

Thursday, November 26, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 48

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 26, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the November 19, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0286
174452394-001

Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) commercial lot from the NE 2-51-25 W4M, located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

5. OTHER BUSINESS



Subdivision Authority

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

November 26, 2015

File No. LDA15-0286

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

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) commercial lot from the NE 2-51-25 W4M, located south of Hiller Road SW and west of 170 Street SW;
KESWICK

I The Subdivision by Plan is APPROVED on November 26, 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 dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 170 Street SW, as shown on the "Conditions of Approval" maps, Enclosures I and II. Transportation Services may consider a combination of dedication and easement to preserve the 170 Street SW right of way, if deemed appropriate;
4. that the approved subdivision LDA15-0066 be registered prior to or concurrent with this application for the logical extension of roadway connections and underground utilities;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lot flanking 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for public access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
8. 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 grading plans for 170 Street SW to the satisfaction of Transportation Services;
8. that the owner construct a 2 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 accepted noise study, for the lot flanking 170 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the road right of way, 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 for the NE 21-51-25 W4M was addressed by registering a Deferred Reserve Caveat (DRC) on title through LDA11-0056. With registration of LDA15-0066, the existing DRC will be reduced accordingly and the balance shall carry forward on title with this application.

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,

Peter Ohm
Subdivision Authority

PO/kr/Posse #174452394-001

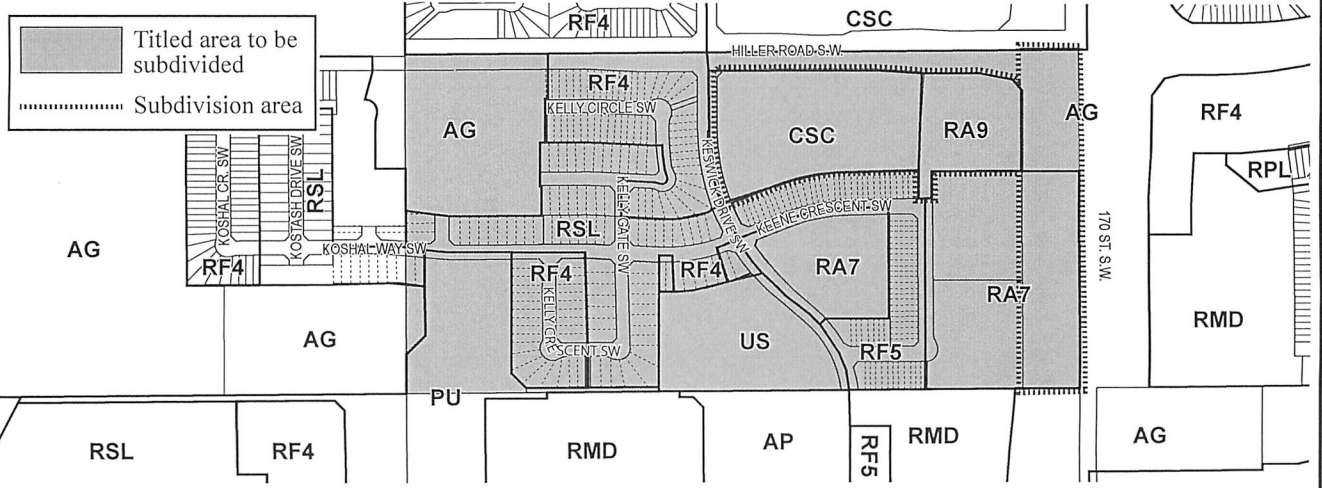
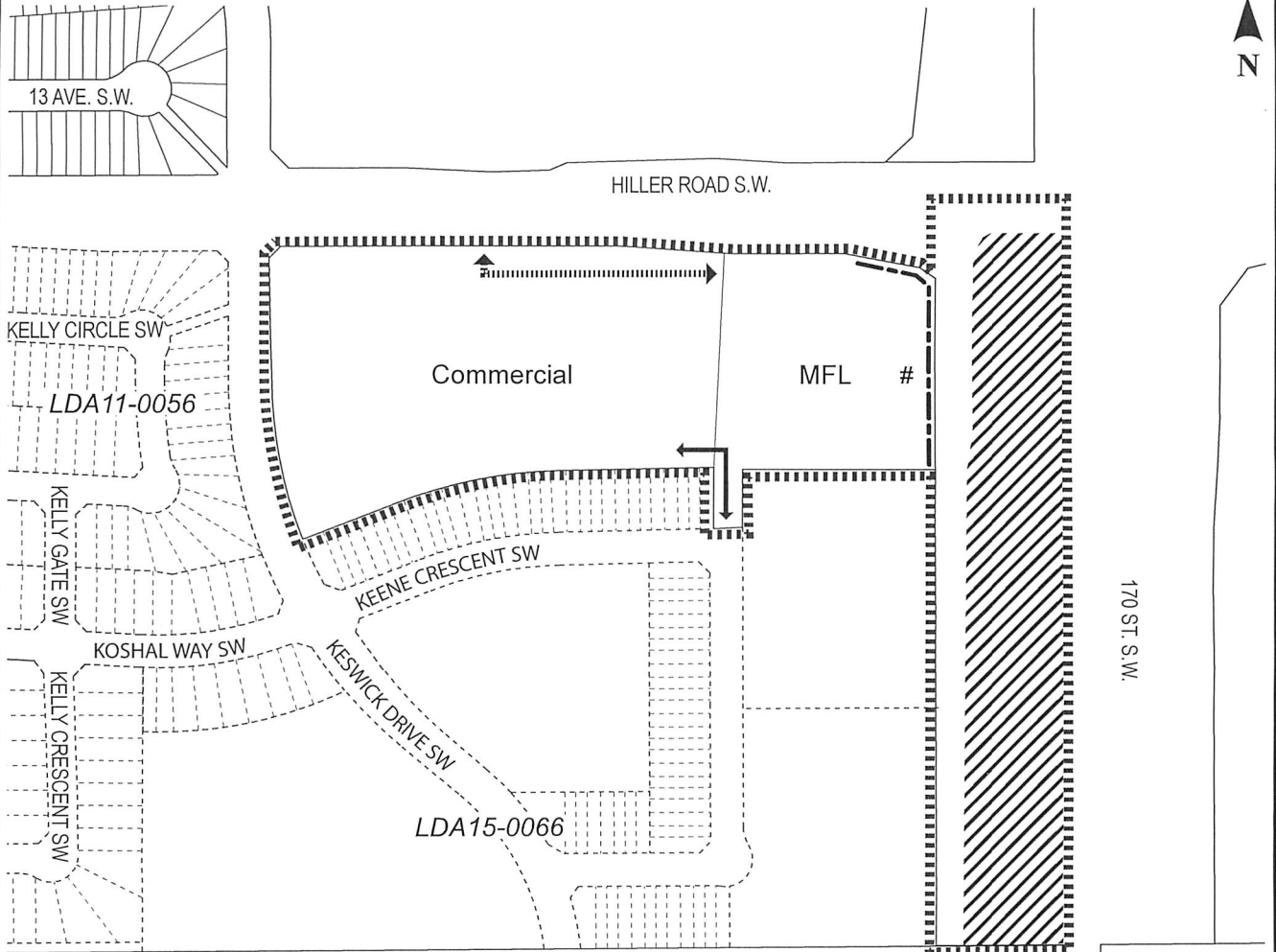
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 26, 2015

