

Thursday, August 28, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 35

PRESENT	Scott Mackie, Manager, Current Planning Branch April Gallays, Acting Chief Subdivision Officer
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1. ADOPTION OF AGENDA

MOVED	Scott Mackie, April Gallays That the Subdivision Authority Agenda for the August 28, 2014 meeting be adopted.
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FOR THE MOTION	April Gallays, Scott Mackie	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Scott Mackie, April Gallays That the Subdivision Authority Minutes for the August 14, 2014 meeting be adopted.
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FOR THE MOTION	April Gallays, Scott Mackie	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA12-0343 128941728-001	Tentative plan of subdivision to create one (1) School Reserve lot, from 107MR, Block 9, Plan 092 1526, located south of 13A Avenue SW and west of James Mowatt Trail SW; RUTHERFORD
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MOVED	Scott Mackie, April Gallays That the application for subdivision be Tabled.
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FOR THE MOTION	April Gallays, Scott Mackie	CARRIED
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2.	LDA13-0569 147276966-001	Tentative plan of subdivision to create 60 single detached residential lots, 30 semi-detached lots, 28 row housing lots, and one (1) Public Utility lot, from NW 2-54-24 and Lot 1, Block 2, Plan 932 0734, located north of 167 Avenue and east of 66 Street; McCONACHIE
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MOVED		Scott Mackie, April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays, Scott Mackie CARRIED
3.	LDA13-0398 142970708-001	Tentative plan of subdivision to create 54 single detached residential lots from the South half of the NE-20-51-25-4, located west of 184 Street SW and south of Kirkland Way SW; KESWICK
MOVED		Scott Mackie, April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays, Scott Mackie CARRIED
4.	LDA13-0532 146547181-001	Tentative plan of subdivision to create 66 single detached residential lots from the South half of the NE-20-51-25-4, located west of 184 Street SW and south of Kirkland Way SW; KESWICK
MOVED		Scott Mackie, April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays, Scott Mackie CARRIED
5.	ADJOURMENT The meeting adjourned at 10:10 a.m.	



Subdivision Authority

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

August 28, 2014

File NO. LDA13-0569

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 60 single detached residential lots, 30 semi-detached lots, 28 row housing lots, and one (1) Public Utility lot, from NW 2-54-24-4 and Lot 1, Block 2, Plan 932 0734, located north of 167 Avenue and east of 66 Street; **McCONACHIE**

I The Subdivision by Plan is APPROVED on August 28, 2014, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 1.82 ha by a Deferred Reserve Caveat to the remainder of NW 2-54-24-4 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 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;
4. that the owner register an easement for the construction of the Stormwater Management Facility (SWMF) and watermain 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 include temporary 6 m gravel roadway connections to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Transportation Services);
8. that the engineering drawings include a 450 mm off site water main, to the satisfaction of EPCOR water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the design and construction of the entire or suitable stage of the SWMF, including grading to accommodate a future shared use path, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct McConachie Boulevard, with turn bays, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct McConachie Boulevard to a 14.5 m urban collector standard, transitioning to a 11.5 m urban collector standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner install bollards to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path within the SWMF, with lighting and landscaping as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pay for the installation of a traffic signal, 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 signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal 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;
15. 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 and Utility Services;

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 Lot, road islands, boulevards and medians, 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 existing Deferred Reserve Caveat for Lot 1, Block 2, Plan 932 0734 shall be carried forward to the remainder of the title area.

