

Thursday, February 16, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 07

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the February 16, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the February 9, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA22-0533 419456275-001	Tentative plan of subdivision to create two (2) Multi Housing Lots from the SE21-51-25-W4M located south of Keswick Drive SW and east of Keswick Common SW; KESWICK
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA22-0555 448832779-002	Tentative plan of subdivision to create 176 single detached residential lots, from Lot 1, Block 1, Plan 152 1916, and the NW 2-51-24-W4M located south of 23 Avenue NW and east of Winterburn Road NW; STILLWATER
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT	
	The meeting adjourned at 10:15 a.m.	



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 16, 2023

File No. LDA22-0533

Stantec Consulting Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5J 0K4

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create two (2) Multi Housing Lots from the SE21-51-25-W4M located south of Keswick Drive SW and east of Keswick Common SW; **KESWICK**

I The Subdivision by Plan is APPROVED on February 16, 2023, 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., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 approved subdivision LDA21-0584 be registered prior to or concurrent with this application;
4. that LDA21-0600 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

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 owner construct Keswick Common SW to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, and address emergency access, safety, as well as operational and maintenance considerations, to the satisfaction of Subdivision and Development Coordination. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles, waste management vehicles and typical commercial truck traffic for all roadways. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination); and
9. that the owner construct a 3 m hard surface shared use path to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

MR for the SE21-51-25-W4M was addressed by DRC with LDA13-0305. The DRC will carry forward on the remainder of the title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

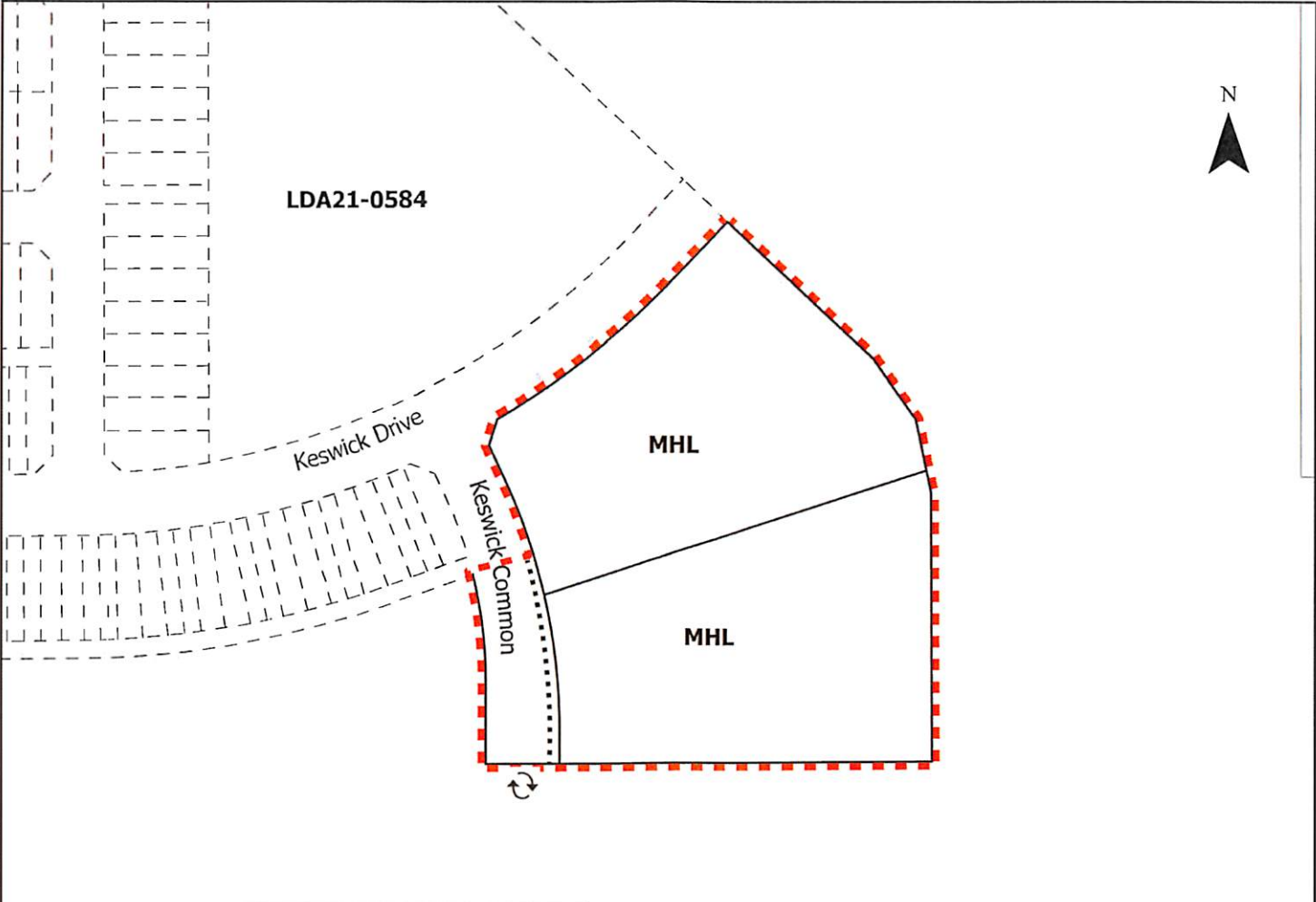
BM/mb/Posse #419456275-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

