

Thursday, June 25, 2015  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 26

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the June 25, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the June 18, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA14-0444  
154214747-001 Tentative plan of subdivision to create 110 single detached residential lots, 18 row housing lots, one (1) future Municipal Reserve lot and one (1) Municipal Reserve lot, from Lot 1, Block 1, Plan 092 6167, and the NW 36-52-26 W4M located north of Secord Landing NW and east of 231 Street NW; **SECORD**

MOVED Blair McDowell  
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA15-0003  
142550145-001 Tentative plan of subdivision to create one (1) Public Utility lot and one (1) Environmental Reserve lot, from a portion of the SE and SW-14-52-24-W4M located south of 51 Avenue and east of 75 Street; **ROPER INDUSTRIAL**

MOVED Blair McDowell  
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA15-0080 167992217-001	Tentative plan of subdivision to create 133 single detached residential lots, 32 semi-detached residential lots, and two (2) Municipal Reserve lots from the NW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; <b>CHAPPELLE</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.		



Subdivision Authority

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

June 25, 2015

File NO. LDA14-0444

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 110 single detached residential lots, 18 row housing lots, one (1) future Municipal Reserve lot and one (1) Municipal Reserve lot, from Lot 1, Block 1, Plan 092 6167, and the NW 36-52-26 W4M located north of Secord Landing NW and east of 231 Street NW; **SECORD**

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**I The Subdivision by Plan is APPROVED on June 25, 2015, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 1.61 ha lot 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 & 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 register an easement for a 4 m temporary emergency access as shown on the "Conditions of Approval" map, Enclosure I;
5. that LDA12-0424 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
6. that the approved subdivisions LDA13-0213, LDA13-0481, LDA13-0482, and LDA13-0572 be registered prior to or concurrent with this application for the logical extension of roadway and watermain connections;
7. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 231 Street NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 temporary 4 m emergency access connection with T-bollards 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);
8. that the engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
9. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline and bollards within the Reserve lot and the future Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards within the walkway to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide 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;
13. that CCC for sewers will not be issued for the proposed development until such time as the Lewis Farms Storm Outfall is completed and operational, to the satisfaction of Financial Services and Utilities;

14. that the owner is responsible for the disposal of stormwater flows until the permanent downstream system is operational, to the satisfaction of Financial Services and Utilities;
15. 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 231 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. 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
17. that the owner is responsible for the landscape design and construction within the Reserve lot, future Reserve lot, road rights of way, 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 Deferred Reserve Caveat for Municipal Reserve will be discharged in full with the dedication of land for the NW 36-52-26-W4M. The City of Edmonton will purchase the 0.72 ha of land to complete the assembly of the south half of the Second school and park site.