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 Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,



Scott Mackie
Subdivision Authority












SM/kw/Posse #147276966-001

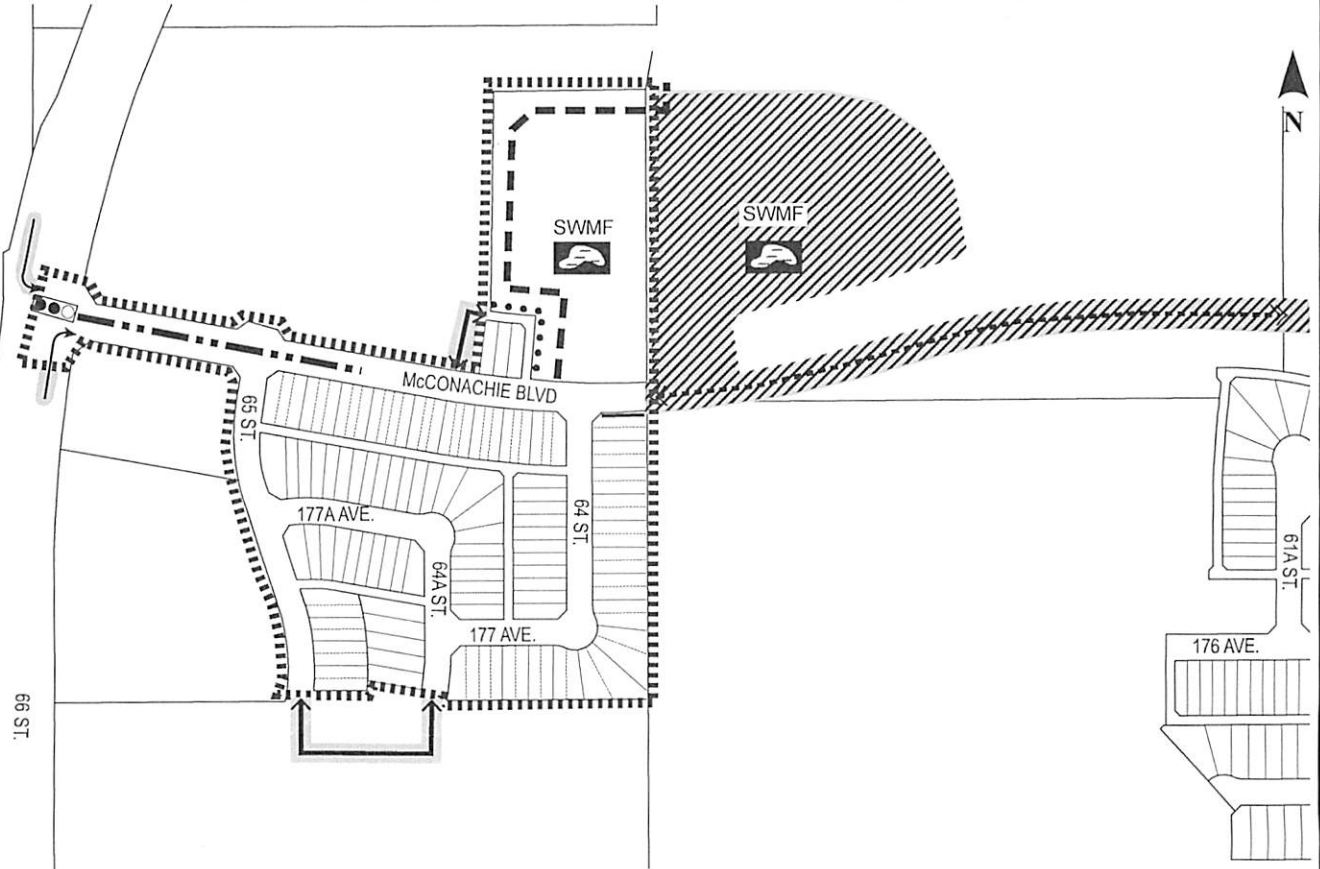
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 28, 2014

LDA13-0569

- | | |
|--|---|
|  Limit of proposed subdivision |  Turnbay |
|  1.8 m uniform screen fence as per Zoning Bylaw |  Register as easement |
|  3 m hard surface shared use path |  Bollards |
|  Temporary 6 m gravel roadway |  Include in engineering drawings |
|  Construct 14.5 m collector roadway |  Watermain connection |
|  Traffic signal | |





