

Thursday, April 17, 2014

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 16

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 17, 2014 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 10, 2014 meeting be adopted.	
3.	NEW BUSINESS	
1.	LDA14-0041 148753060-001	Tentative Plan of subdivision to create two (2) multiple family residential lots from Lot 2A, Block 1, Plan 0523266 and Block B, Plan 5968AH, located north of 140 Avenue NW and west of 127 Street NW; PEMBINA
2.	LDA13-0425	Tentative plan of subdivision to create 66 single detached residential lots and one (1) Public Utility lot from the SW 25-52-26-4, located east of 224 Street NW and north of 81 Avenue NW; ROSENTHAL
4.	OTHER BUSINESS	



Subdivision Authority

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

April 17, 2014

File No. LDA14-0041

IBI Group
300, 10830 - Jasper Avenue
Edmonton, AB T5J2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative Plan of subdivision to create two (2) multiple family residential lots from Lot 2A, Block 1, Plan 0523266 and Block B, Plan 5968AH, located north of 140 Avenue NW and west of 127 Street NW; **PEMBINA**

I The Subdivision by Plan is APPROVED on April 17, 2014 subject to the following conditions:

1. that the owner enter into a Deferred 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 16779 to amend the Edmonton Zoning Bylaw receive Third Reading prior to the registration of this subdivision;
4. that the owner prepare a disturbed soil restrictive covenant that will be registered against the proposed Lot 2 to address the soil disturbance resulting from the construction of the storm sewer, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Financial Services and Utilities; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Deferred Servicing Agreement required in Clause I (1) require that upon development application, the owner or its successor in title will be required to enter into another agreement which will contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway, 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 Deferred Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Expansion Assessment, 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 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 and affected utility agencies;
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 provide onsite stormwater management for the 1 in 100 year design storm event with a release rate of 35 L/s/ha;
7. that the engineering drawings include a connection to the 250 mm sanitary service within Cumberland Road NW, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Financial Services and Utilities;
8. that the owner construct a public storm sewer to connect and drain proposed Lot 1 to the existing 600mm storm sewer within 140 Avenue, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Financial Services and Utilities; and
9. that the owner is responsible for the design, landscaping and construction within the Public Utility Lots, utility rights-of-way, road islands, boulevards, medians, 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 Reserve owing from the titled area was addressed with previous subdivisions.

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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/lS/Posse # 148753060-001

