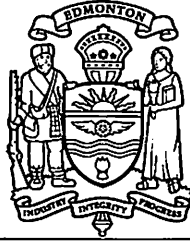


Thursday, August 11, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 32

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the August 11, 2016 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the August 4, 2016 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA16-0109<br>187746829-001 | Tentative plan of subdivision to create one (1) Public Utility lot, from the SE 18-52-23-W4M located south of 51 Avenue NW and west of 17 Street NW; <b>SOUTHEAST INDUSTRIAL</b> |
| 2. | LDA15-0658<br>184966886-001 | Tentative plan of subdivision to create one (1) other lot from the SE 5-54-23-W4M, located west of Meridian Street and north of 167 Avenue NW; <b>HORSE HILL</b>                 |

**5. OTHER BUSINESS**



Subdivision Authority

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

August 11, 2016

File NO. LDA16-0109

Pals Geomatics Corp.  
10704 – 176 Street NW  
Edmonton, AB T5S 1G7

ATTENTION: Jason Workman

Dear Mr. Workman:

RE: Tentative plan of subdivision to create one (1) Public Utility lot, from the SE 18-52-23-W4M located south of 51 Avenue NW and west of 17 Street NW; **SOUTHEAST INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on August 11, 2016, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 1.06 ha by a Deferred Reserve Caveat registered against the SE 18-52-23-W4M pursuant to Section 669 of the Municipal Government Act;
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 cross lot access as shown on the Conditions of Approval map, Enclosure I. The City shall be a party to the easement;
5. that the subdivision boundary be amended to include the dedication of 51 Avenue NW, to the satisfaction of Transportation Planning and Engineering, 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 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 pay the proportionate share of Boundary Assessments for 51 Avenue NW improvements;
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 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;
8. that the owner design and construct the ultimate Storm Water Management Facility (SWMF), to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner will not be issued CCC for the subdivision drainage facilities without the completion of the downstream sanitary sewer trunk along 34 Street and connection to SESS, to the satisfaction of Drainage Planning and Engineering;
10. 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 offsite Sanitary Trunk Sewer and connection to SESS are completed and operational to the satisfaction of Drainage Planning and Engineering; and
11. that the owner is responsible for the landscape design and construction within the Public Utility 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.

MR for SE 18-52-23-W4M in the amount of 1.06 ha is being provided by a DRC with this subdivision.

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 NW, 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 Madeleine Baldwin at 780-496-5672 or [madeleine.baldwin@edmonton.ca](mailto:madeleine.baldwin@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #187746829-001

Enclosure(s)





Subdivision Authority

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

August 11, 2016

File NO. LDA15-0658

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create one (1) other lot from the SE 5-54-23-W4M, located west of Meridian Street and north of 167 Avenue NW; **HORSE HILL**

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**I The Subdivision by Plan is APPROVED on August 11, 2016, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 3.392 ha by a Deferred Reserve Caveat registered proportionately against the proposed and the remnant lots pursuant to Section 669 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 clear and level Meridian Street and the Horse Hill Creek Crossing as required for road right of way dedication, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Transportation Planning and Engineering and Integrated Infrastructure Services; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for the SE 5-54-23-W4M will be addressed by registering a Deferred Reserve Caveat (DRC) of 1.547 ha for the one (1) other lot and 1.845 ha for the remnant lot. This may be reduced upon future dedication of Environmental Reserve (ER).

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 NW, 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 Stephanie Mah at 780-442-5387 or [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #184966886-001


Enclosure(s)