Subdivision Authority

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

August 28, 2014

File No. LDA13-0398

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 54 single detached residential lots from the south half of the NE-20-51-25-4, located west of 184 Street SW and south of Kirkland Way SW; **KESWICK**

I The Subdivision by Plan is APPROVED on August 28, 2014, 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;
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 and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to include the dedication of Keswick Boulevard SW, Keswick Way SW, and the complete intersection for future roadway south of Stage 2, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that LDA13-0428 to close a portion of 184 Street SW shall be approved prior to the endorsement of Stage 2 of this subdivision;
6. that the approved subdivision LDA12-0335 be registered prior to or concurrent with this application;
7. that the owner register an easement for the construction of a shared use path in the greenway, as shown on the "Conditions of Approval" map, Enclosure I; and

8. 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 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 include a temporary offset 17 m hard surface transit turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);
8. that the engineering drawings include a 1.8 m uniform screen fence as per Zoning Bylaw, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include and the owner construct a 3 m hard surface shared use path within the greenway, with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a permanent connection of local roadway Keeping Wynd SW, with stage 2, including channelization, accesses, intersections, shared use paths, sidewalks, lighting and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 300 mm water main connection, to the satisfaction of EPCOR water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct Keswick Way SW to a collector roadway standard and Keswick Boulevard to a local road standard, with intersections, sidewalks and lighting, to the

satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;

13. that the owner construct a 3 m hard surface shared use path within the walkway, with lighting and bollards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
14. 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 and Utility Services;
15. 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
16. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, walkways, and greenways 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 existing Deferred Reserve Caveat for the south half of the NE-20-51-25-4 shall carry forward on title. Environmental Reserve will be provided with future subdivision of this land.

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 Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,



