

Thursday, October 2, 2014

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 40

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the October 2, 2014 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the September 25, 2014 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA14-0118<br>150334502-001 | Tentative plan of subdivision to create 42 single detached residential lots, 80 semi-detached residential lots and one (1) commercial lot, from the NE-25-53-24-4, located south of 153 Avenue NW and east of Manning Drive NW; <b>EBBERS</b>                                      |
| 2. | LDA14-0205<br>154005634-001 | Tentative plan of subdivision to create 158 single detached residential lots and 42 semi-detached residential lots from Lot M, Block 99, Plan 142 3965, located north of 41 Avenue SW and east of 156 Street SW; <b>CHAPPELLE</b>  |
| 3. | LDA14-0229<br>154656682-001 | Tentative plan of subdivision to create 187 single detached residential lots, 82 semi-detached residential lots, 20 row housing residential lots and one (1) Municipal Reserve lot from the SW-24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; <b>PAISLEY</b> |

**5. OTHER BUSINESS**



Subdivision Authority

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

October 2, 2014

File NO. LDA14-0118

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

ATTENTION: Chris Dulaba

Dear Mr.Dulaba:

RE: Tentative plan of subdivision to create 42 single detached residential lots, 80 semi-detached residential lots and one (1) commercial lot, from the NE-25-53-24-4, located south of 153 Avenue NW and east of Manning Drive NW; **EBBERS**

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**I The Subdivision by Plan is APPROVED on October 2, 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., 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 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;
4. 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;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking Manning Drive, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 engineering drawings include the landscaping of Manning Drive boulevard and 153<sup>rd</sup> Ave to an arterial roadway standard, to the satisfaction of Sustainable Development and 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 within the walkway, with 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 1 m berm centered on the 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 or flanking Manning Drive, 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;
11. 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 or flanking Manning Drive, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians and walkway 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 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, 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 Kerry Girvan at 780-423-7472 or [kerry.girvan@edmonton.ca](mailto:kerry.girvan@edmonton.ca).

Yours truly,

Scott Mackie  
Subdivision Authority

SM/kg/Posse #150334502-001

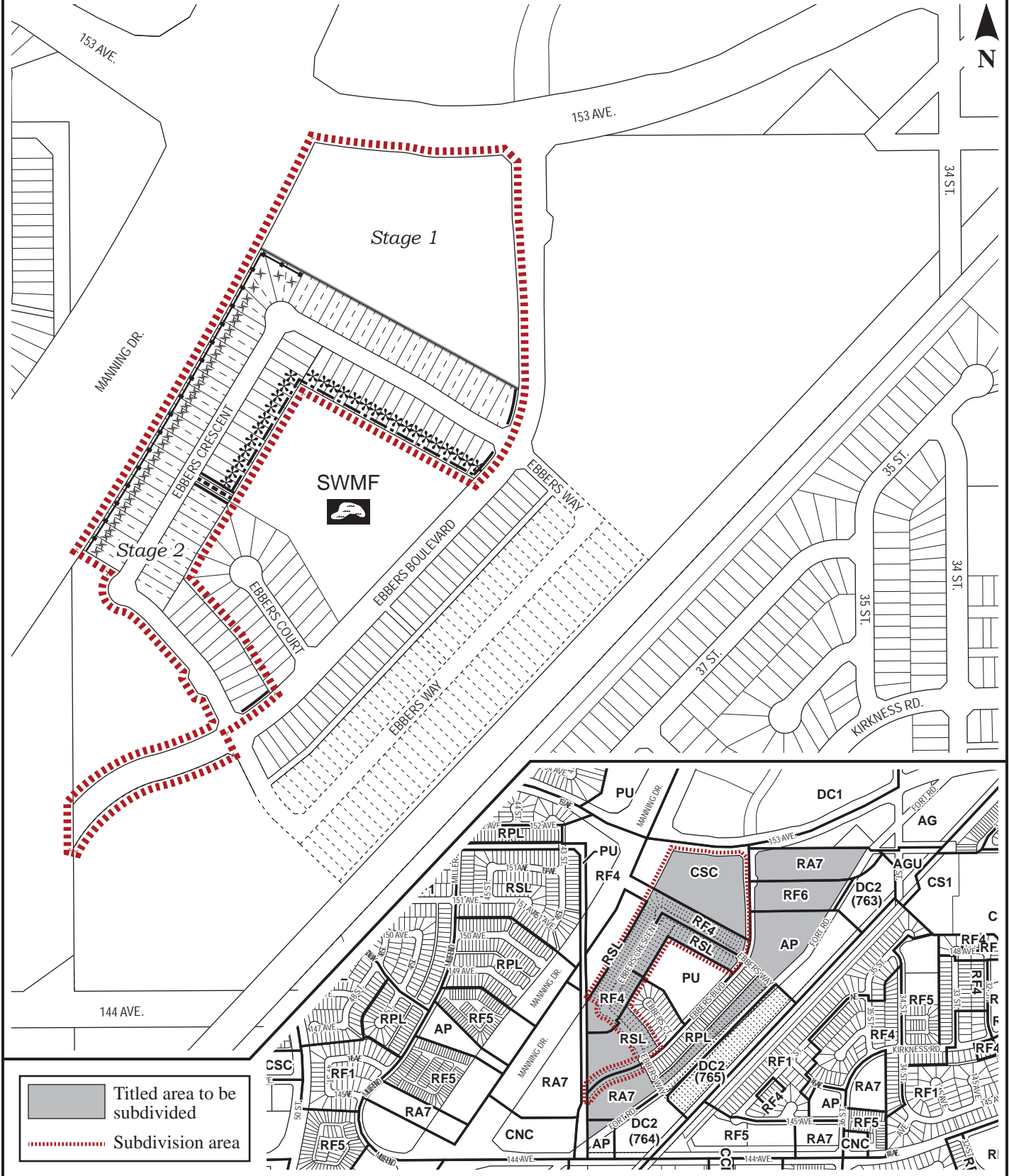
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 2, 2014

