

Thursday, June 12, 2014

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 24

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the June 12, 2014 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the June 5, 2014 meeting be adopted.	
<b>3.</b>	<b>NEW BUSINESS</b>	
1.	LDA13-0465 144844367-001	Tentative plan of subdivision to create 243 single detached residential lots and two (2) multiple family residential lots from NE 2-54-24-4 and Blocks 1 & 2, Plan 772 2209, located west of 50 Street NW and northeast of McConachie Boulevard NW; <b>McCONACHIE</b>
2.	LDA13-0137 136558130-001	Tentative plan of subdivision to create 54 single detached residential lots and one (1) multiple family residential lot from Lot 1, Block 1, Plan 782 1490 and NE-5-54-24-4, located south of 176 Avenue NW and west of 98 Street NW; <b>ELSINORE</b>
3.	LDA13-0508 145773917-001	Tentative plan of subdivision to create one (1) multiple family residential lot and one (1) Public Utility lot from SW 24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; <b>PAISLEY</b>
<b>4.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

June 12, 2014

File No. LDA13-0465

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

ATTENTION: Scott Cole

Dear Mr. Cole

RE: Tentative plan of subdivision to create 243 single detached residential lots and two (2) multiple family residential lots from NE 2-54-24-4 and Blocks 1 & 2, Plan 772 2209, located west of 50 Street NW and northeast of McConachie Boulevard NW; **McCONACHIE**

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**I The Subdivision by Plan is APPROVED on June 12, 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 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. the subdivision boundary be amended to include the dedication of 62 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner be permitted to register the plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, having regard to the provision of roadways and the logical extension of services, at the discretion of the Chief Subdivision Officer;
5. that the approved subdivisions File No. LDA12-0299 and LDA14-0024 be registered prior to or concurrent with this application;
6. that the owner register a berm and noise attenuation fence restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing onto the Transportation and Utility Corridor (TUC), as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm; and
7. 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 proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges applicable to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities within 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 provide a Noise Study to confirm the noise attenuation required adjacent to the TUC, in accordance with the City of Edmonton's Urban Traffic Noise Policy C506A and to the satisfaction of Transportation Services. At a minimum, the owner must construct a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5204, or combination thereof, within residential property lines for all lots backing onto the TUC, to conform to a Noise Study, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct the portion of 62 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 12 m 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 at the discretion and direction of Transportation Services);
10. that the owner construct temporary 6 m gravel roadway connections 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 at the discretion and direction of Transportation Services);
11. that the engineering drawing include a 3 m granular shared use path within the TUC to connect to the existing walkway located northeast of the natural area buffer, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the walkway contain a 3 m concrete sidewalk with T-bollards and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly on privately-owned lands, to the satisfaction of Sustainable Development and Transportation Services; and
14. that the owner is responsible for the design, landscaping and construction within the Public Utility lot, utility rights-of-way, road islands, boulevards, medians and walkways, to the satisfaction of the Transportation and Financial Services and Utilities.

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

Municipal Reserve for Block 1, Plan 772 2209 and NE 2-54-24-4 was addressed in previous subdivisions (LDA08-0071 and LDA10-0308). Municipal Reserve for Block 2, Plan 772 2209 was dealt with under LDA12-0299 by way of a Deferred Reserve Caveat (DRC #102 131 043).

Ministerial Consent is required for the shared use path 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, Office of the City Clerk, 3<sup>rd</sup> 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. Carla Semeniuk at 780-496-1582 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority











