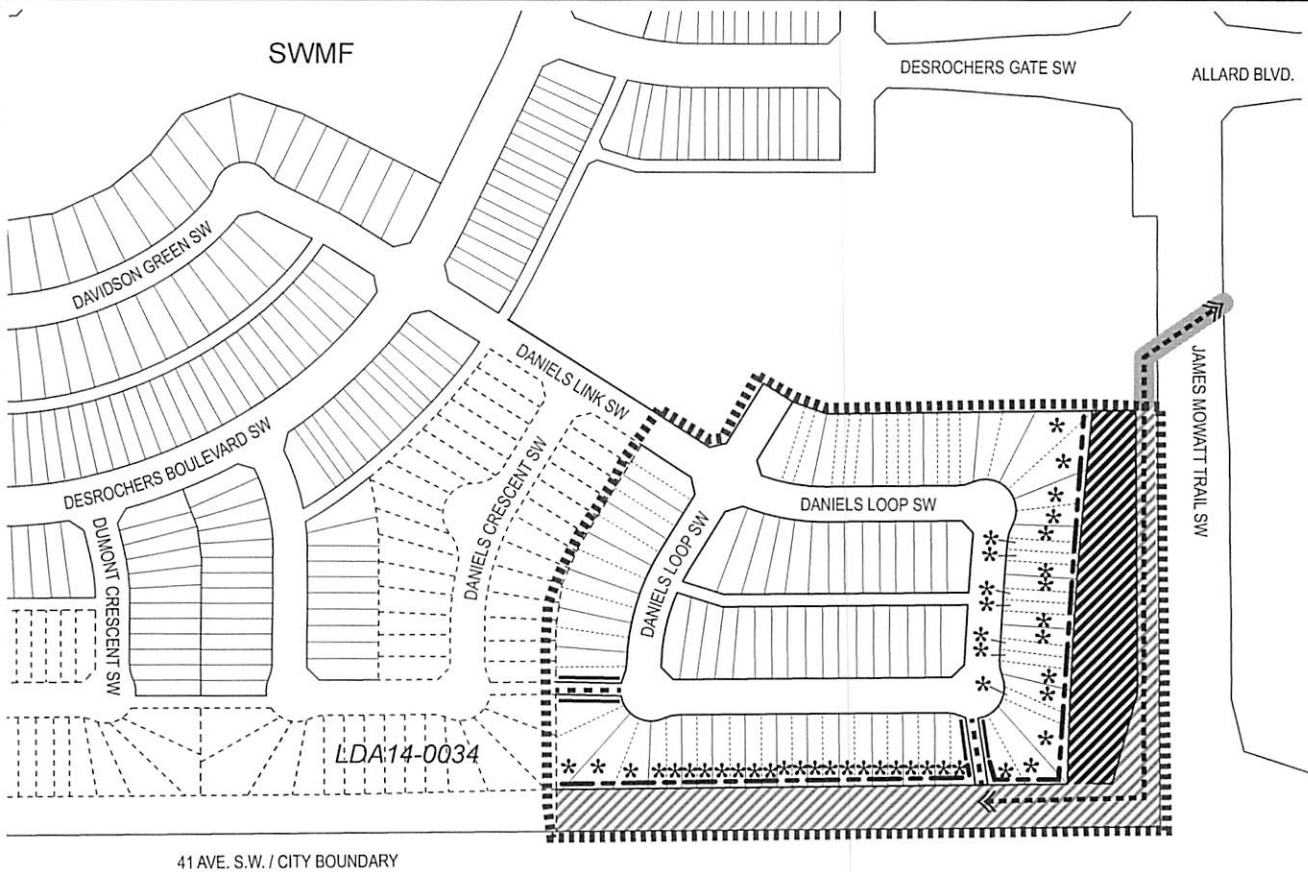
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 2, 2015

LDA14-0384

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬ Berm and noise attenuation fence
- ⋯⋯⋯ 1.5 m concrete sidewalk
- * Restrictive covenant re: berm
- ↔↔↔↔ 300 mm water main connection
- ▨▨▨▨▨▨ Dedicate as Public Utility Lot
- ▨▨▨▨▨▨ Dedicate as road right-of-way
- ▭▭▭▭▭▭ Include in engineering drawings





Subdivision Authority

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

April 2, 2015

File No. LDA14-0505

Geodetic Surveys and Engineering Ltd.
9538 - 87 Street
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

Dear Mr. Chan:

Subject: Tentative plan of subdivision to create one (1) commercial lot from Lot C, Block 28, Plan 772 1832, located south 118 Avenue and west of 154 Street NW; **GARSDIE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on April 2, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$238,602.00 representing 0.092 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner is required to make satisfactory arrangements with the Drainage Services Branch of Financial Services and Utilities for the provision of separate services (water, storm and sanitary) to each of the lots. These arrangements shall include the abandonment of the existing services that extend to the western lot from 154 Street (contact Water and Sewer Servicing at 780-496-5444);
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favor of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies; and
4. 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.

The Deferred Reserve Caveat will be provided as money in place and subsequently discharged.

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 any further questions, please contact Mr. Don Read at 780-496-3633 or don.read@edmonton.ca.

Yours truly,

FOR Scott Mackie
Subdivision Authority

SM/dr/Posse # 159249638-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 2, 2015

LDA14-0505

Limit of proposed subdivision



156 ST.

154 ST.

118 AVE.

117 AVE.

Titled area to be subdivided
Subdivision area

IM

IM

156 ST.
154 ST.
119 AVE.
118 AVE.
117 AVE.
152 ST.
151 ST.
1-17-AVE.

PU

IB

IM

118 AVE.

IB

IB

151 ST.