Scott Mackie
Subdivision Authority














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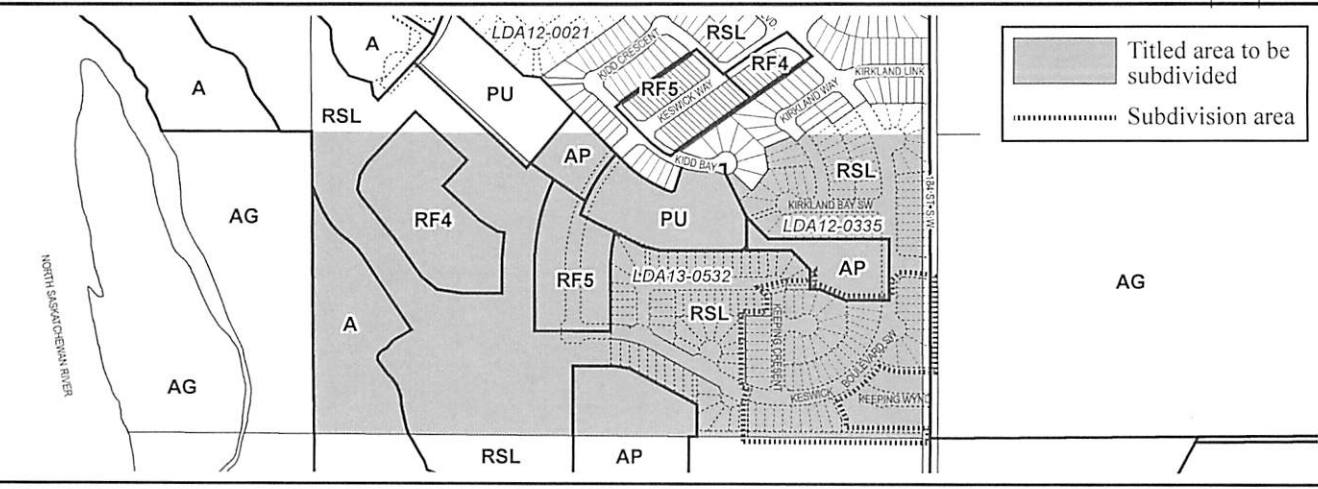
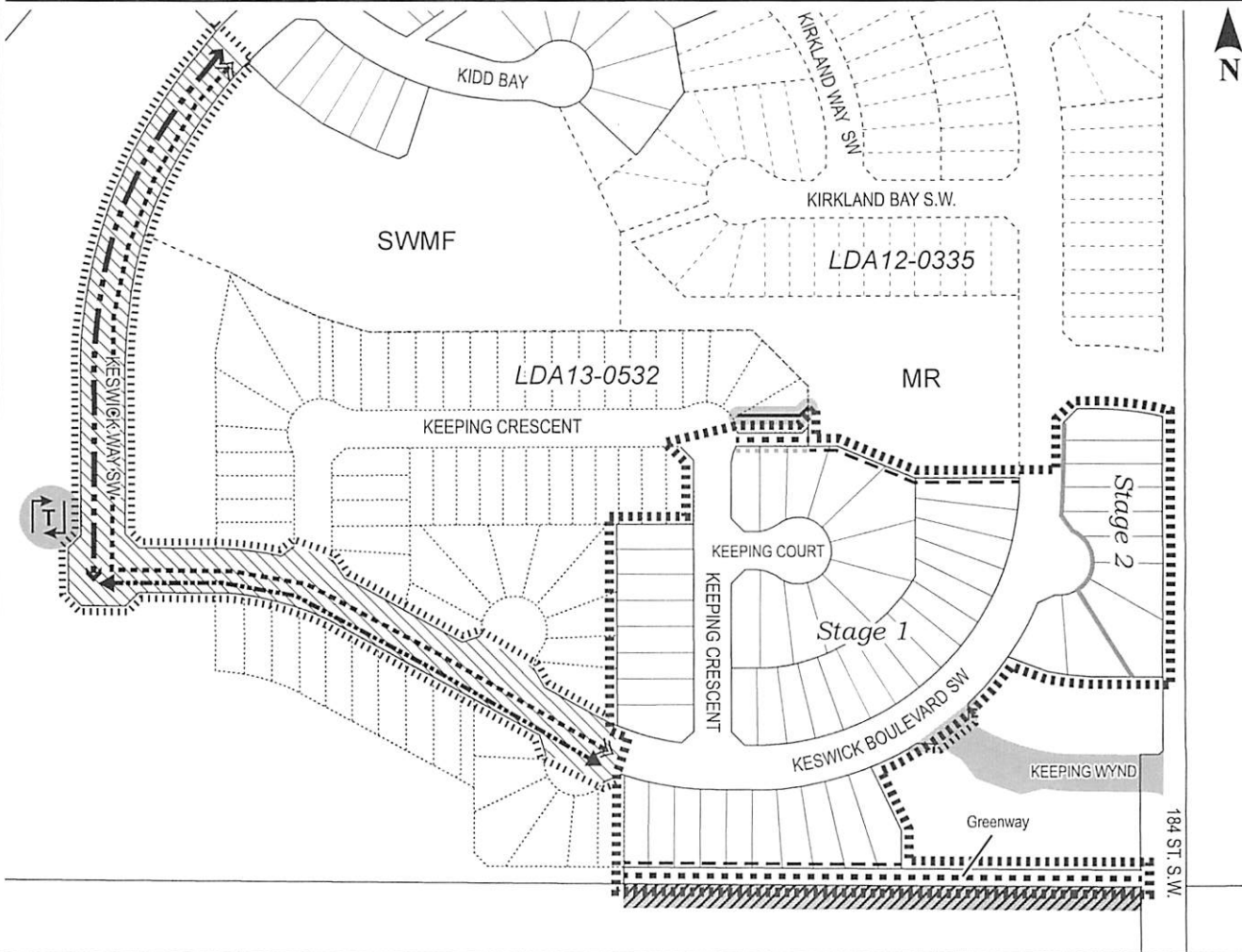
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 28, 2014