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,



FOR  
Scott Mackie  
Subdivision Authority













SM/kg/Posse #154214747-001

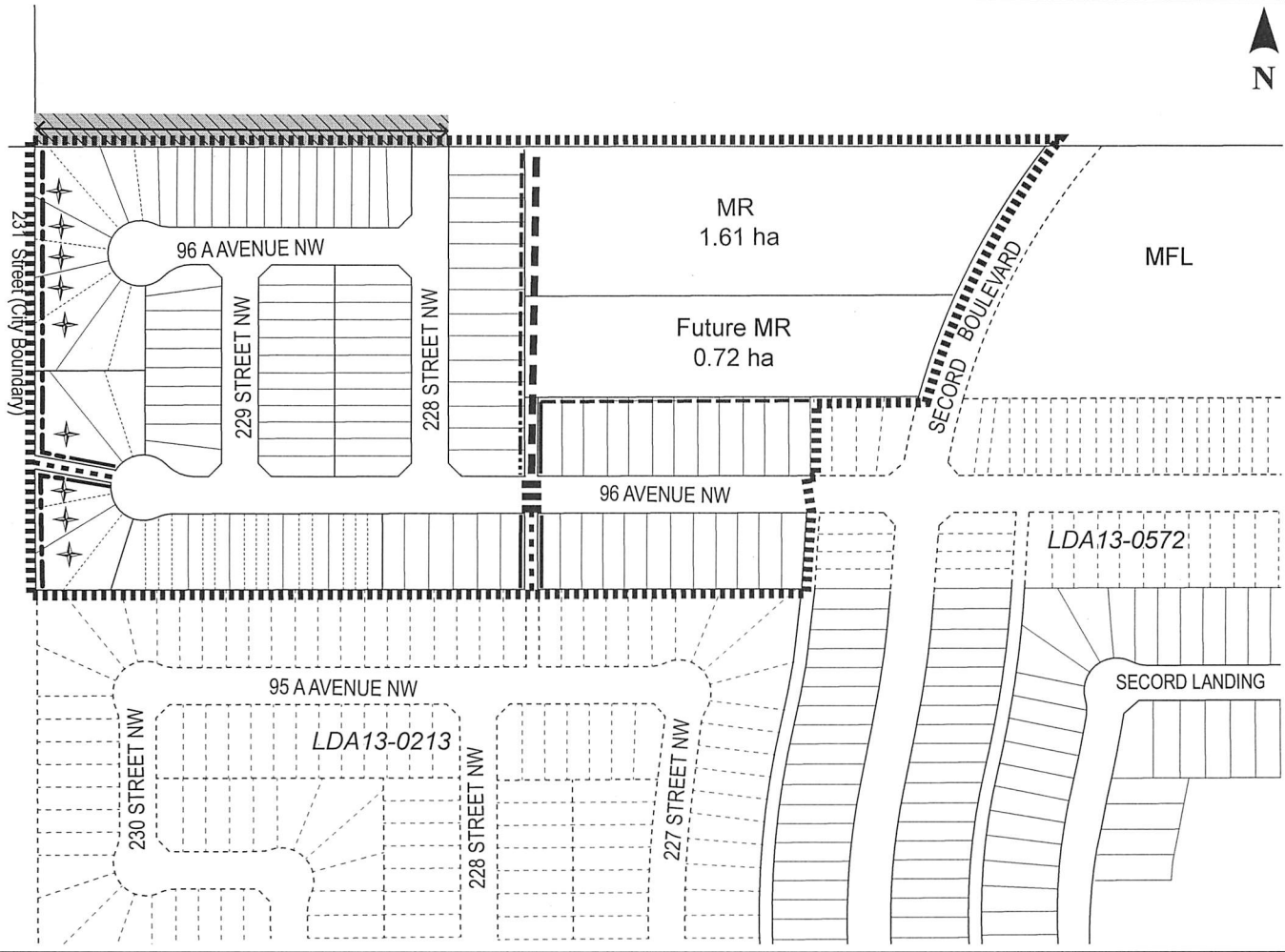
Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 25, 2015