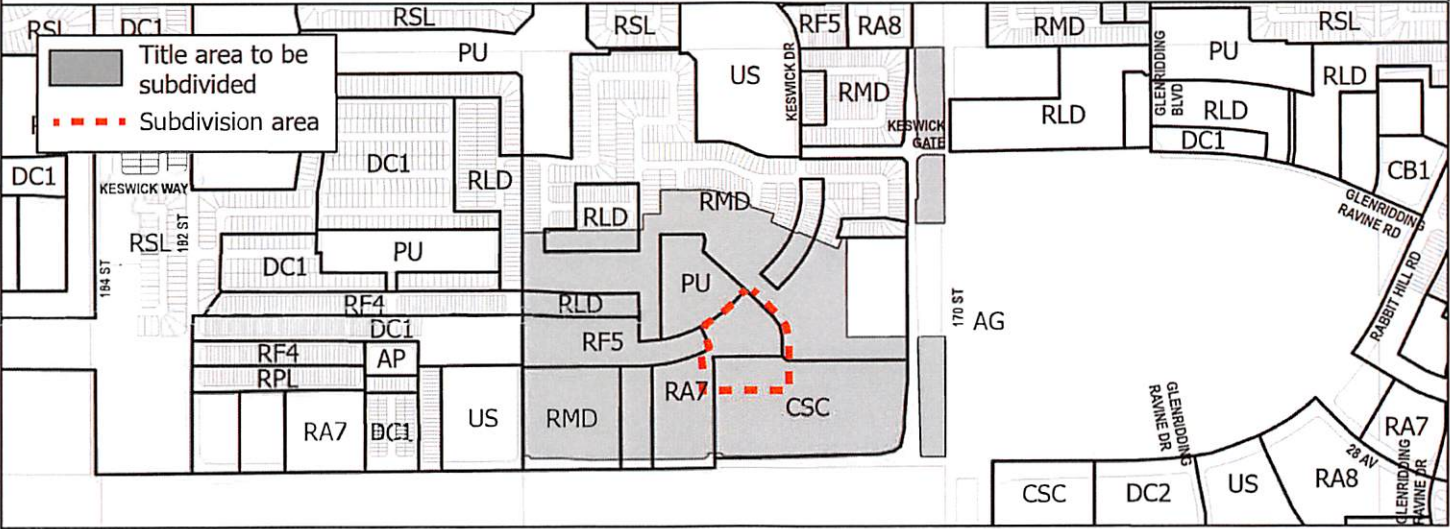
February 16, 2023

LDA22-0533

- Limit of proposed subdivision
- 3m Hard surface shared use path
- ↻ Temporary 12 m radius turnaround



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





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 16, 2023

File No. LDA22-0555

Davis Consulting Group
197 Wisteria Lane
Fort Saskatchewan, AB T8L 0H1

ATTENTION: Chris Davis

RE: Tentative plan of subdivision to create 176 single detached residential lots, from Lot 1, Block 1, Plan 152 1916, and the NW 2-51-24-W4M located south of 23 Avenue NW and east of Winterburn Road NW; **STILLWATER**