LDA13-0398

- | | |
|--|---|
|  Limit of proposed subdivision |  Register Easement |
|  Amend subdivision boundary |  Temporary 17 m turnaround |
|  1.8 m uniform screen fence as per Zoning Bylaw |  Construct collector roadway |
|  1.8 m uniform fence |  Construct local roadway |
|  1.2 m uniform fence |  Include in engineering drawings |
|  3 m hard surface shared use path |  Water main connection |
|  Dedicate as right-of-way | |





Subdivision Authority

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

August 28, 2014

File No. LDA13-0532

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 66 single detached residential lots from the south half of the NE-20-51-25-4, located west of 184 Street SW and south of Kirkland Way SW; **KESWICK**

I The Subdivision by Plan is APPROVED on August 28, 2014, 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;
3. that the subdivision boundary be amended to exclude Keswick Boulevard SW, a portion of Keeping Crescent and an adjacent walkway, as shown on the "Conditions of Approval" map, Enclosure I;
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;
5. that the approved subdivision LDA13-0398 be registered prior to or concurrent with this application;
6. 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;
7. that the owner register an easement for the construction of a shared use path within the greenway, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 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 include and the owner construct a 3 m hard surface shared use path within the greenway and the future Municipal Reserve lot, with a dividing yellow centerline, "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 a 3 m hard surface shared use path within the walkways, with lighting and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 and Utility Services;
10. 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
11. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, walkways, and greenways 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 existing Deferred Reserve Caveat for the south half of the NE-20-51-25-4 shall carry forward on title. Environmental Reserve will be provided with future subdivision of this land.

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 Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,