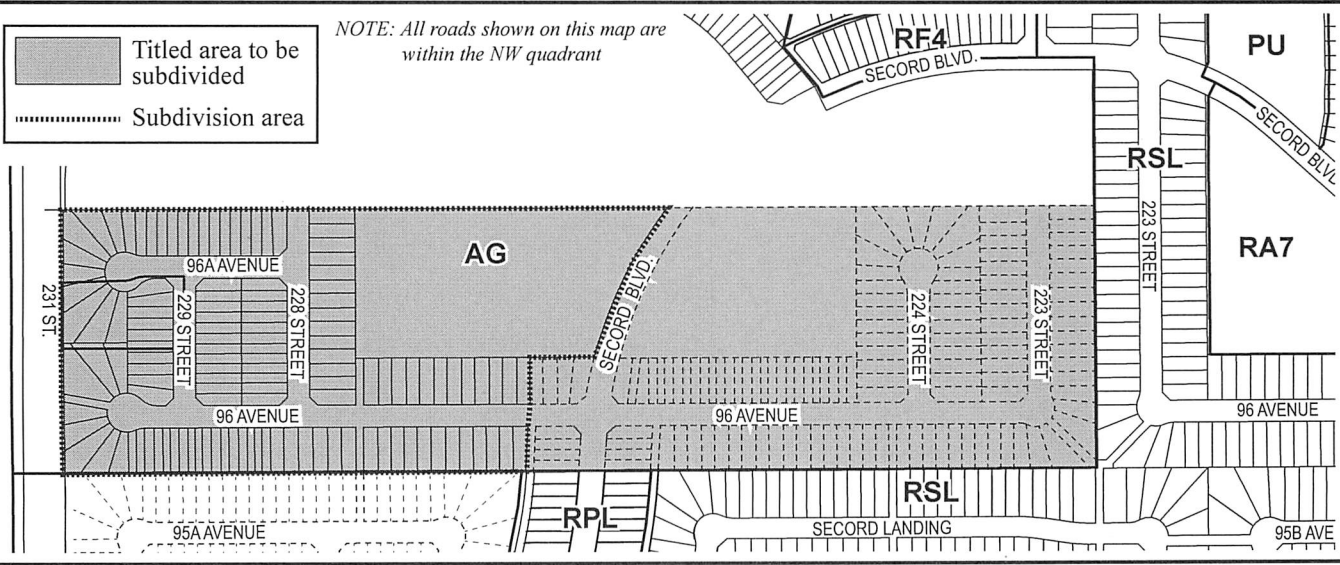
LDA14-0444

	Limit of proposed subdivision		3 m hard surface shared use path
	1.8 m uniform screen fence as per Zoning Bylaw		Zebra marked crosswalk
	1.8 m uniform fence		Temporary 4 m emergency access
	1.8 m uniform screen fence		Restrictive covenant re: berm
	Berm and noise attenuation fence		Include in engineering drawings
	1.5 m concrete sidewalk		Register easement



	Titled area to be subdivided
	Subdivision area

NOTE: All roads shown on this map are within the NW quadrant





June 25, 2015

File NO. LDA15-0003

ISL Engineering and Land Services Ltd.  
1200, 10235-101 Street NW  
Edmonton, AB T5J 3E9

ATTENTION: Shauna Kuiper

Dear Ms. Kuiper:

RE: Tentative plan of subdivision to create one (1) Public Utility lot and one (1) Environmental Reserve lot, from a portion of the SE and SW-14-52-24-W4M located south of 51 Avenue and east of 75 Street; **ROPER INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on June 25, 2015, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 1.84 ha lot pursuant to Section 664 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 & 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 Bylaw 17176 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
5. 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 a Boundary Assessment of \$2,157.34 per hectare, plus GST, for existing oversized sanitary sewers in the area;

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 51 Avenue NW to an urban industrial collector standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the wildlife crossing as per the City of Edmonton Wildlife Passage Engineering Design Guidelines, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include sanitary and storm sewer connections, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a watermain on 51 Avenue, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the Public Utility lot, and road rights of way, 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 912049732 registered with Subdivision File No. 90-X-153-S will 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 Sean Lee at 780-496-6121 or [sean.lee@edmonton.ca](mailto:sean.lee@edmonton.ca).

Yours truly,



**FOR**  
Scott Mackie  
Subdivision Authority

SM/sl/Posse #142550145-001

Enclosure(s)

