

Thursday, November 19, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 47

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the November 19, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the November 12, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0294 161040229-001	Tentative plan of subdivision to create two (2) block shells from Block A, Plan 1934 RS, located north of 153 Avenue NE and east of Meridian Street NE; HORSE HILL
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA13-0366 142345188-001	Tentative plan of subdivision to create 80 semi-detached residential lots and one (1) Public Utility lot from Block 1, Plan 822 1534, located south of 96 Avenue NW and west of 208 Street NW; WEBBER GREENS
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA14-0266 155436872-001	Tentative plan of subdivision to create 146 single detached residential lots, 50 semi-detached residential lots and 56 row housing lots from Lot 2, Block 1, Plan 832 1482, and SW 18-51-24 W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; ALLARD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:50 a.m.		



November 19, 2015

File No. LDA15-0294

Hagen Surveys Ltd.
8929 – 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create two (2) block shells from Block A, Plan 1934 RS, located north of 153 Avenue NE and east of Meridian Street NE; **HORSE HILL**

I The Subdivision by Plan is APPROVED on November 19, 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 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; 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 Arterial Roadway Assessments applicable to this subdivision; and
4. 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.

There is a Deferred Reserve Caveat (DRC) registered against Block A, Plan 1934 RS. The DRC will be transferred proportionately to each block shell.

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 Ms. Carla Semeniuk at 780-496-1582 or carla.semeniuk@edmonton.ca.

Yours truly,



Peter Ohm
Subdivision Authority

FOR

PO/cs/Posse #161040229-001

Enclosure(s)