LDA14-0118

- ▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬ 1.2 m uniform fence
- ▬▬▬▬ Berm and noise attenuation fence
- ▬▬▬▬▬ 3 m hard surface shared use path
- ✦ Restrictive covenant re: berm
- \* Restrictive covenant re: freeboard





Subdivision Authority

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

October 2, 2014

File No. LDA14-0205

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 158 single detached residential lots and 42 semi-detached residential lots from Lot M, Block 99, Plan 142 3965, located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on October 2, 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., 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 subdivision LDA13-0247 be registered prior to or concurrent with this application;
4. that the logical water main connections for the approved subdivisions LDA10-0291 and LDA14-0079 be constructed prior to the endorsement of Stage 1 of this subdivision; 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 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;
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 Departments and affected utility agencies;
5. that the owner provide interim provision for sanitary sewage, to the satisfaction of Drainage Services, until such time that the offsite Chappelle Sanitary Lift Station is constructed, to the satisfaction of Drainage Services; and
6. that the owner construct a temporary 6 m gravel roadway connection to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Services).

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

The existing Deferred Reserve Caveat will be carried forward on title with the endorsement of LDA13-0247.

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](mailto:kristen.rutherford@edmonton.ca).

Yours truly,

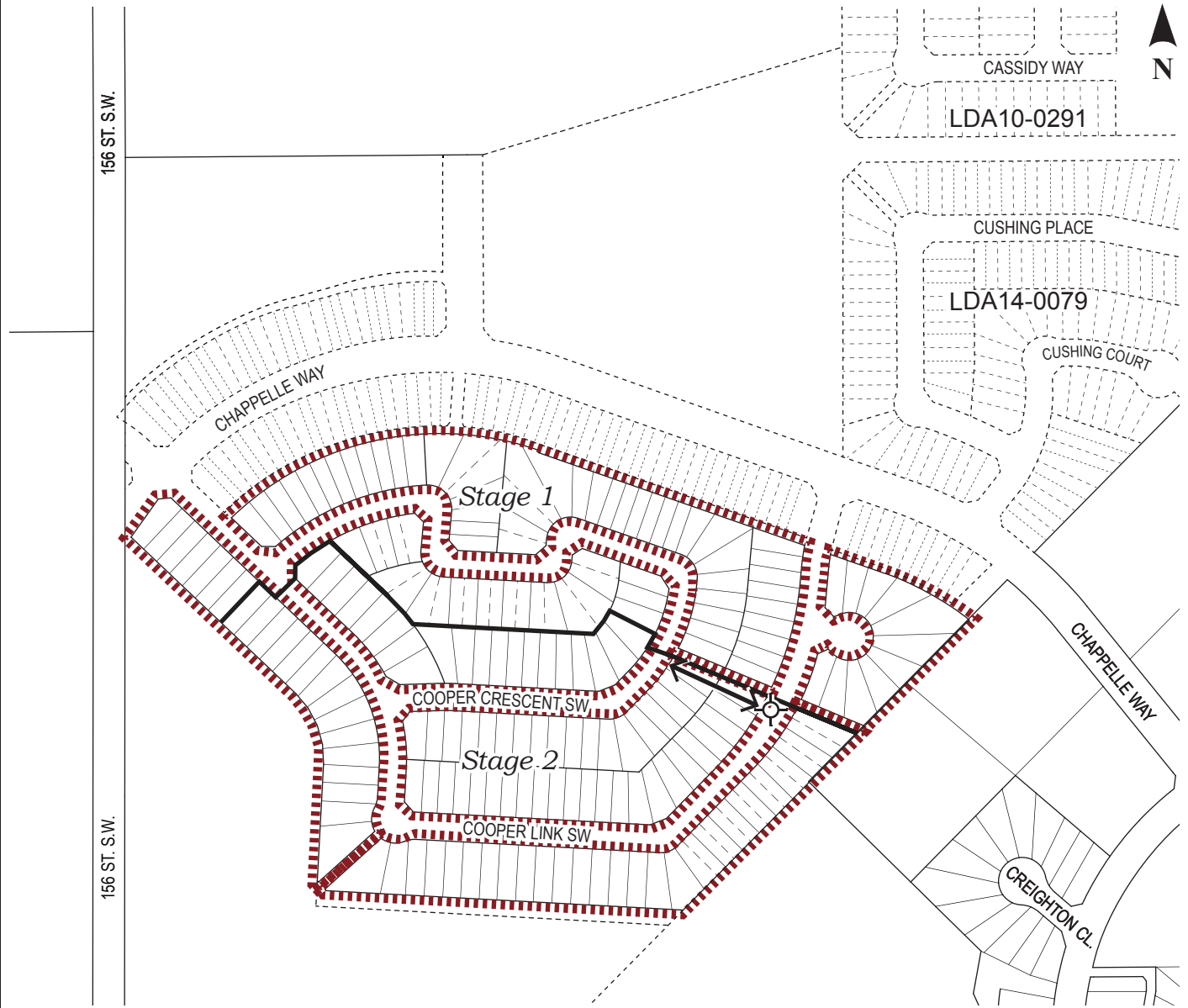
Scott Mackie  
Subdivision Authority

SM/kr/Posse #154005634-001

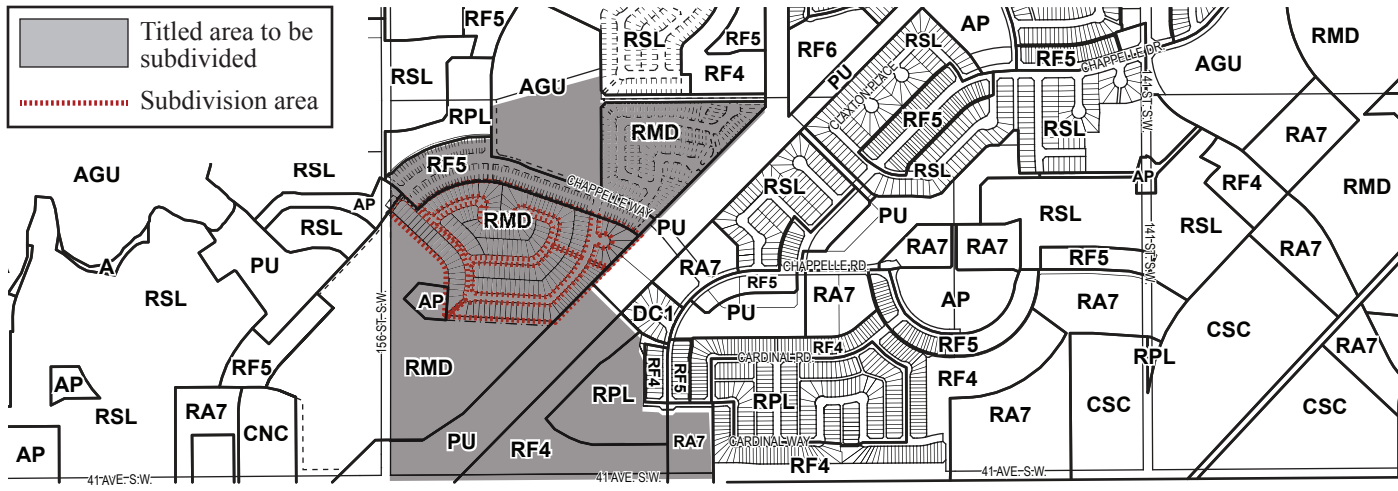
Enclosure(s)

