

Thursday, January 22, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 04

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
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1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the January 22, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the January 15, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
3.	OLD BUSINESS	
1.	LDA14-0269 155805779-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 1 and 2, Plan 2296 RS, and Lot A, Plan 1368 NY located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; AMBLESIDE
MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
4.	NEW BUSINESS	
1.	LDA14-0356 158093942-001	Tentative plan of subdivision to create 163 single detached residential lots, 42 row housing residential lots, and one (1) Public Utility lot from the NW-14-51-25-W4M, located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE
MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

2.	LDA14-0469 160878470-001	Tentative plan of subdivision to create two (2) single detached residential lots, from Lot A, Block 52, Plan 862 0787, and Block 21A, Plan 7274 AH located south of Yellowhead Trail and west of 46 Street; BERGMAN	
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 9:55 a.m.		



Subdivision Authority

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

January 22, 2015

File NO. LDA14-0269

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) commercial lot from Lots 1 and 2, Plan 2296 RS, and Lot A, Plan 1368 NY located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on January 22, 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 File LDA14-0231, to amend the Edmonton Zoning Bylaw, shall be approved prior to the endorsement of this subdivision; 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 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 permanent storm and sanitary services connecting from the future road west of this subdivision;
8. that the owner construct a 3 m hard surface shared use path within the walkway, with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct 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;
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 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.

Municipal Reserve for Lot 1, Plan 2296 RS was addressed under LDA13-0015. Municipal Reserve for Lot 2, Plan 2269 RS was addressed under LDA11-0405 and LDA11-0426. Municipal Reserve for Lot A, Plan 1368 NY was addressed under LDA11-0426.

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 Ania Schoof at 780-423-7495 or ania.schoof@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/as/Posse #155805779-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