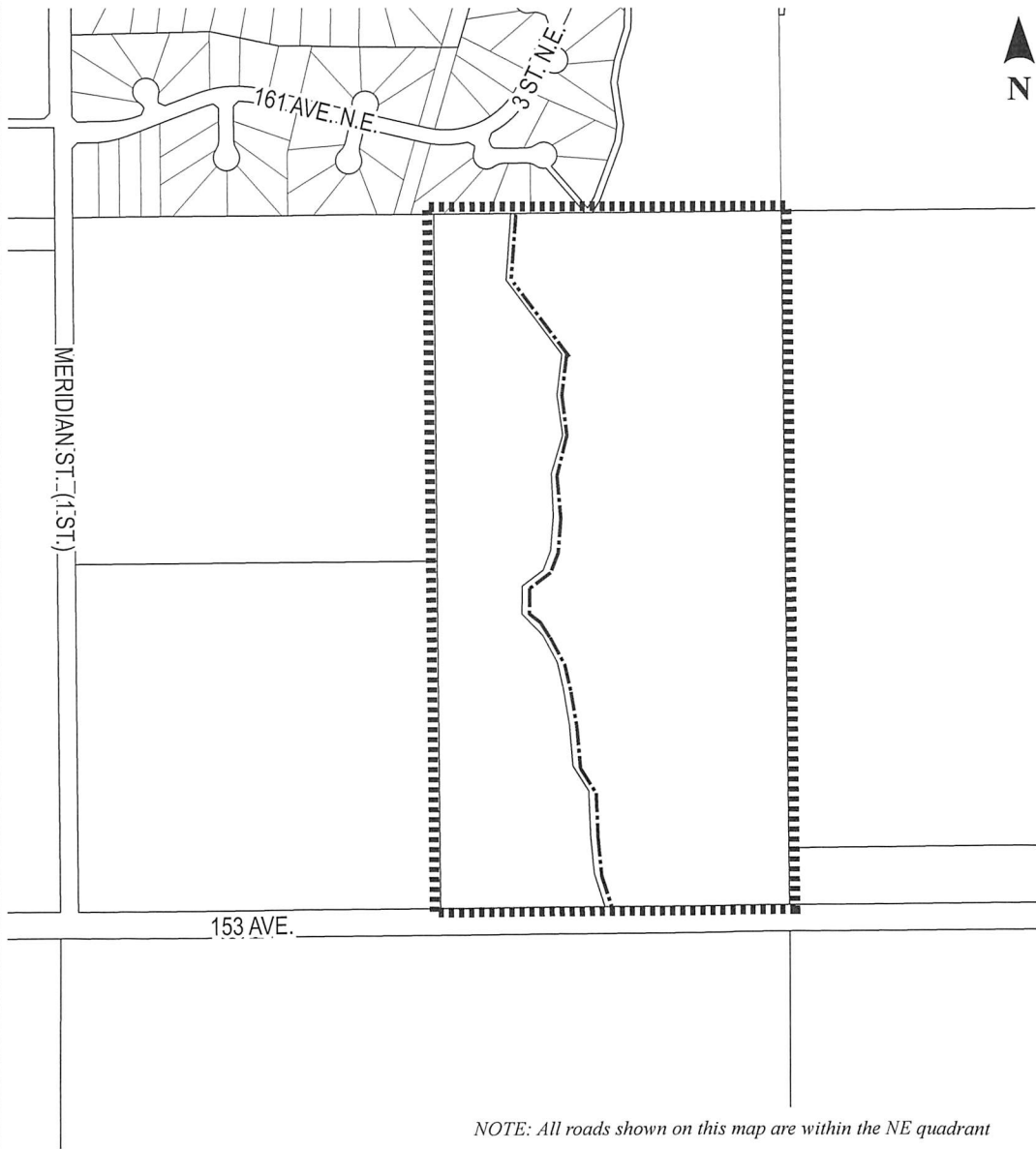
SUBDIVISION CONDITIONS OF APPROVAL MAP

November 19, 2015

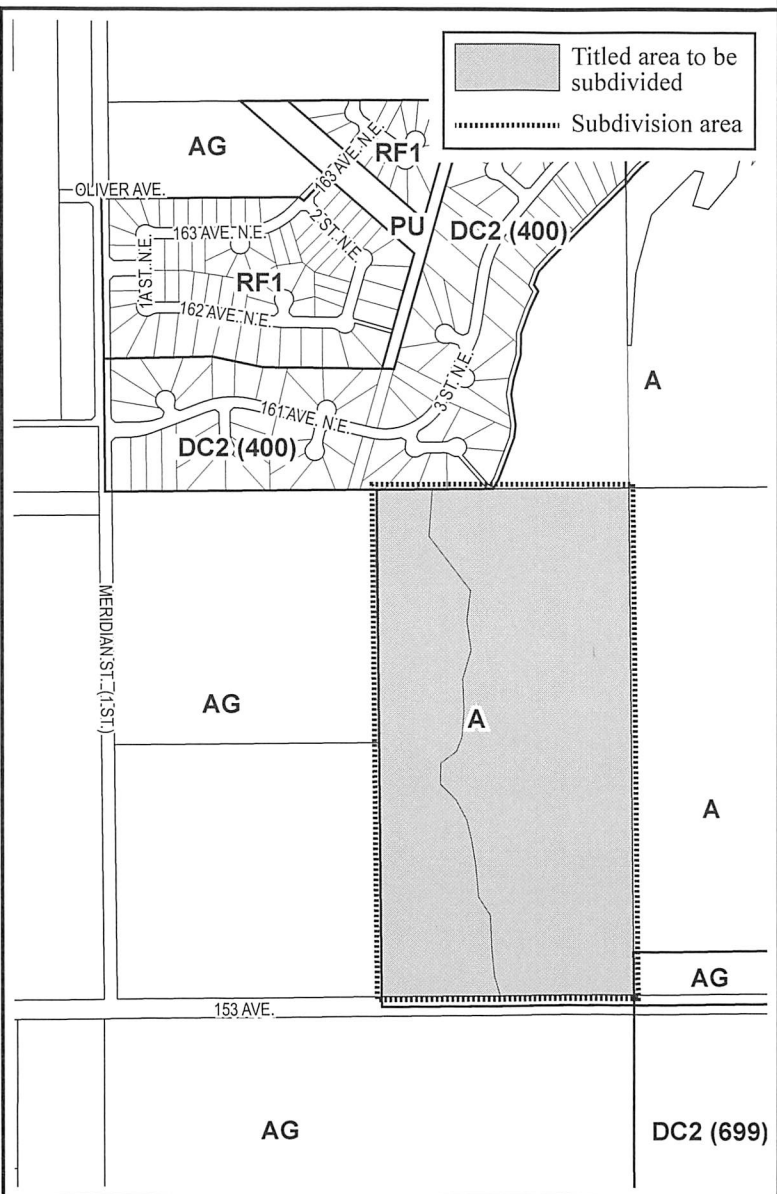
LDA15-0294

Limit of proposed subdivision

1.2 m demarcation fence



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





November 19, 2015

File NO. LDA13-0366

Select Engineering Consultants Ltd.
100, 17413-107 Avenue NW
Edmonton, Alberta T5S 1E5

ATTENTION: Mark Puczko

Dear Mr. Puczko:

RE: Tentative plan of subdivision to create 80 semi-detached residential lots and one (1) Public Utility lot from Block 1, Plan 822 1534, located south of 96 Avenue NW and west of 208 Street NW; **WEBBER GREENS**

I The Subdivision by Plan is APPROVED on November 19, 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 LDA13-0366 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 survey.