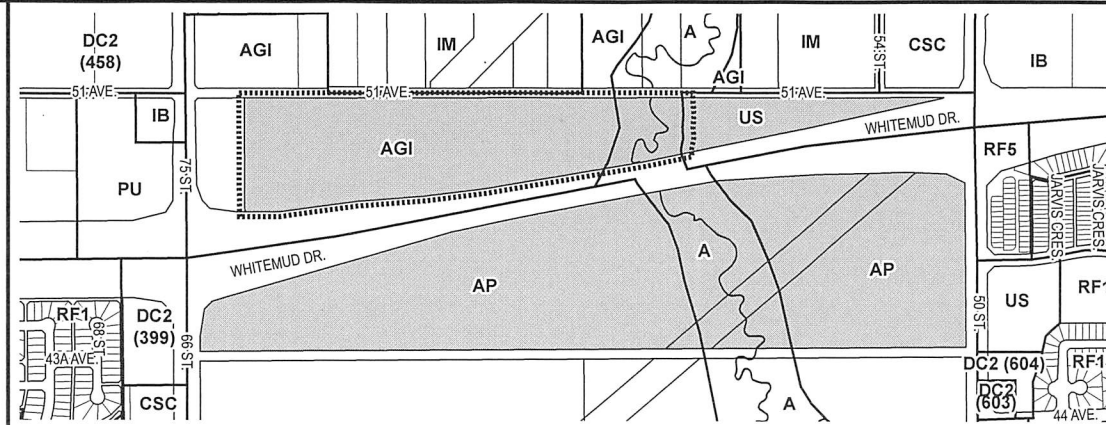


SUBDIVISION CONDITIONS OF APPROVAL MAP

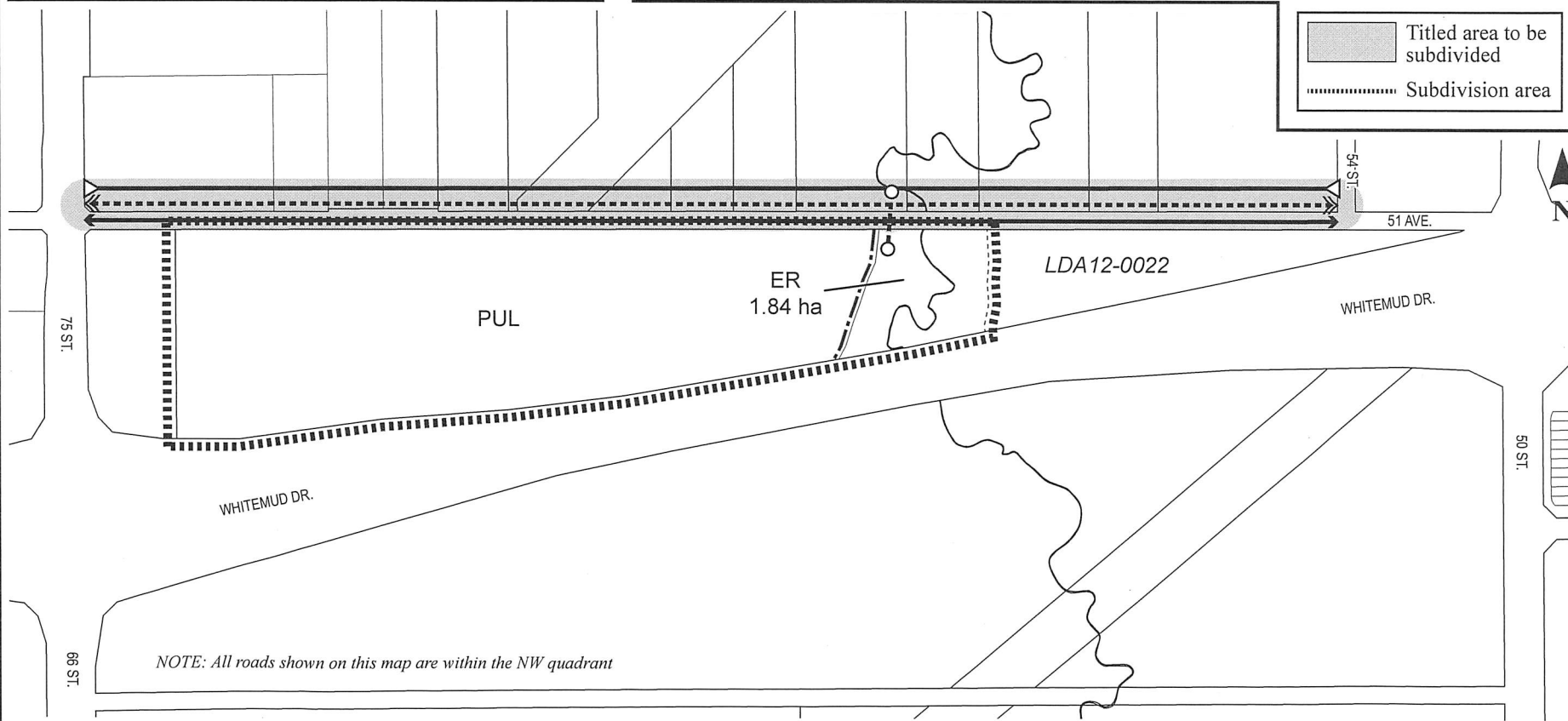
June 25, 2015

LDA15-0003

- ▬▬▬▬▬▬ Limit of proposed subdivision
- - - - - 1.2 m uniform fence
- ⌒⌒ Sanitary and storm sewer connection
- ⌒⌒ Water main connection
- Wildlife crossing
- ↔ Construct urban industrial roadway
- ▭ Include in engineering drawings



- ▭ Titled area to be subdivided
- ▬▬▬▬▬▬ Subdivision area



NOTE: All roads shown on this map are within the NW quadrant



Subdivision Authority

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

June 25, 2015

File No. LDA15-0080

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 133 single detached residential lots, 32 semi-detached residential lots, and two (2) Municipal Reserve lots from the NW 14-51-25-W4M 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 June 25, 2015, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as 0.20 ha and 0.06 ha lots 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 & 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 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;
5. that the subdivision boundary be amended to include additional dedication of Chernowski Way SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to exclude a portion of Coughlan Green SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the approved subdivision LDA14-0362 be registered prior to or concurrent with this application for the logical extensions of roadway connections and necessary underground utilities;
9. 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;
10. 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
11. 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 proportionate share of 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 200 mm offsite water main connection and hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include grading plans for 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 3 m hard surface shared use path, tying into the shared use path within the Alta Link corridor, with a dividing yellow centerline, "Shared Use" signage, lighting and bollards, within the MR lots, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

10. 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;