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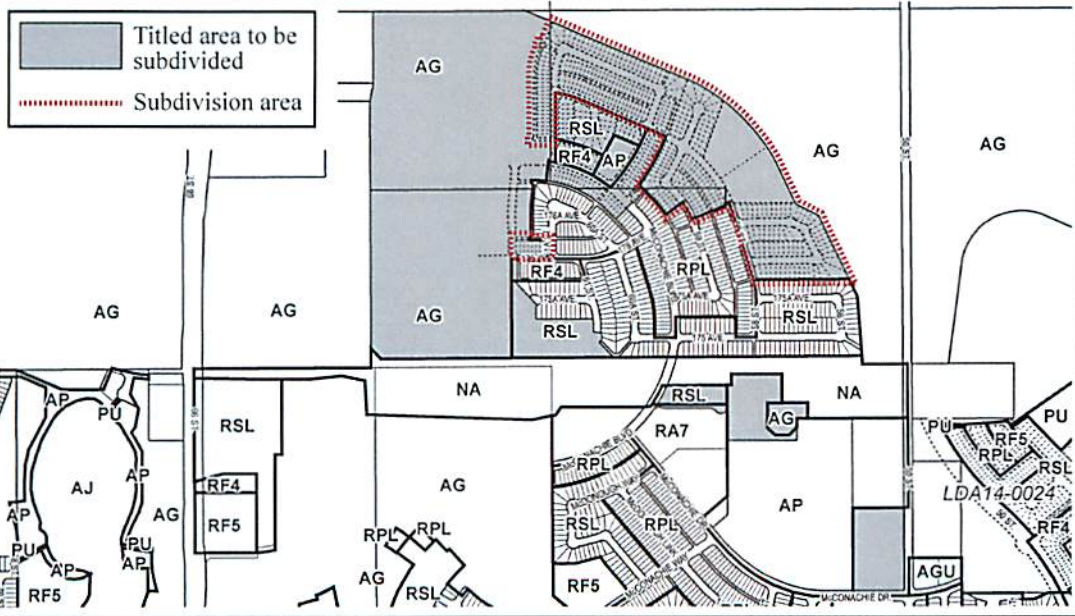
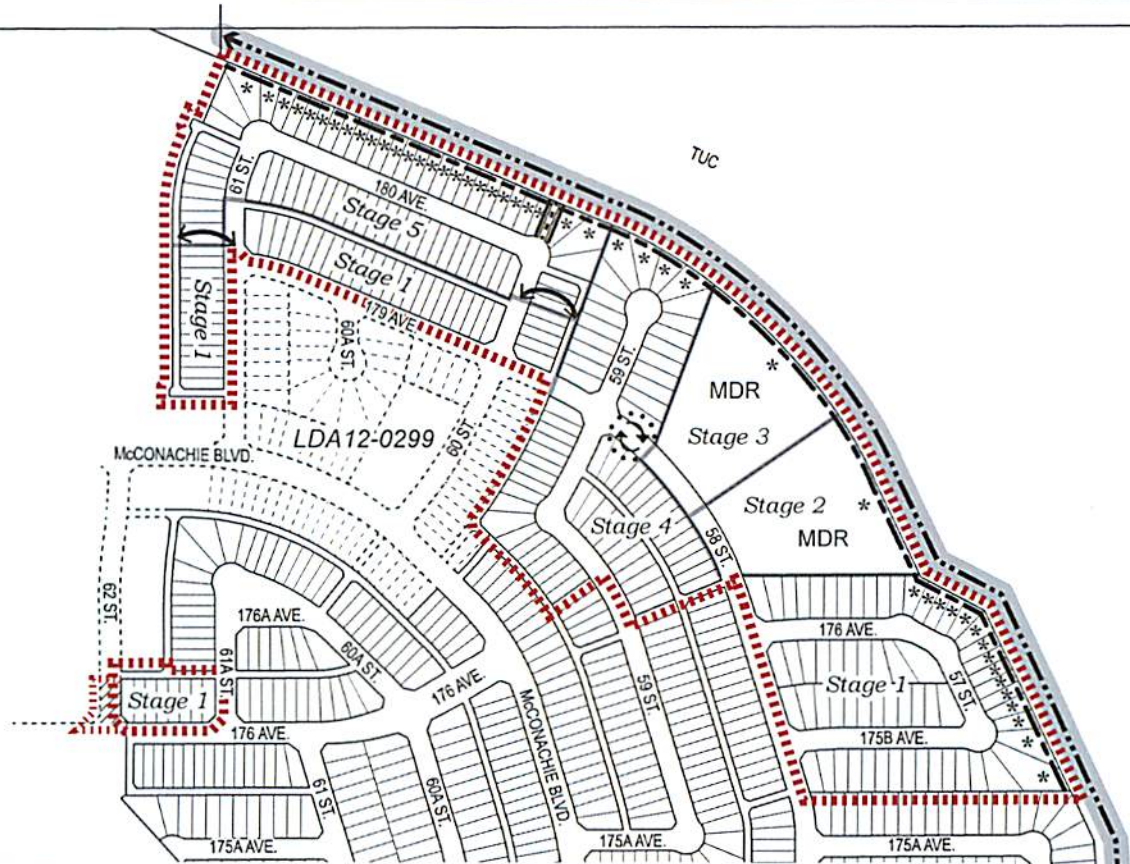
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 12, 2014