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 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 and the owner construct a 3 m hard surface shared use path with “Shared Use” signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the owner construct an enhanced local roadway to accommodate a minimum 4.0 m drive aisle on the roadway adjacent to the working area for the abandoned well site, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve 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.

MR for Block 1, Plan 822 1534 has been addressed through LDA10-0014.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,



Peter Ohm
Subdivision Authority

PO/kg/Posse #142345188-001

Enclosure(s)

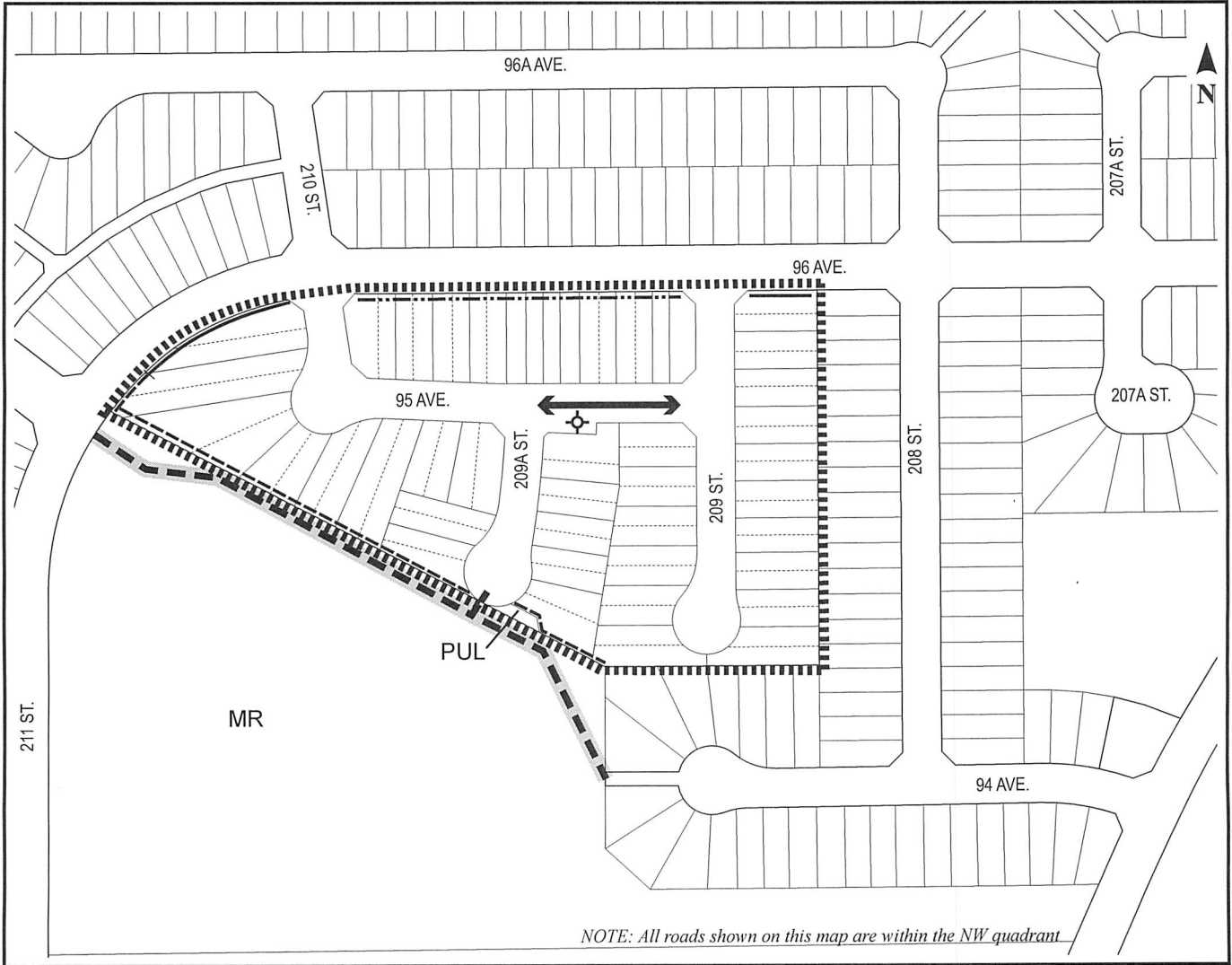
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SUBDIVISION CONDITIONS OF APPROVAL MAP