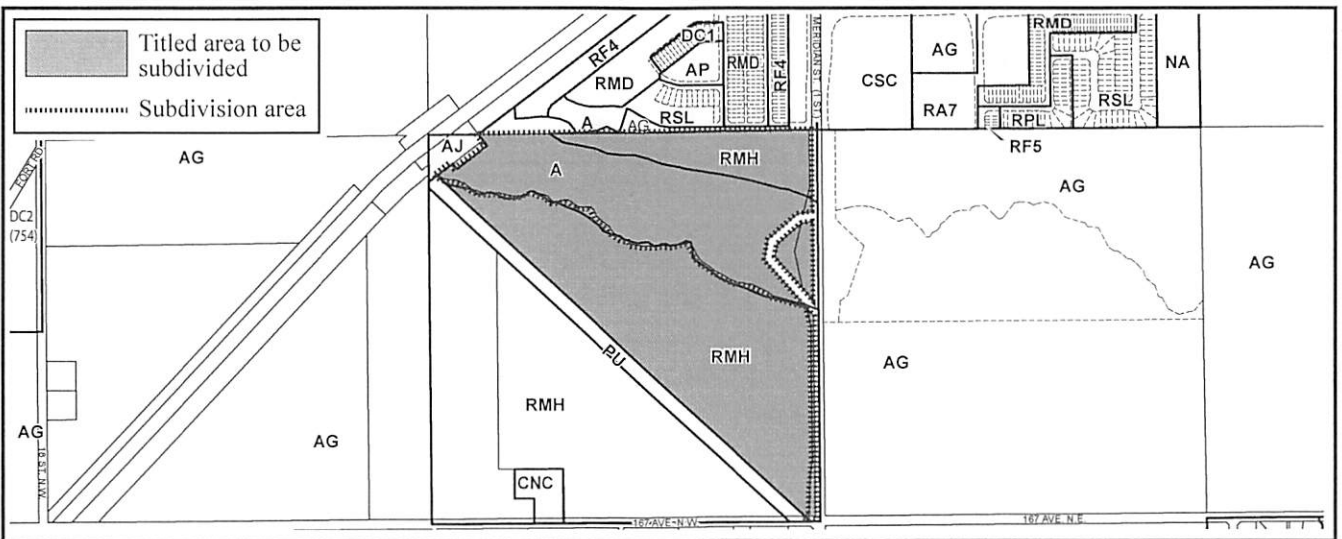
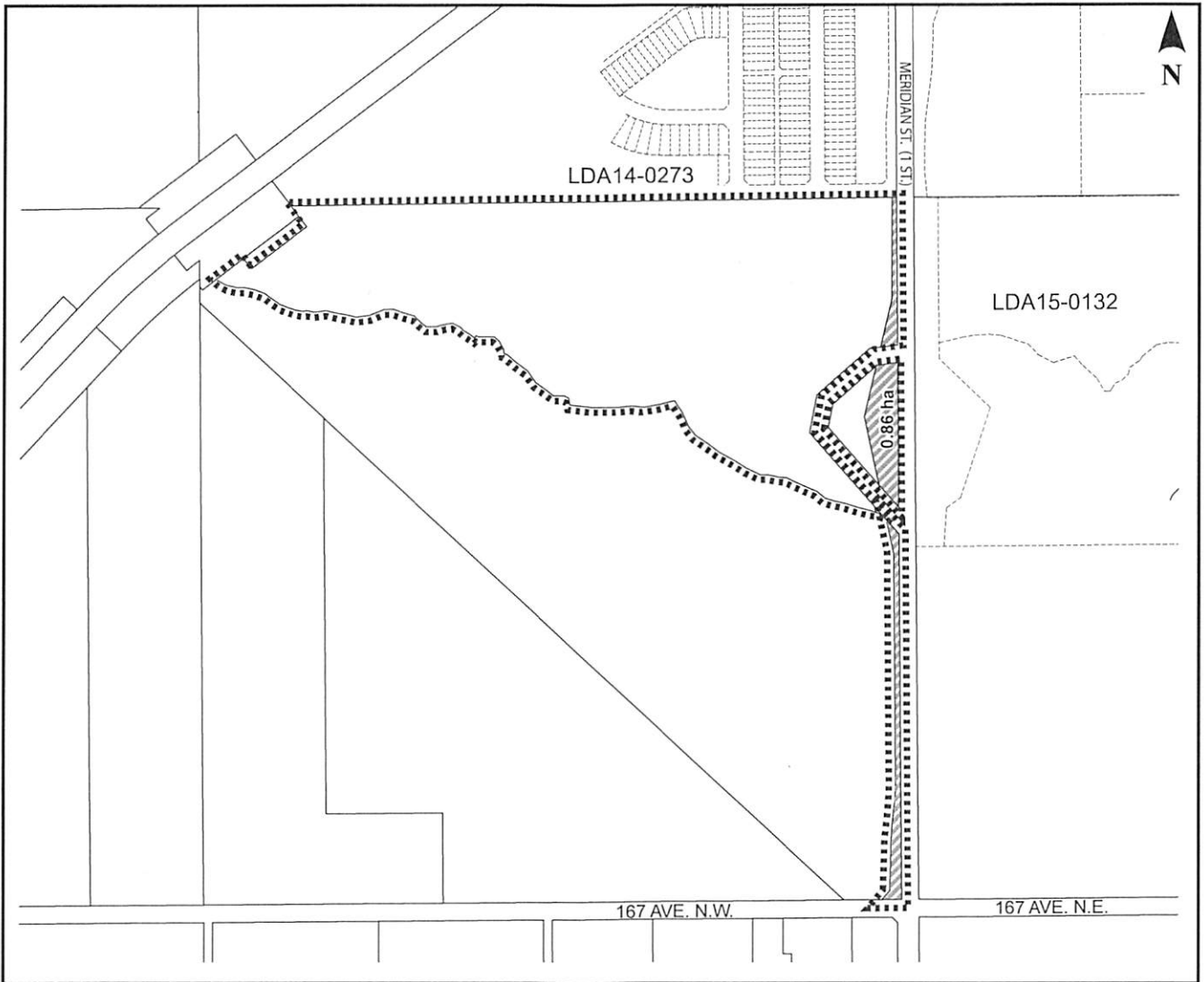
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 11, 2016

