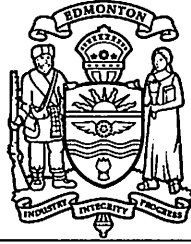


Thursday, April 9, 2015  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 15

**PRESENT** Blair McDowell, Chief Subdivision Officer  
Scott Mackie, Manager, Current Planning Branch

### 1. ADOPTION OF AGENDA

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the April 9, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

### 2. ADOPTION OF MINUTES

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the April 2, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

### 3. OLD BUSINESS

1. LDA14-0431  
160767717-001 Tentative plan of subdivision to create 12 single detached residential lots, 40 semi-detached residential lots, one (1) multiple family lot (MFL), and (1) Municipal Reserve lot, from Lot 1, Plan 812 0646, and the SW 23-51-24-W4M located south of Watt Drive SW and east of 66 Street SW; **WALKER**

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

FOR THE MOTION Blair McDowell **CARRIED**

### 4. NEW BUSINESS

1. LDA14-0357  
157849589-001 Tentative plan of subdivision to create 159 single detached residential lots, 172 semi-detached residential lots, 38 row housing lots, one (1) multiple family lot (MFL) and two (2) Municipal Reserve lots, from the NE 8-52-23W4M located south of Whitemud Drive NW and west of Meridian Street NW; **MAPLE**

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

FOR THE MOTION Blair McDowell, Scott Mackie **CARRIED**

### 5. ADJOURMENT

The meeting adjourned at 10:10 a.m.



April 9, 2015

File NO. LDA14-0431

IBI Group Inc.  
300, 10830 – Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 12 single detached residential lots, 40 semi-detached residential lots, one (1) multiple family lot (MFL), and (1) Municipal Reserve lot, from Lot 1, Plan 812 0646, and the SW 23-51-24-W4M located south of Watt Drive SW and east of 66 Street SW; **WALKER**

---

**I The Subdivision by Plan is APPROVED on April 9, 2015, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.37 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 & 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 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; 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 (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 engineering drawings for Stage 2 include a 3 m hard surface shared use path within the adjacent Municipal Reserve lot and public utility lot, with a dividing yellow centerline, "Shared Use" signage, bollards and lighting, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings for Stage 2 include Wonnacott Way SW to a non-transit collector roadway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings for Stage 2 include a 300 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings for Stage 2 include 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;
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 road islands, boulevards, medians, 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.

Municipal Reserve (MR) for the SW 23-51-24-W4M and Lot 1, Plan 812 0646 were previously addressed by Deferred Reserve Caveats (DRCs). The DRC on the SW 23-51-24-W4M will be reduced by 0.37 ha for the dedication of a pocket park with this subdivision, and the balance owing will be transferred to Lot 1, Plan 812 0646 and combined with the DRC on that 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 Cyndie Prpich at 780-481-8752 or [cyndie.prpich@edmonton.ca](mailto:cyndie.prpich@edmonton.ca) .

Yours truly,



*FOR* Scott Mackie  
Subdivision Authority

SM/cp/Posse #160767717-001

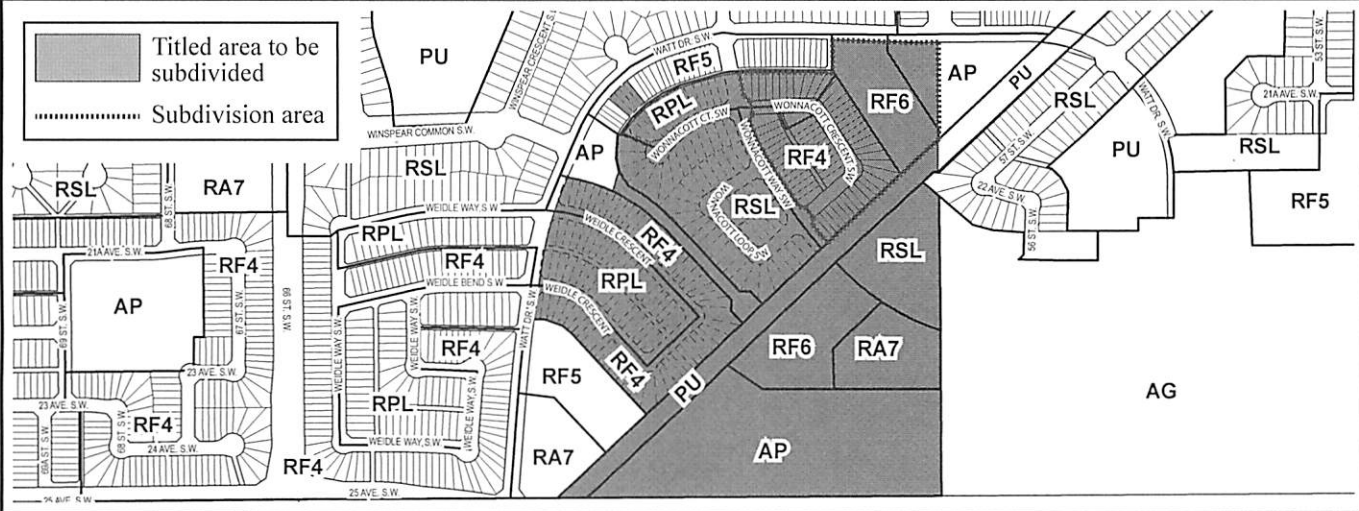
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 9, 2015