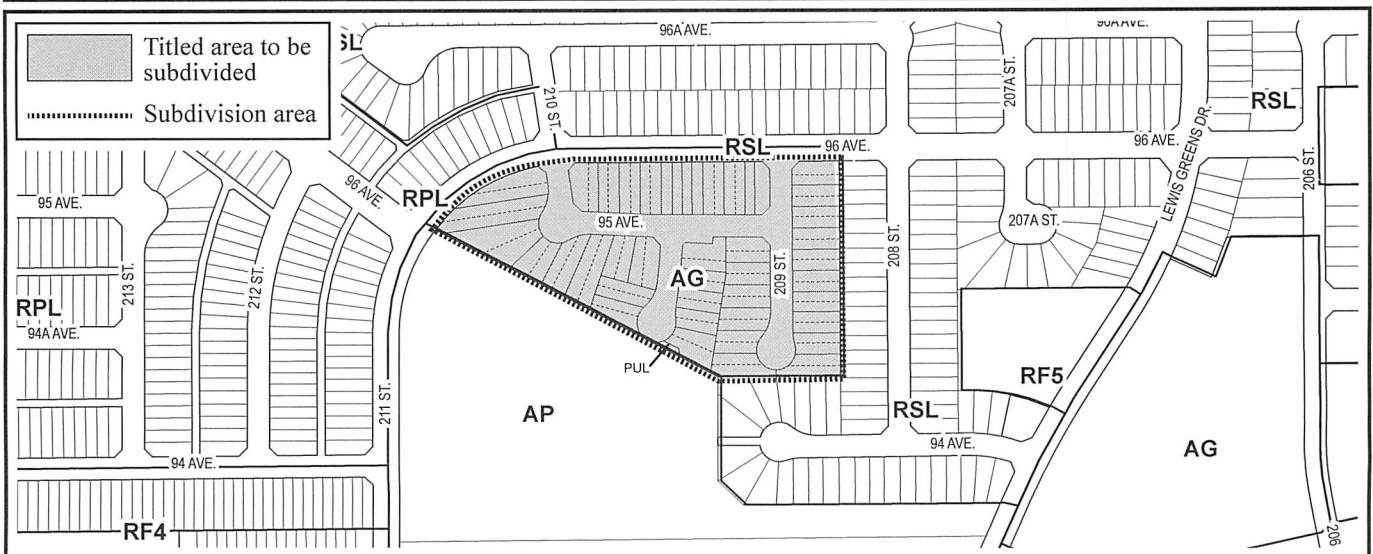
November 19, 2015

LDA13-0366

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| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision — 1.8 m uniform screen fence as per Zoning Bylaw - - - - - 1.8 m uniform screen fence - - - - - 1.8 m uniform fence | <ul style="list-style-type: none"> ▬▬▬▬▬ 3 m hard surface shared use path ⊕ Abandoned well site ↔ Enhanced local roadway ▭ Include in engineering drawings |
|--|--|



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





Subdivision Authority

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

November 19, 2015

File NO. LDA14-0266

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 146 single detached residential lots, 50 semi-detached residential lots and 56 row housing lots from Lot 2, Block 1, Plan 832 1482, and the SW 18-51-24 W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW;
ALLARD

I The Subdivision by Plan is APPROVED on November 19, 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 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;
4. 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;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 41 Avenue SW, 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 survey.

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 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 the first two (2) lanes of 41 Avenue SW to an arterial roadway standard including lighting and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 41 Avenue SW prior to the approval of engineering drawings for the arterial road and subdivision, to the satisfaction of Transportation Services;
8. that the engineering drawings include a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR parcel, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 6 m gravel surface roadway connection with Stage 3, 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);
10. that the engineering drawings include and that the owner construct a 300 mm water main connections, to the satisfaction of EPCOR Water Services Inc., 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 walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of signing

the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

13. that the owner construct a 1.1 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 41 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. that the owner is responsible for the landscape design and construction within the road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 2, Block 1, Plan 832 1482 was addressed by dedication through LDA12-0378. Municipal Reserves for the SW 18-51-24 W4M was addressed by Deferred Reserve Caveat (DRC) through LDA12-0378.

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 Daniel Boric at 780-496-1758 or daniel.boric@emdonton.ca

Yours truly,



Peter Ohm
Subdivision Authority

FOR

SM/db/Posse #155436872-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 19, 2015

LDA14-0266

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.8 m uniform screen fence
- · - · - · 1.2 m uniform fence
- - - - - Berm and noise attenuation fence
- · · · · 1.5 m concrete sidewalk
- ▬▬▬▬▬ 3 m hard surface shared use path
- ↔ Temporary 6 m roadway
- # Restrictive covenant re: freeboard
- * Restrictive covenant re: berm
- ↔ - - - - ↔ 300 mm Water main connection
- ● ● Traffic signal
- ▬ Include in engineering drawings