LDA15-0286

- Limit of proposed subdivision
- Berm and noise attenuation fence
- # Restrictive covenant re: berm
- Cross lot access easement
- Public access easement
- Dedicate as road right of way



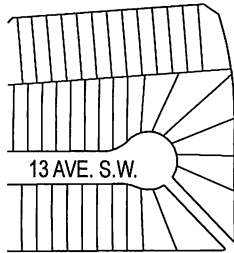
SUBDIVISION CONDITIONS OF APPROVAL MAP

November 26, 2015

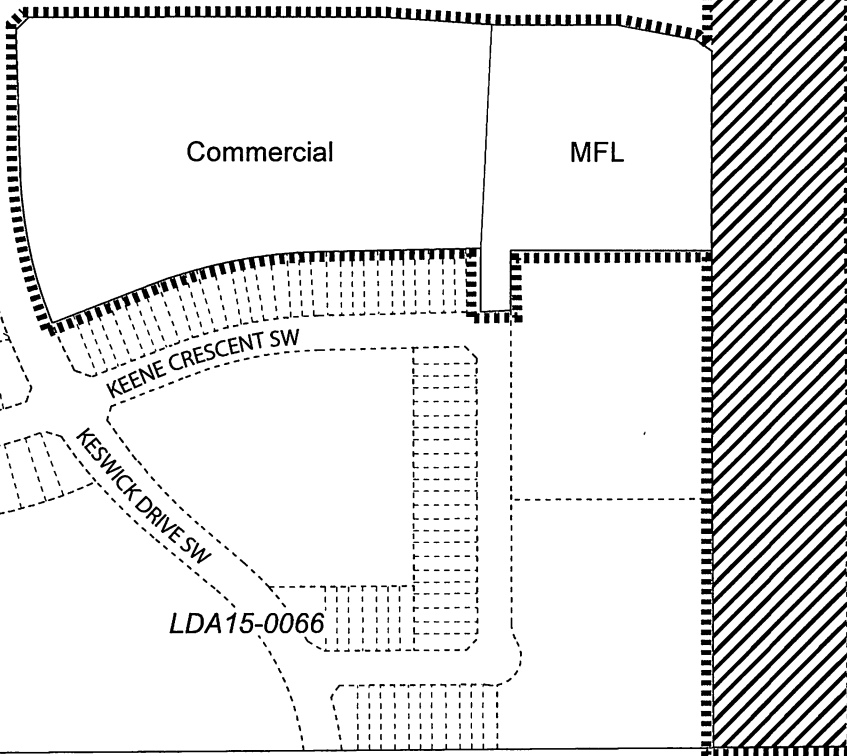
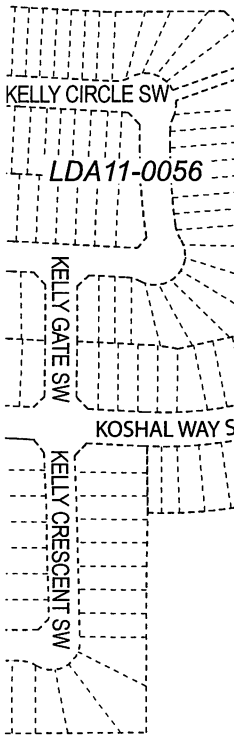
LDA15-0286

----- Limit of proposed subdivision

//// Total arterial roadway dedication



HILLER ROAD S.W.



170 ST. S.W.

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.	ADJOURNMENT The meeting adjourned at 9:50 a.m.		