LDA14-0431

- ▬▬▬▬▬▬ Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- ← → Construct (non-transit) collector
- ▬▬▬▬▬▬ 3 m hard surface shared use pathway
- ▬▬▬▬▬▬ Include in engineering drawings
- ▬▬▬▬▬▬ Zebra marked crosswalk
- ↔↔↔↔↔↔ 300 mm water main connection







Subdivision Authority

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

April 9, 2015

File NO. LDA14-0357

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

ATTENTION: Mr. Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 159 single detached residential lots, 172 semi-detached residential lots, 38 row housing lots, one (1) multiple family lot (MFL) and two (2) Municipal Reserve lots, from the NE 8-52-23W4M located south of Whitemud Drive NW and west of Anthony Henday Drive NW; **MAPLE**

---

**I The Subdivision by Plan is APPROVED on April 9, 2015, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 1.82 ha parcel and a 0.11 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 & 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 lots identified be withheld from registration until the temporary emergency access roadway is no longer required, as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register easements for the construction of Maple Road and Maple Way and the underlying services, and the offsite post and rail fence as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;

7. that the approved subdivision LDA13-0346 be registered prior to or concurrent with this application;
8. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots flanking Meridian Street, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 for Stage 3 include Maple Road to an arterial roadway standard, with 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 I. Preliminary plans are required to be approved for Maple Road prior to the approval of engineering drawings, to the satisfaction of Transportation Services;
8. that the engineering drawings for Stage 3 include Maple Way to an urban collector standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings for Stage 3 include a 300 mm offsite water main and a 450 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings for Stage 3 include a post and rail fence, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include a 1.5 m concrete sidewalk connections to the shared use path, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include identification of the abandoned well site, demonstrating that a 6.5 m drive aisle on Maple Way will be available should the 10 m x 15 m working area be occupied due to well repairs, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct temporary offset 17 m radius transit turnarounds to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);
14. that the owner construct temporary 4 m gravel emergency access roadway connections and 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);
15. 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. The roadways will be required prior to CCC for roads (or when required by Transportation Services);
16. 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 Municipal Reserve lots, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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;
18. that the owner place "no parking" restrictions on the local roadways, to allow for emergency vehicle access, to be reviewed at the engineering drawing stage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 1 m berm centered on property line and a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, or combination thereof, and in conformance with the submitted noise study, for all lots flanking Meridian Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
20. 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
21. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways, and Municipal Reserve lots, to the satisfaction of City Departments and affected utility agencies.



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

Municipal Reserve (MR) for the NE 8-52-23-W4M was previously addressed by Deferred Reserve Caveat (DRC). The DRC will be reduced by 1.82 ha and 0.11 ha for the dedication of MR (park and greenway) with this subdivision. A 0.66 ha Municipal Reserve lot will also be dedicated with the prior to or concurrent registration of LDA13-0346. The balance of the DRC will to be transferred to the SE-8-52-23-W4M.

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 Cyndie Prpich at 780-944-0115 or [cyndie.prpich@edmonton.ca](mailto:cyndie.prpich@edmonton.ca).

Yours truly,



FOR  
Scott Mackie  
Subdivision Authority

SM/cp/Posse #157849589-001

Enclosure(s)