LDA13-0465

- |   |  |   |   |
|---|--|---|---|
|  | Limit of proposed subdivision                  |  | 6 m wide gravel temporary roadway       |
|  | Amend subdivision boundary                     |  | 3 m granular shared use path            |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Temporary 12 m turnaround               |
|  | 1 m berm and 1.8 m noise attenuation fence     | *   | Restrictive covenant re: berm and fence |
|  | 3 m concrete sidewalk                          |  | Include in engineering drawings         |
|  | Dedicate and construct local roadway           |   |   |





Subdivision Authority

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

June 12, 2014

File No: LDA13-0137

Leitch Consulting  
26 Lake Christina Close SE  
Calgary, AB T2J 2R9

ATTENTION: Kit Leitch

Dear Mr. Leitch:

RE: Tentative plan of subdivision to create 54 single detached residential lots and one (1) multiple family residential lot from Lot 1, Block 1, Plan 782 1490 and NE-5-54-24-4, located south of 176 Avenue NW and west of 98 Street NW; **ELSINORE**

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**I The Subdivision by Plan is APPROVED on June 12, 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, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I, having regard to the provision of roadways and the logical extension of services;
4. that the owner register an easement for mutual access, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the proposed lots be consolidated, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate a portion of road right-of-way for 174 Avenue, 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 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 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 Departments 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 engineering drawings for Stage 1 include removal of the existing temporary turnaround and construction of the curb, gutter, and sidewalk to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the engineering drawings for Stage 2 include the removal of the existing access to 97 Street NW; the construction of the ditch, shared use path, and boulevard restoration; and the extension of the median on 97 Street NW; to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct 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; and
9. 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.

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

Municipal Reserve was previously provided under Regional Planning File 77-SC-54 in 1977.

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 (5) days from the date the decision is mailed.

If you have further questions, please call Ms. Sarah Ramey at 780-496-6214 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority










SM/sr/Posse #136558130-001

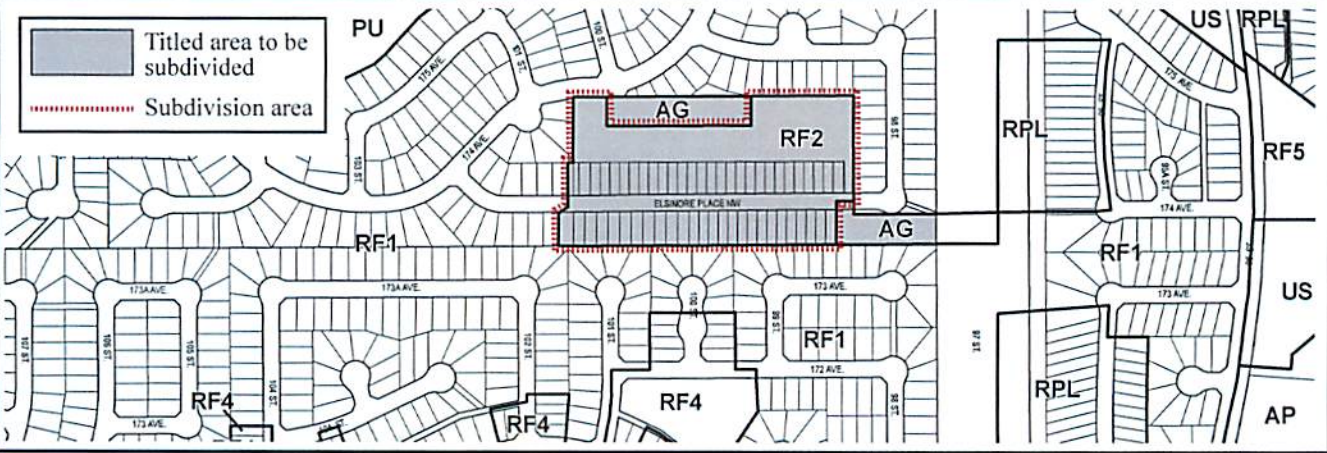
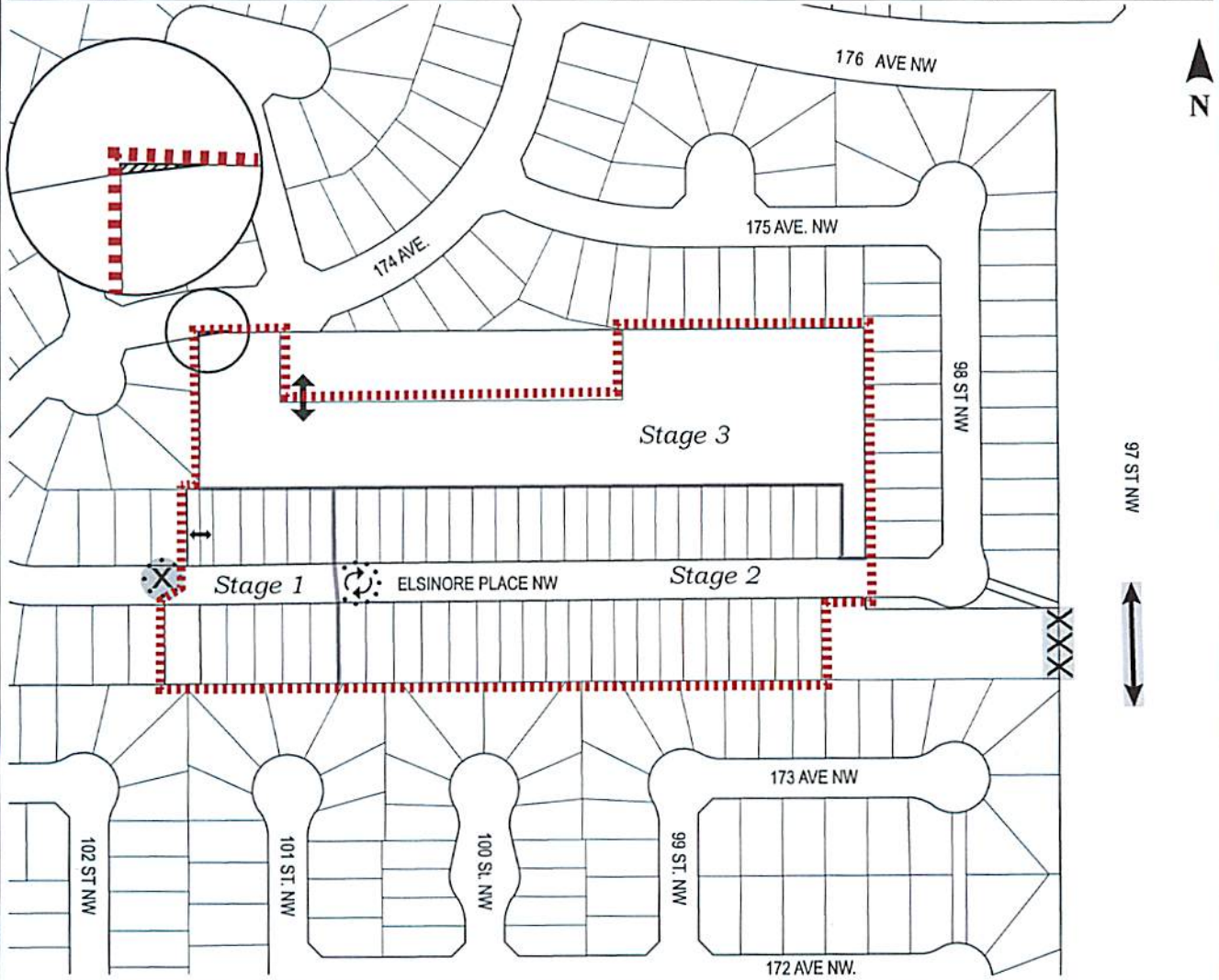
Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 12, 2014

