

Thursday, July 17, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 29

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the July 17, 2014 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the July 10, 2014 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA13-0505 145792558-001	Tentative plan of subdivision to create 45 single detached residential lots, one (1) multiple-family residential lot, two (2) Public Utility lots, one (1) Municipal Reserve Lot, and one (1) Environmental Reserve Lot from the NE 13-53-26-W4M, located west of Winterburn Road NW and south of Hawks Ridge Boulevard NW; HAWKS RIDGE
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT	
	The meeting adjourned at 9:40 a.m.	



July 17, 2014

File No. LDA13-0505

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 45 single detached residential lots, one (1) multiple-family residential lot, two (2) Public Utility lots, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from the NE 13-53-26-W4M, located west of Winterburn Road NW and south of Hawks Ridge Boulevard NW; **HAWKS RIDGE**

I The Subdivision by Plan is APPROVED on July 17, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.15 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 provide Municipal Reserve in the amount of 4.647 ha by a Deferred Reserve Caveat registered to the remainder of the NE 13-53-26-W4M pursuant to Section 669 of the Municipal Government Act;
3. that the owner dedicate Environmental Reserve as a 0.57 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner register easements for a permanent local road connection, a temporary road connection and water connections as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 215 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
8. that subject to Condition 7 above, the owner clear and level 215 Street NW as required for road right-of-way;
9. that the owner register a Top-of-Bank Restrictive Covenant in favour of the City of Edmonton against the lots backing onto the top-of-bank, as per the applicable

development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-1564-01), as shown on the "Conditions of Approval" map, Enclosure I; and

10. 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 (4) 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 occasioned 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, to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall maintain the proposed Low Impact Development (LID) measures such as bioswales, etc. for 3 years to the satisfaction of Financial Services and Utilities and Sustainable Development;
8. that the owner develops and implements a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Financial Services and Utilities;
9. 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 sanitary pump station, forcemain and offsite sanitary trunk sewer are completed and operational to the satisfaction of Financial Services and Utilities;
10. that the engineering drawings include the construction of the permanent urban local road to its ultimate standard, to the satisfaction Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 6 m gravel temporary roadway connection 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);
12. that the owner construct a 3 m asphalt shared use path with a dividing yellow centerline, "Shared Use" signage, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct 1.5 m concrete sidewalks with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the engineering drawings include the construction of 200mm and 300mm offsite water mains to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a minimum 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property for all lots backing onto or flanking 215 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 Public Utility lots, road islands, boulevards, medians, walkways, greenways and Municipal Reserve lots, 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 required in Clause I(2) will be reduced with the dedication of any future Environmental Reserve or Arterial Roadway.

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 Christopher Wilcott at 780-442-7579 or christopher.wilcott@edmonton.ca.

Yours truly,



FdR Scott Mackie
Subdivision Authority















SM/cw/Posse #145792558-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 17, 2014

LDA13-0505

 Limit of proposed subdivision	 Dedicate as right-of-way
 1.8 m uniform screen fence as per Zoning Bylaw	 Restrictive covenant re: top-of-bank
 1.2 m uniform fence	 Construct permanent local roadway
 Noise attenuation fence	 Temporary road connection
 1.5 m concrete sidewalk	 300mm watermain connection
 3 m asphalt shared use path	 200mm watermain connection
 Register easement	 Include in engineering drawings