I The Subdivision by Plan is APPROVED on February 16, 2023, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 5.44 ha by a Deferred Reserve Caveat registered against the remnant lot 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., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 dedicate, clear and level Winterburn Road (215 Street NW) from the entire parent parcel with Phase 2, as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate additional road right-of-way wherever necessary to accommodate the complete streets design and cross section to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings;
6. that the property lines of the residential lots be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis for waste management and Fire Rescue Services (FRS) vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
7. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;

8. that Charter Bylaw 20385 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
9. that LDA19-0228 to close (Area 'A' of Maskekosihk Trail NW) shall be approved prior to the endorsement of the plan of survey;
10. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 23 Avenue NW/Maskekosihk Trail NW, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:

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 Fire hall Offsite Levy applicable to this subdivision;
6. That the owner pay a boundary assessment for municipal improvements constructed by others along the east property line of Plan 1521916 Blk 1 Lot 1 from which this development benefits (Stillwater Stage 3; Servicing Agreement DS51587);
7. 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;
8. 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;

9. that the owner provides grading plans for Maskekosihk Trail NW with the submission of engineering drawings. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;
10. that the owner provides grading plans for the future local road connection with the submission of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;
11. that the owner construct the alleys to a residential standard in accordance with the Complete Streets Design and Construction Standards. The north/south alleys are proposed to serve as temporary secondary emergency access routes. A 'Swept Path Analysis' for waste management and Fire Rescue Services (FRS) vehicles must be included in the submission of engineering drawings to ensure functionality of the alley/alley intersections and to confirm right-of-way requirements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I. Additional gravel may be required to accommodate the wheels of the fire trucks;
12. that the collector roadway be designed and constructed with a minimum centre line radius of 120 m to the satisfaction of Subdivision and Development Coordination;
13. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
14. that the owner construct a 2.5 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner design the ultimate Storm Water Management Facility (SWMF) and constructs the interim facility, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
17. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
18. that the owner construct an offsite storm sewer extension, to the satisfaction of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner obtains a Construction Completion Certificate (CCC) for the Uplands Sanitary Lift Station, to the satisfaction of Subdivision and Development Coordination;
20. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;

21. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Maskekosihk Trail NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner is responsible for the naturalization landscape design and construction within the future local road connection, to the satisfaction of City Departments and affected utility agencies, as shown on the "Conditions of Approval" map, Enclosure I; and
24. that the owner is responsible for the landscape design and construction within the road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

Enclosure I & II are maps of the subdivision identifying major conditions of this approval.

This will be the first subdivision for Lot 1, Block 1, Plan 152 1916. MR for Lot 1, Block 1, Plan 152 1916 in the amount of 5.44 ha is being provided by a DRC with this subdivision.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/cp/Posse #448832779-002