LDA15-0658

..... Limit of proposed subdivision

 Dedicate road right-of-way



Thursday, August 4, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 31

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 4, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 28, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA14-0456  
160938026-001

Tentative plan of subdivision to create 163 single detached residential lots, 66 semi-detached residential lots, two (2) multiple family lots (MFL), one (1) commercial lot, one (1) future Municipal Reserve lot, and one (1) Municipal Reserve lot, from Lot B, Plan 5396 NY; Lot 19, Block 19, Plan 1521541 and the NW 36-52-26W4M located south of Stony Plain Road 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. LDA15-0502  
181073017-001

Tentative plan of subdivision to create one (1) block shell, to be consolidated with the adjacent eastern parcel for the purposes of land transfer, from the NE 31-52-25-W4M (102 200 810 +1), located south of Stony Plain Road NW and west of 199 Street NW; **STEWART GREENS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**



3.	LDA16-0132 187323213-001	Tentative plan of subdivision to create 92 single detached residential lots, 80 semi-detached residential lots, one (1) multiple family lot (MFL), two (2) Public Utility lots, and portion of roadway to be closed, from the SW 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 as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0274 222687251-001	Tentative plan of subdivision to create one (1) industrial lot, from the NW-31-53-23-W4M, located north of 153 Avenue NW and east of Fort Road NW; <b>GORMAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA15-0386 177723977-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 3, Plan 1522 AS, located south of 88 Avenue NW and east of 89 Street NW; <b>BONNIE DOON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA16-0139 184079112-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 48, Block 5, Plan 6675 KS, located north of 80 Avenue NW and east of 161 Street NW; <b>ELMWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA16-0190 219496004-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 65, Plan 965 AH, located south of 106 Avenue NW and east of 150 Street NW; <b>CANORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA16-0265 223581339-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 22, Block 5, Plan 4068 HW, located north of 122 Avenue NW and east of 128 Street NW; <b>SHERBROOKE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA16-0268 223677527-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 13, Plan 1916 HW, located north of 112 Avenue NW and east of 122 Street NW; <b>INGLEWOOD</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURMENT</b>  The meeting adjourned at 10:35 a.m.		