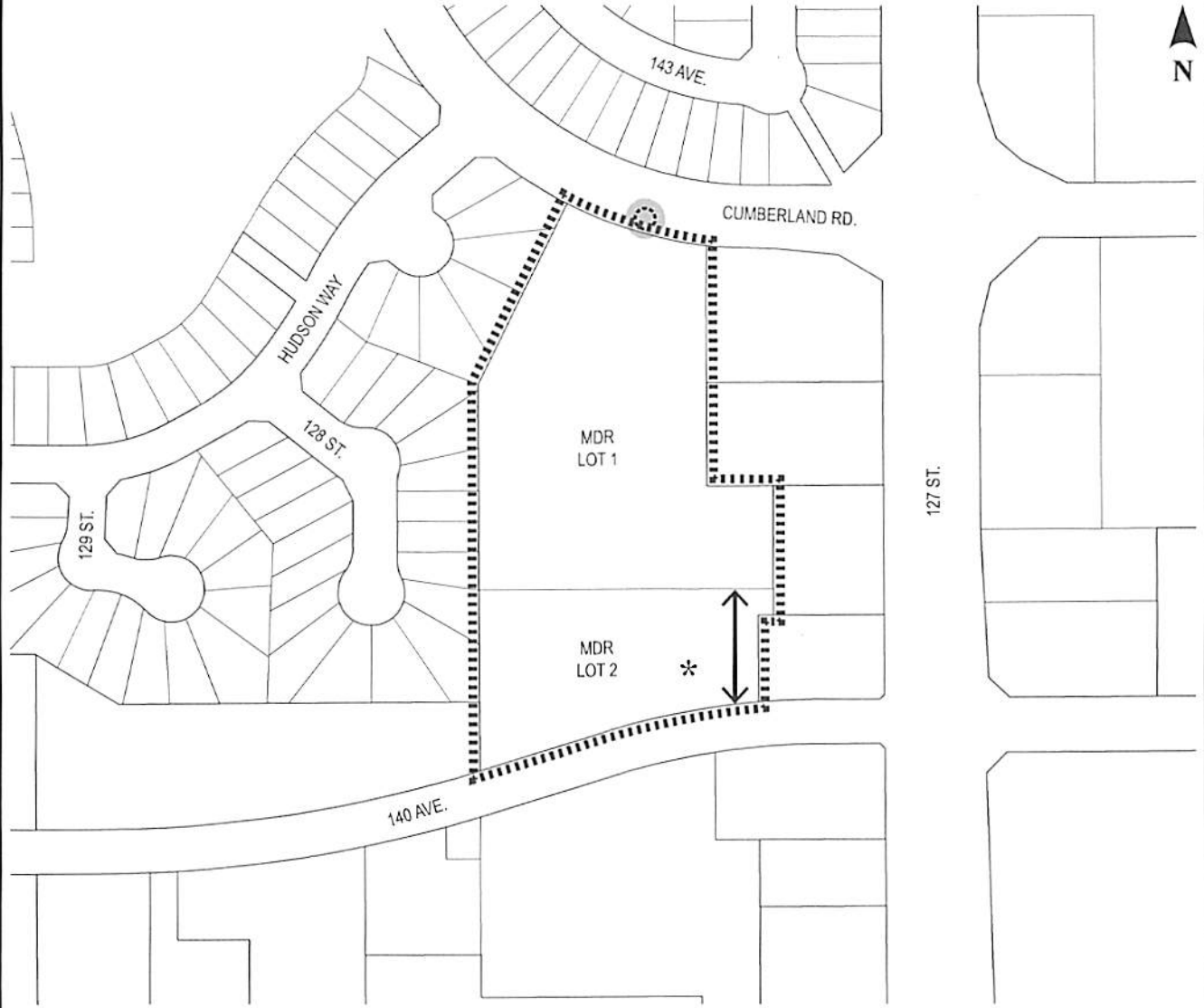
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

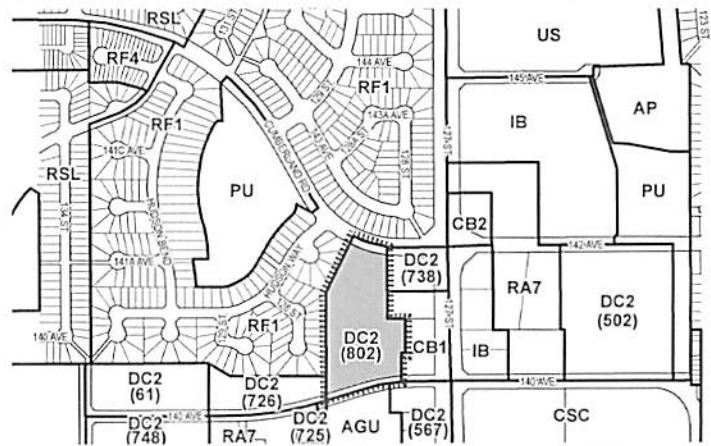
April 17, 2014

LDA 14-0041

- Limit of proposed subdivision
- ↔ Construct storm sewer
- * Restrictive covenant: storm sewer construction
- ⊙ Construct sanitary connection
- ▭ Include in engineering drawings



- ▭ Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

April 17, 2014

File No. LDA13-0425

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 66 single detached residential lots and one (1) Public Utility lot from the SW 25-52-26-4, located east of 224 Street NW and north of 81 Avenue NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on April 17, 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 dedicate the corner cut for the alley as road right-of-way to accommodate waste management turning movements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 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 to the subdivision area for the construction of permanent storm and sanitary drainage facilities;