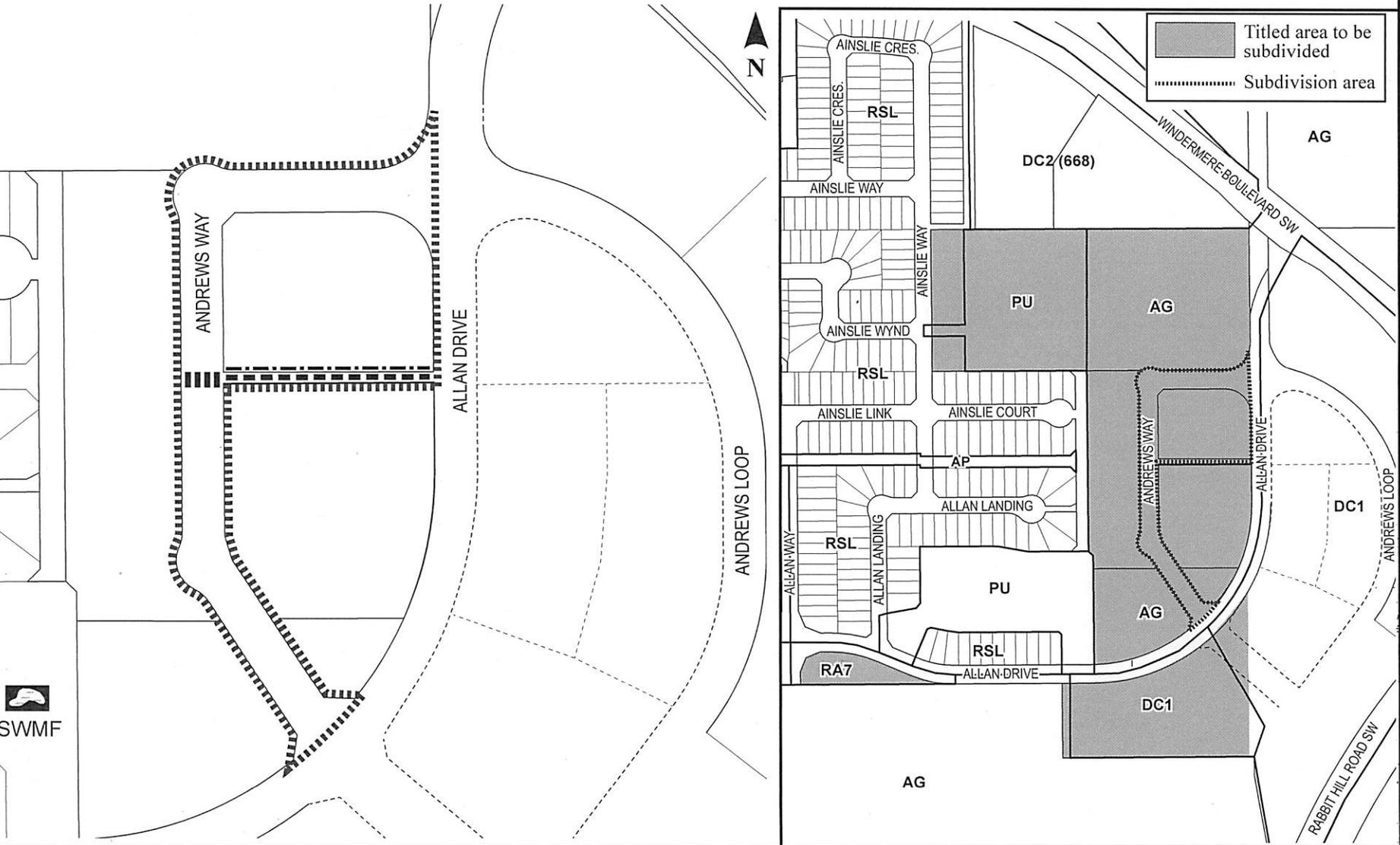
January 22, 2015

LDA14-0269

- Limit of proposed subdivision
- 1.2 m uniform fence
- 3 m hard surface shared use path

Zebra marked crosswalk

- Titled area to be subdivided
- Subdivision area





January 22, 2015

File No. LDA14-0356

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 163 single detached residential lots, 42 row housing residential lots, and one (1) Public Utility lot from the NW-14-51-25-W4M, located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on January 22, 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 owner dedicate a 3 m x 3 m corner cut to the satisfaction of Transportation Services as shown on the “Conditions of Approval” map, Enclosure I;
4. that the subdivision boundary be amended to exclude the portion of 28 Avenue SW, the portion of intersection, and the portion of the proposed Stormwater Management Facility (SWMF) as shown on the “Conditions of Approval” map, Enclosure I;
5. that the subdivision boundary be amended to include the corner cut, as shown on the “Conditions of Approval” map, Enclosure I;
6. 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;
7. that the approved subdivisions LDA10-0291 and LDA14-0153 be registered prior to or concurrent with this application;
8. that the owner register easements on the residential lots for the provision of alley lighting on private property, as shown on the “Conditions of Approval” map, Enclosure I;

9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the SWMF as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 28 Avenue SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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) 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 two temporary 6 m gravel roadway connections to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Transportation Services);
8. that the engineering drawings include grading plans for 28 Avenue SW and lots backing onto 28 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a portion of the SWMF, to the satisfaction of Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include two temporary 12 m radius gravel turnarounds with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnarounds will be required prior to CCC for roads (or when required by Transportation Services);

11. that the owner construct an 11.5 m enhanced local roadway to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The details relative to this cross-section shall be approved by Transportation Services;
12. that the owner construct Challand Lane SW to a 8 m residential alley structure for the entire width of the right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct alley lighting within an easement on private property, to the satisfaction of the City Departments and EPCOR Distribution and Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner design and construct the ultimate SWMF, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m hard surface shared use path within the SWMF, as per City of Edmonton Design and Construction Standards, with a dividing yellow centerline, "Shared Use" signage, lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 0.5 m berm centered on property line and 2.3 m noise attenuation fence contained wholly within private property for all lots backing onto 28 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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 is completed and operational to the satisfaction of Financial and Utility Services;
18. 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
19. that the owner is responsible for the landscape design and construction within the Public Utility lot, 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 was addressed with LDA10-0097 and the existing Deferred Reserve Caveat 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 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 Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/kr/Posse #158093942-001