LDA13-0137

- |   |  |   |   |
|---|--|---|---|
|  | Limit of proposed subdivision                  |  | Consolidate lots  |
|  | Include in engineering drawings                |  | Remove temporary turnaround and construct curb, gutter and sidewalk |
|  | Dedicate as road right-of-way                  |  | Remove existing access and reconstruct ditch and boulevard          |
|  | 12 m temporary gravel turnaround with bollards |  | Median extension  |
|  | Mutual access easement                         |   |   |







Subdivision Authority

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

June 12, 2014

File No. LDA13-0508

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create one (1) multiple family residential lot and one (1) Public Utility lot from 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 June 12, 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 Bylaw 16877 to amend the Edmonton Zoning Bylaw receive Third Reading prior to the endorsement of this subdivision;
4. that the approved subdivisions within the Paisley neighbourhood (File Nos. LDA13-0469 and LDA13-0507) be registered prior to or concurrent with this application; 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 3 m hard surface shared use path with dividing yellow centerline, "Shared Use" signage and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.8 m noise attenuation fence within residential property lines, as per the City of Edmonton Roadway Design Standards Drawing No. 5205, to the satisfaction of Transportation Services, 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 Public Utility lot, utility rights-of-way, road islands, boulevards, medians, and walkways, 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.

The existing Deferred Reserve Caveat (#132 293 484) 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 five (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,