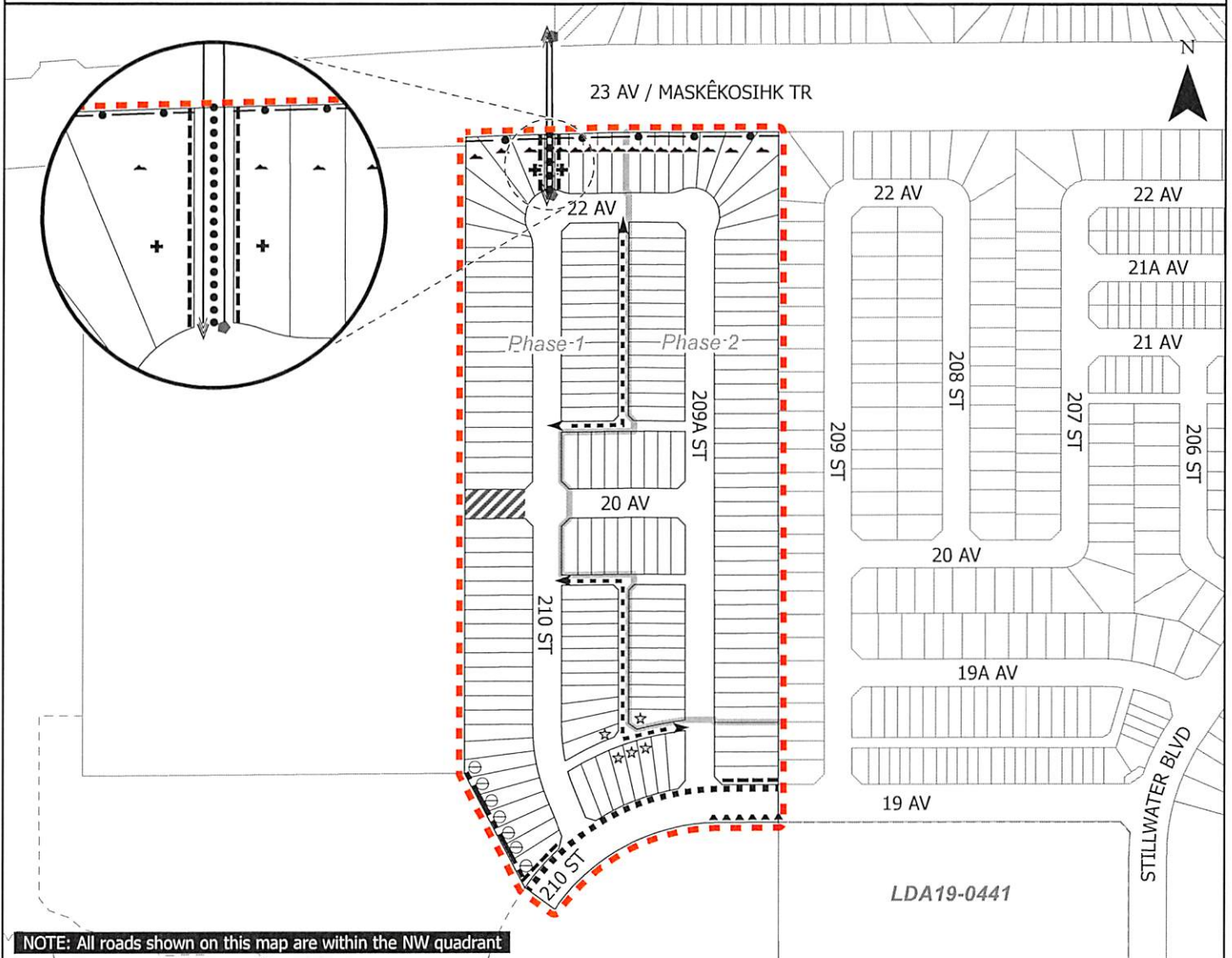
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 16, 2023

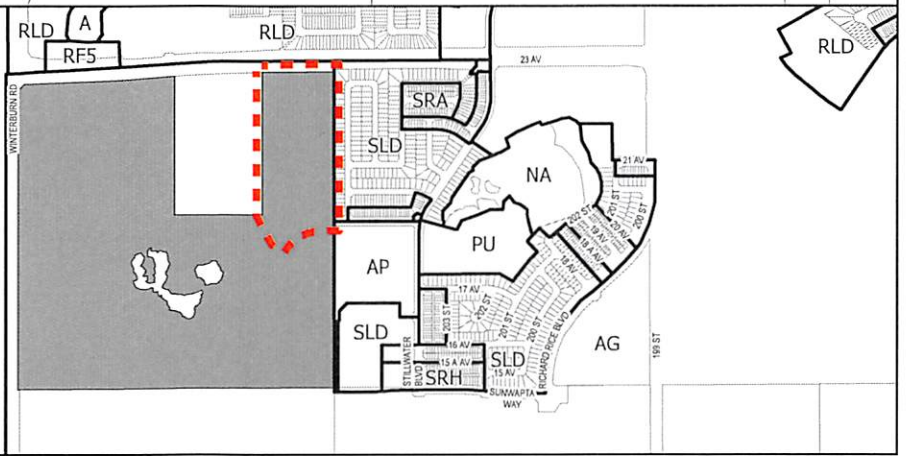
LDA22-0555

- Limit of proposed subdivision
- Phasing line
- - - 1.8 m uniform fence as per Zoning Bylaw
- Berm and noise attenuation fence
- 1.8 m concrete sidewalk
- ▲▲▲▲ 2.5 m monowalk
- 3 m hard surface shared use path
- ←-→ Emergency access
- ▨▨▨▨ Future local road connection
- ↔ Watermain extension
- ↔ Storm sewer extension
- ▲ Restrictive covenant re: Berm and fence
- ⊕ Restrictive covenant re: Disturbed soil
- ⊖ Restrictive covenant re: Freeboard
- ☆ Modify property line as required
- - - 1.2 uniform fence