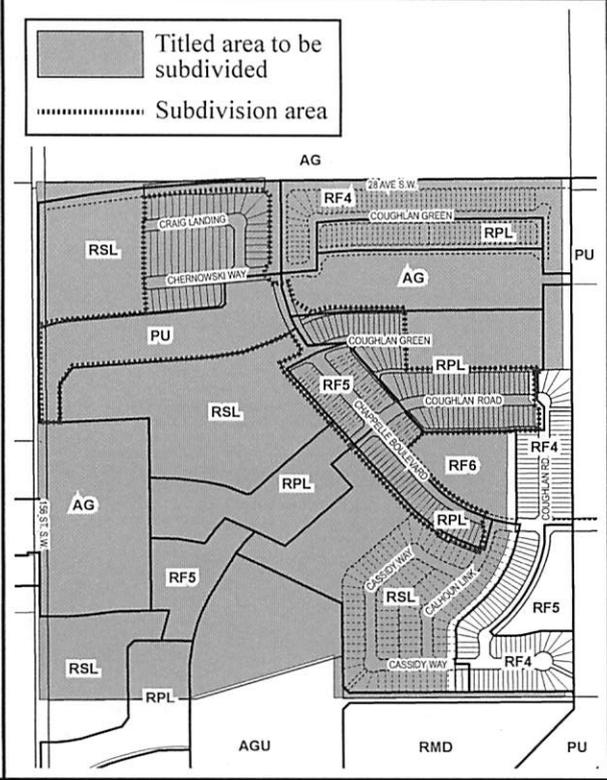
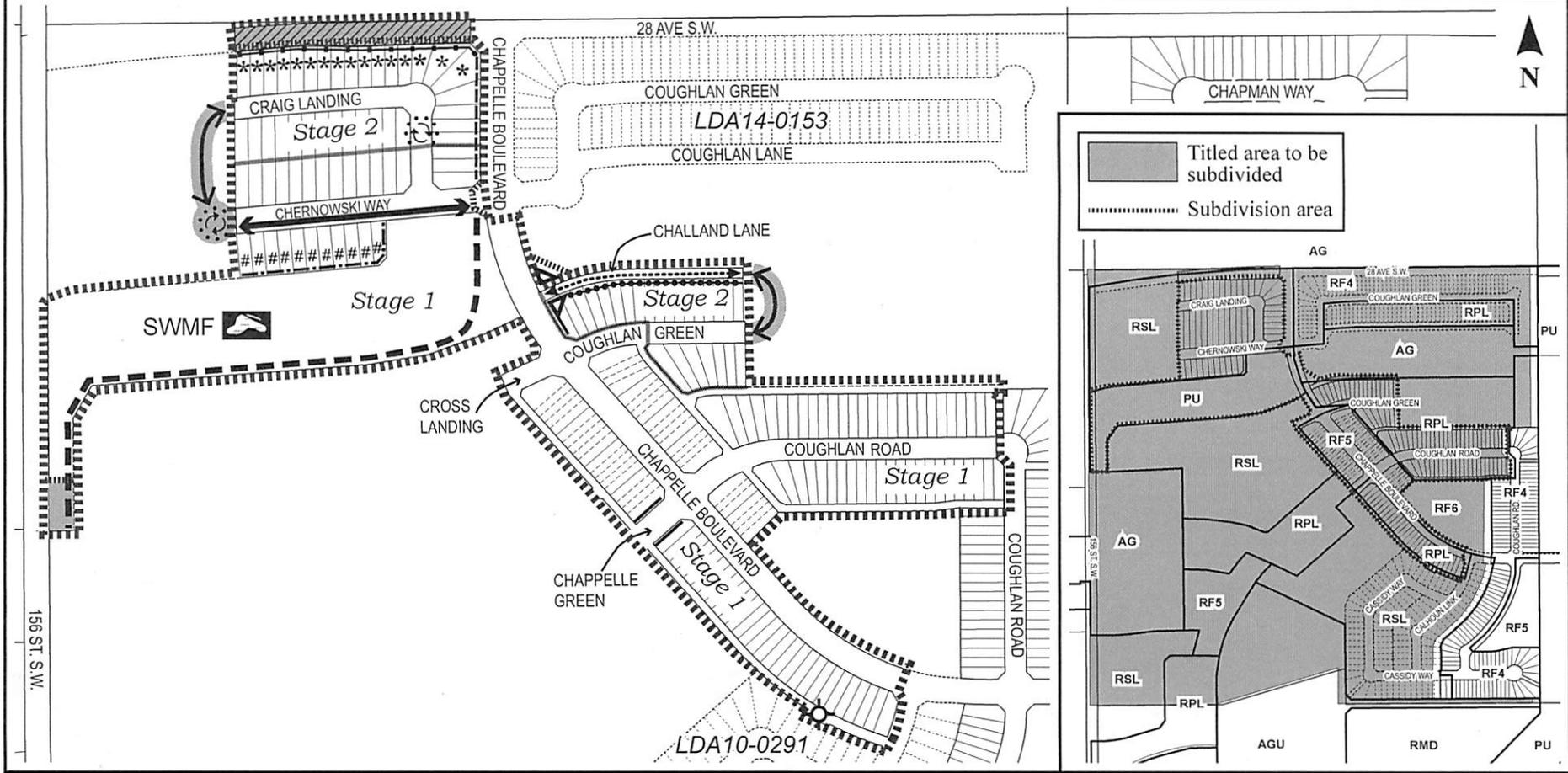
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 22, 2015

LDA14-0356

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|---|---|---|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision ▬▬▬▬▬▬▬ Amend subdivision boundary ▬▬▬▬▬▬▬ Include in engineering drawings ▬ 1.8 m uniform screen fence as per Zoning Bylaw - - - 1.8 m screen fence - · - · - 1.2 m uniform fence ▬ · - · - Berm and noise attenuation fence ▬ - - - 3 m hard surface shared use path | <ul style="list-style-type: none"> ↔ 11.5 m enhanced local roadway ⊙ Temporary 12 m radius turnaround * Restrictive covenant re: Berm # Restrictive covenant re: Freeboard ⊙ Abandoned well site △ 3 m x 3 m corner cut ↔ Temporary roadway connection ↔ Construct to a residential alley structure | <ul style="list-style-type: none"> ▨ Grading plan ⋯ Alley lighting and easement |
|---|---|---|





Subdivision Authority

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

January 22, 2015

File NO. LDA14-0469

*Personal information
removed at the request of
applicant*

ATTENTION:

Dear:

RE: Tentative plan of subdivision to create two (2) single detached residential lots, from Lot A, Block 52, Plan 862 0787, and Block 21A, Plan 7274 AH located south of Yellowhead Trail and west of 46 Street; **BERGMAN**

I The Subdivision by Plan is APPROVED on January 22, 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; and
3. 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 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 the construction of the residential alleys, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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
8. 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 are not due as the area to be subdivided is less than 0.8 hectares in size.