11. that the owner construct Challand Lane SW and the alley connection to Coughlan Green SW to a 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;
12. that the owner construct alley lighting within an easement on private property, to the satisfaction of City Departments and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 2 m concrete sidewalk with bollards, within the alley connection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner install bollards to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner provide 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;
17. that the owner construct a 0.5 m berm centered on the property line and a 2.3 m noise attenuation fence contained wholly within private property, as per an approved Concept Plan, for all lots backing onto 28 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 MR lots, road rights of way 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.

Municipal Reserve is being dedicated with this subdivision and the existing Deferred Reserve Caveat shall be reduced accordingly and 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 Ms. Kristen Rutherford at 780-442-5047 or [kristen.rutherford@edmonton.ca](mailto:kristen.rutherford@edmonton.ca).

Yours truly,



FOR  
Scott Mackie  
Subdivision Authority

SM/kr/Posse #167992217-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

June 25, 2015

LDA15-0080

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>----- Limit of proposed subdivision</li> <li>----- Amend subdivision boundary</li> <li>----- 1.8 m uniform screen fence as per Zoning Bylaw</li> <li>----- 1.2 m uniform fence</li> <li>----- Berm and noise attenuation fence</li> <li>----- 1.5 m concrete sidewalk</li> <li>----- 2 m concrete sidewalk</li> </ul> | <ul style="list-style-type: none"> <li>----- 3 m hard surface shared use path</li> <li>----- Zebra marked crosswalk</li> <li>----- 11.5 m enhanced local roadway</li> <li># Restrictive covenant re: berm</li> <li>* Restrictive covenant re: freeboard</li> <li>----- 200 mm water main connection</li> <li>•••• Bollards</li> </ul> | <ul style="list-style-type: none"> <li>----- Alley lighting and easement</li> <li>----- Construct to a residential alley structure</li> <li>----- Construct hydrant</li> <li>----- Grading plans</li> <li>----- Include in engineering drawings</li> <li>----- Dedicate as road right-of-way</li> </ul> |
|--|---|---|