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 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;
7. that the owner prepare preliminary plans for improvements to the existing 231 Street from Whitemud Drive to the collector road and two lanes of Whitemud Drive from 231 Street to 215 Street, including channelization, accesses, intersections, shared use path, lighting and any transitional improvements prior to FAC for roads;
8. that the owner construct a 3 m hard-surface shared use path within the public utility lot with a dividing yellow centerline and "Shared Use" signage, lighting, and bollards, to connect to the shared use path to the east, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a temporary 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC for roads (or at the discretion and direction of Transportation Services);
10. that the engineering drawings include a 12 m radius gravel surface temporary 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 at the discretion and direction of Transportation Services);
11. that the engineering drawings include a 6 m wide gravel temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC for roads (or at the discretion and direction of Transportation Services);
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 Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserves for SW 25-52-26-4 were addressed by Deferred Reserve Caveat #132416462 with LDA11-0420, and will be carried 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, 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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/nk/Posse # 143716601-001

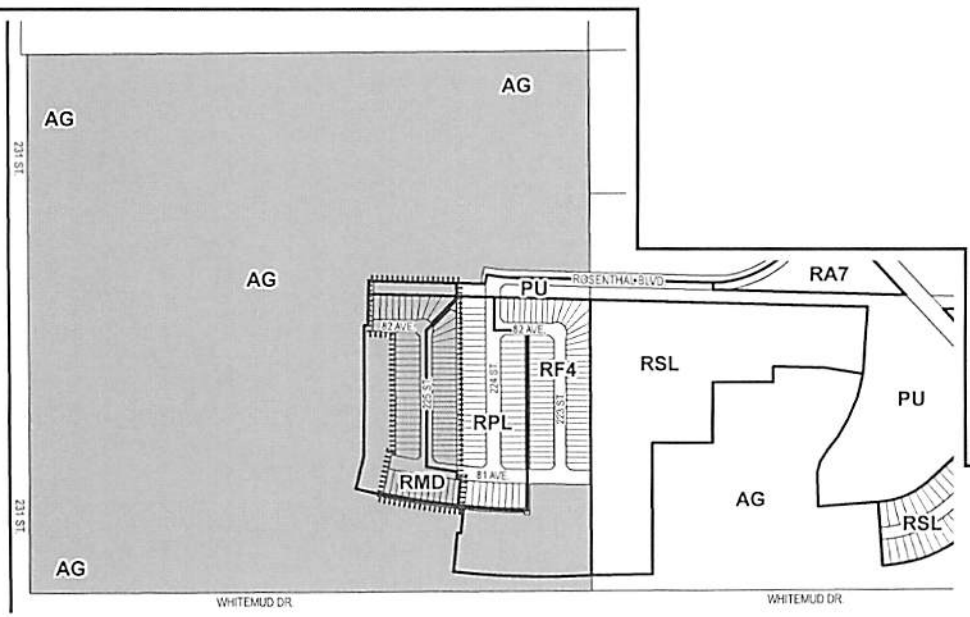
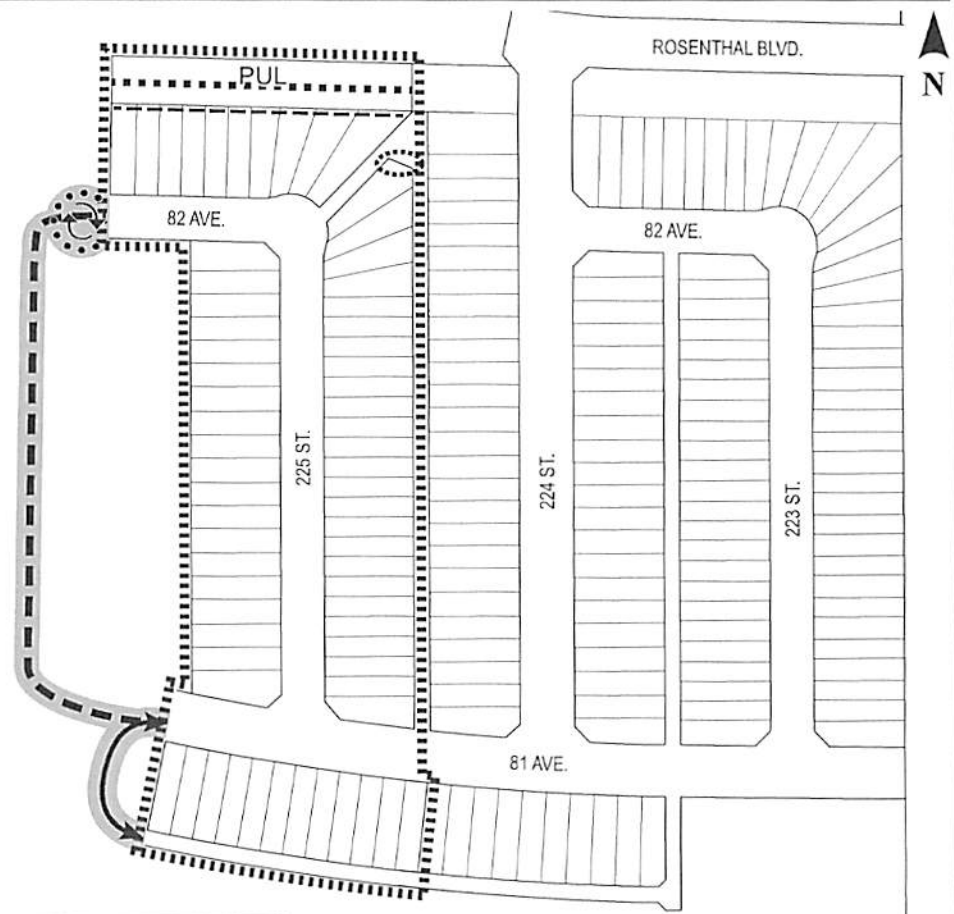
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 17, 2014