Limit of proposed subdivision  
Temporary road connection

Abandoned well site



Titled area to be subdivided  
Subdivision area







Subdivision Authority

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

October 2, 2014

File No. LDA14-0229

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 187 single detached residential lots, 82 semi-detached residential lots, 20 row housing residential lots and one (1) Municipal Reserve lot from the SW-24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; **PAISLEY**

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**I The Subdivision by Plan is APPROVED on October 2, 2014, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.46 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 and 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 approved subdivisions LDA13-0399 and LDA13-0467 be registered prior to or concurrent with this application;
5. 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; and
6. 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 owner construct zebra marked crosswalks with curb ramps and pedestrian signage 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 within Paisley Drive to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. The cross section of this road right-of-way must include sufficient width to accommodate the shared use path;
9. that the owner construct a 3 m hard surface shared use path within the walkways and the Municipal Reserve lot, with a dividing yellow centerline, “Shared Use” signage, lighting, and T-bollards to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk within the walkways, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways, reverse housing walkway and Municipal Reserve lot, 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 shall be reduced accordingly, with the remainder carrying 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](mailto:kristen.rutherford@edmonton.ca).

Yours truly,

Scott Mackie  
Subdivision Authority

SM/kr/Posse #154656682-001

Enclosure(s)



Thursday, September 25, 2014  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 39

<b>PRESENT</b>	<b>Scott Mackie, Manager, Current Planning Branch</b> <b>Blair McDowell, Chief Subdivision Officer</b>
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<b>1.</b>	<b>ADOPTION OF AGENDA</b>
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MOVED	Blair McDowell  That the Subdivision Authority Agenda for the September 25, 2014 meeting be adopted as amended.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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<b>2.</b>	<b>ADOPTION OF MINUTES</b>
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MOVED	Blair McDowell  That the Subdivision Authority Minutes for the September 11, 2014 meeting be adopted.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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<b>3.</b>	<b>OLD BUSINESS</b>
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<b>4.</b>	<b>NEW BUSINESS</b>
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1.	LDA14-0107 146967263-001	Tentative plan of subdivision to create 82 single detached residential lots, 38 semi-detached residential lots, 38 row housing lots, and two (2) Municipal Reserve lots, from SW-3-54-24-4, located south of Crystallina Nera Drive NW and east of 82 Street NW; <b>CRYSTALLINA NERA WEST</b>
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MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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2.	LDA13-0533 146547558-001	Tentative plan of subdivision to create five (5) single detached residential lots, 45 row housing residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from the north half of the NE-20-51-25-4 and the south half of the NE-20-51-25-4, located west of 184 Street SW and south of Ellerslie Road SW; <b>KESWICK</b>
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MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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3.	LDA14-0199 153946204-001	Tentative plan of subdivision to create 143 single detached residential lots, 20 semi-detached residential lots, and one (1) Municipal Reserve lot, from NE/NW 15-51-24-4 and Lot A, Plan 3422TR, south of 25 Avenue SW and east of Orchards Drive SW; <b>THE ORCHARDS AT ELLERSLIE</b>	
MOVED		Scott Mackie, Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell, Scott Mackie	<b>CARRIED</b>
4.	LDA13-0213 138503787-001	Tentative plan of subdivision to create 108 single detached residential lots from the North half of SW-36-52-26-W4M, located east of 231 Street NW and south of Stony Plain Road NW; <b>SECORD</b>	
MOVED		Blair McDowell, Scott Mackie  That the application for subdivision be Approved.	
FOR THE MOTION		Scott Mackie, Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:15 a.m.		