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

- Title area to be subdivided
- Subdivision area

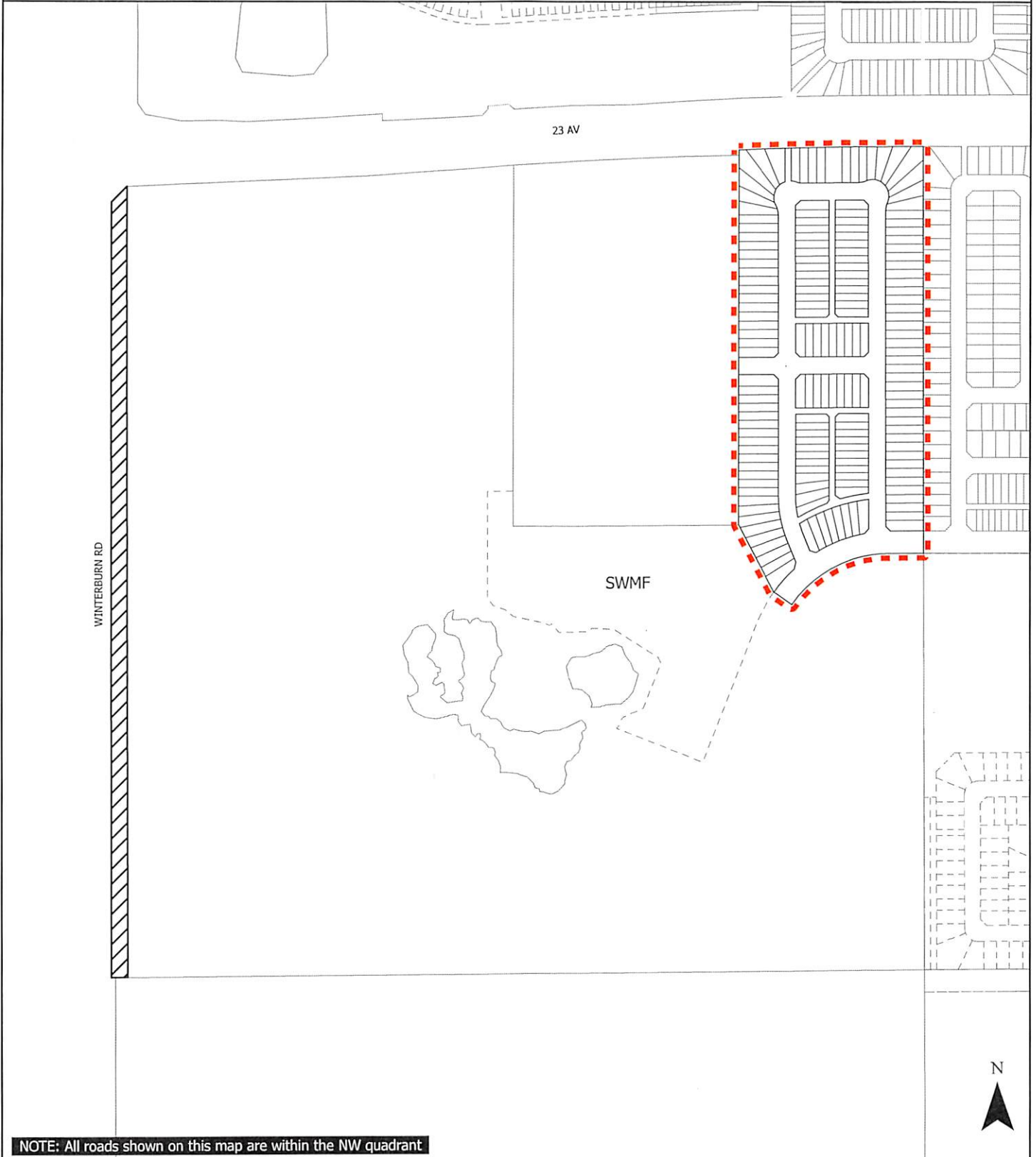


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 9, 2023

LDA22-0555

- ■ ■ Limit of proposed subdivision
- ▨ Dedicate as road right of way



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