LDA 13-0425

- Limit of proposed subdivision
- 1.2 m uniform fence
- 3 m hard-surface shared use path with a dividing yellow centreline and signage, lighting and bollards
- 4 m wide gravel temporary emergency access with T-bollards
- 12 m radius temporary turnaround with bollards or mini-barriers
- Construct 6 m wide gravel temporary roadway
- Dedicate corner cut
- Include in engineering drawings



- Titled area to be subdivided
- Subdivision area

Thursday, April 10, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 15

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 10, 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 April 3, 2014 meeting adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA13-0272
136097308-001

Tentative plan of subdivision to create 83 single detached residential lots, 34 semi-detached residential lots, and one (1) multiple-family residential lot from Block C, Plan 2887AQ; Lot 2, Block 1, Plan 132 0813; Lot 11, Block 16, Plan 122 0171; and Lot 4 Block C, Plan 132 0859 located north of 167 Avenue NW and west of 66 Street NW; **CRYSTALLINA NERA EAST**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA13-0455
143935721-001

Tentative plan of subdivision to create 146 single detached residential lots from SE/SW 9-54-24-4, Lot 1, Block B, Plan 1870MC, and Block A, Plan 823MC, located north of 181 Avenue NW and west of 82 Street NW; **KLARVATTEN**

MOVED

Blair McDowell

That the application for subdivision be Approved

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA13-0467 144911766-001	Tentative plan of subdivision to create 123 single detached residential lots, 46 semi-detached residential lots, and 28 row housing residential lots from Lot 1, Block 3, Plan 132 0711, located east of 141 Street SW and south of Ellerslie Road SW; GRAYDON HILL	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA13-0509 146044413-001	Tentative plan of subdivision to create one (1) multiple family residential lot and one (1) Municipal Reserve lot from Lot A, Block 1, Plan 1322811, located north of 28 Avenue SW and west of 141 Street SW; HAYS RIDGE	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.		