Scott Mackie
Subdivision Authority










SM/kr/Posse #146547181-001

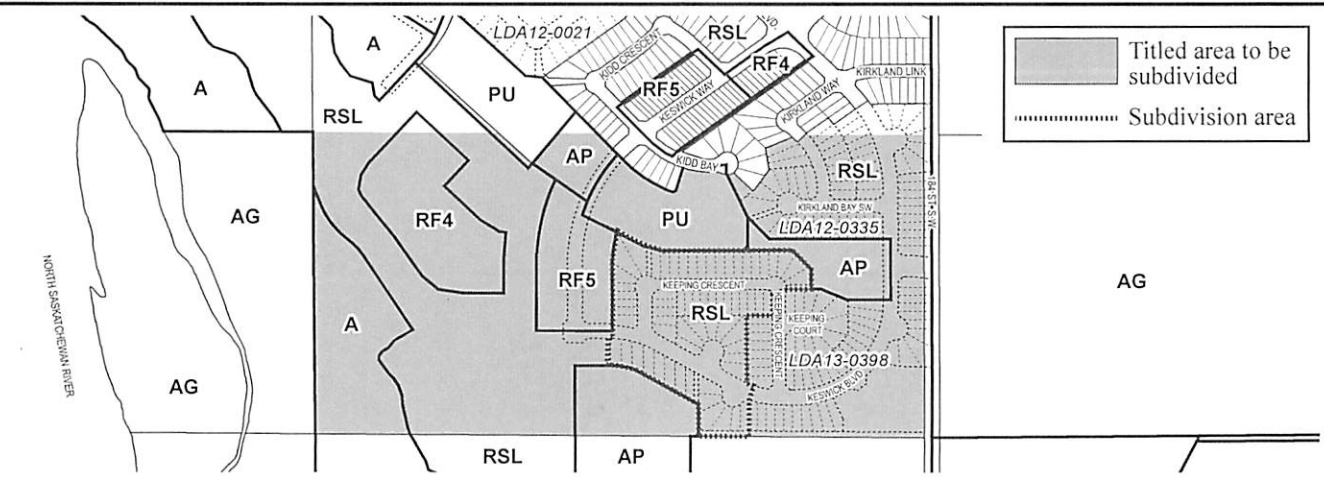
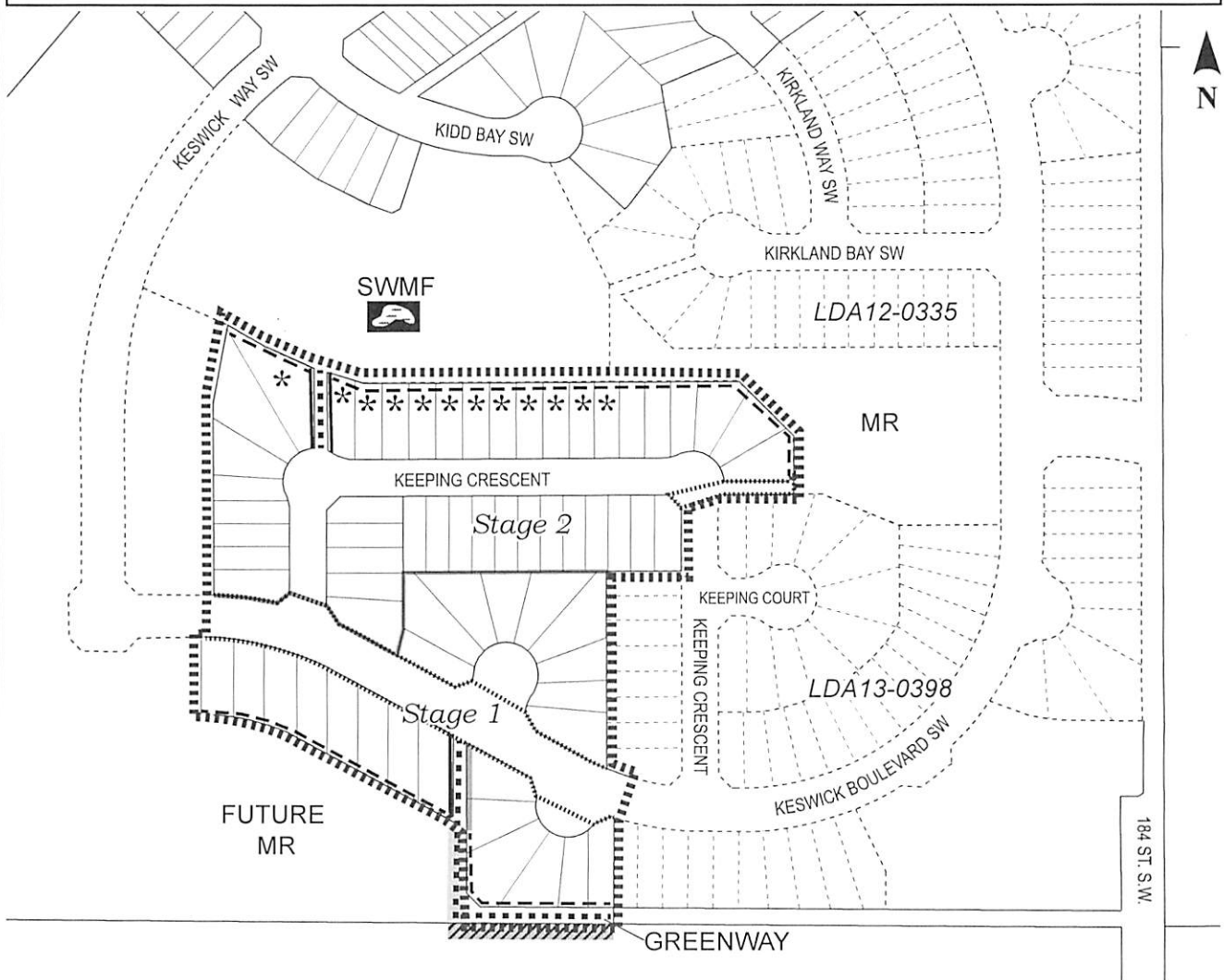
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 28, 2014

LDA13-0532

	Limit of proposed subdivision		3 m hard surface shared use path
	Amend subdivision boundary		Register easement
	1.8 m uniform screen fence as per Zoning Bylaw		Restrictive covenant re: freeboard
	1.8 m uniform fence		Include in engineering drawings
	1.2 m uniform fence		



Thursday, August 21, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES
MEETING NO. 34
Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	ADJOURNMENT