Scott Mackie  
Subdivision Authority

SM/kr/Posse #145773917-001

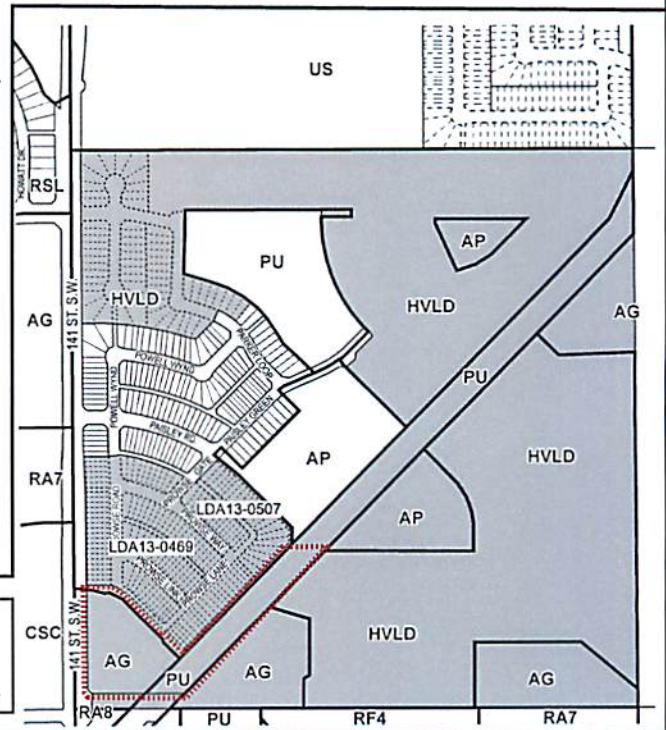
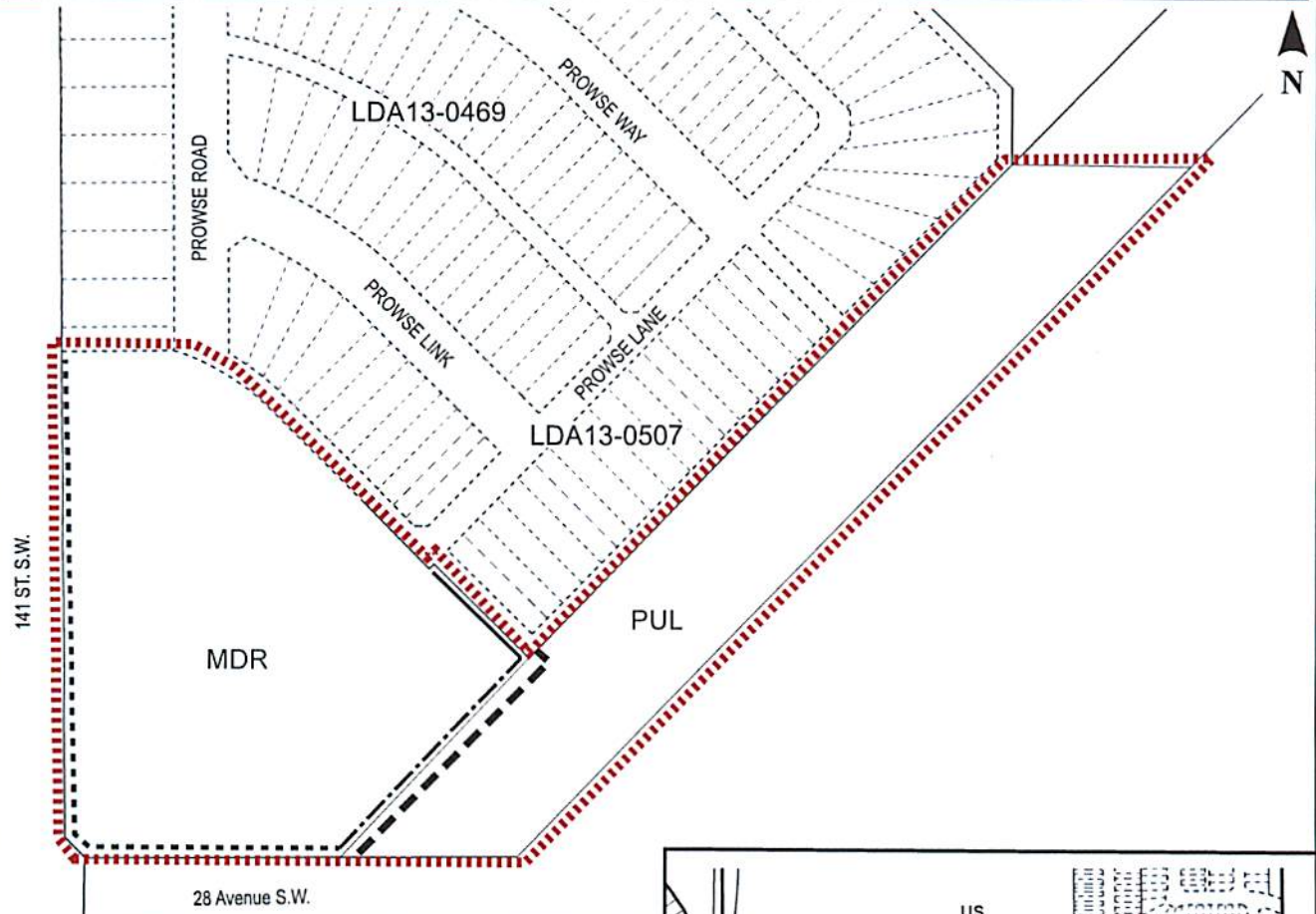
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 12, 2014

LDA 13-0508

- Limit of proposed subdivision
- 1.2 m uniform fence
- 1.8 m uniform screen fence as per Zoning Bylaw
- 3 m hard surface shared use path
- 1.8 m noise attenuation fence



- Titled area to be subdivided
- Subdivision area

Thursday, June 5, 2014  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 23

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 5, 2014 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 29, 2014 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA13-0129  
136493867-001

Tentative plan of subdivision to create 112 single detached residential lots and three (3) Public Utility lots from SE 25-52-26-4, located east of 231 Street NW and north of Whitemud Drive NW; **ROSENTHAL**

MOVED

Blair McDowell

That the application for subdivision be Approved

FOR THE MOTION

Blair McDowell

**CARRIED**

**5. ADJOURNMENT**

The meeting adjourned at 09:45 a.m.