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 #160878470-001

Enclosure(s)

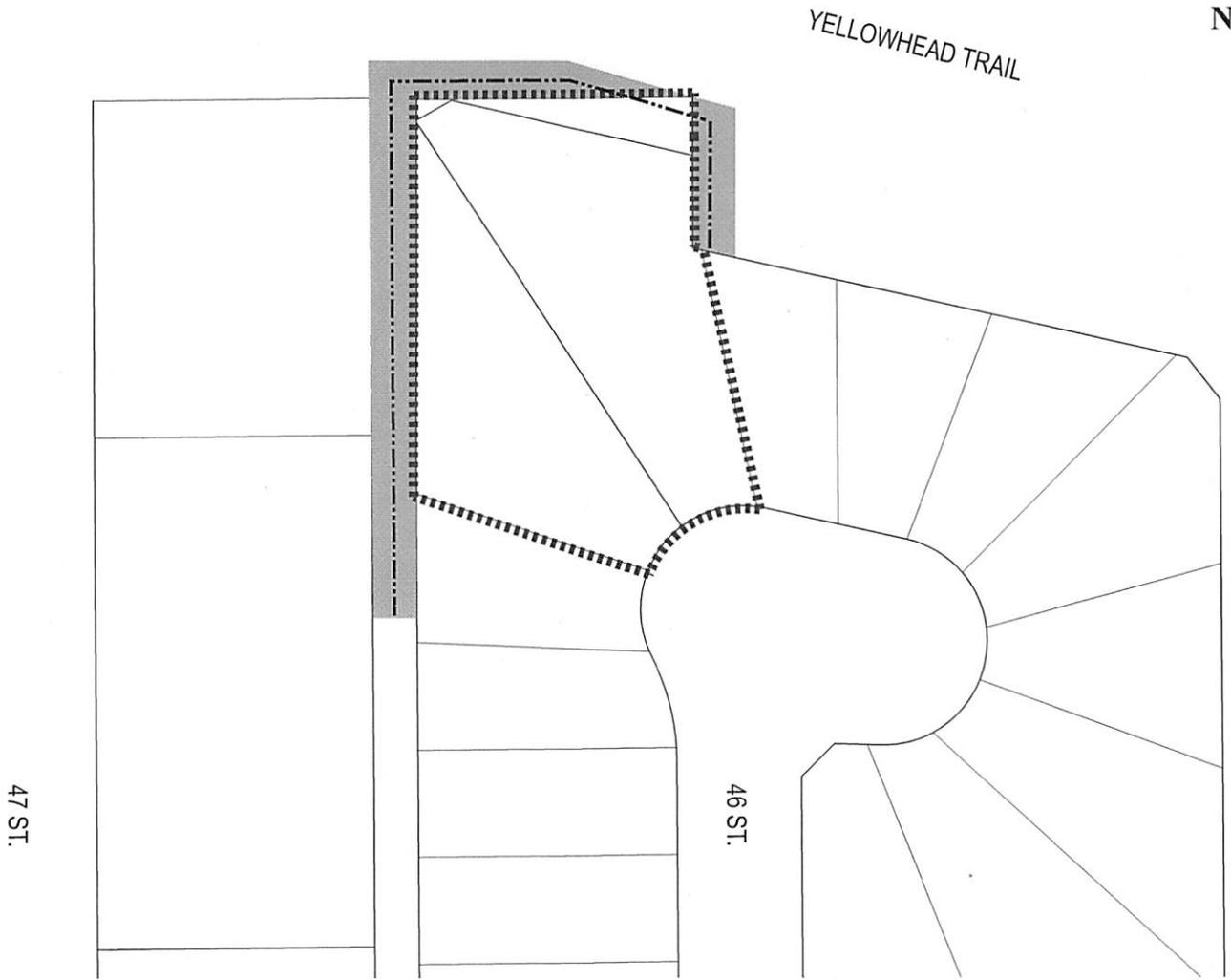
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 22, 2015

LDA14-0469

----- Limit of proposed subdivision
- - - - - Construct residential alley

█ Include in engineering drawings



█ Titled area to be subdivided
----- Subdivision area

