

Thursday, December 11, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 50

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the December 11, 2014 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the December 4, 2014 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA13-0122 136026329-001	Tentative plan of subdivision to create 52 single detached residential lots, 78 semi-detached residential lots and one (1) Public Utility lot from the NE 31-51-23-W4M and Lot 1, Block C, Plan 082 0895 located south of 23 Avenue NW and west of 17 Street NW; LAUREL
2.	LDA13-0280 139965987-001	Tentative plan of subdivision to create 22 single detached residential lots and 60 semi-detached residential lots and two public utility lots from a portion of SE 31-52-25-W4M, located north of Webber Greens Drive NW and east of 199 Street NW; WEBBER GREENS
3.	LDA14-0201 153934838-001	Tentative plan of subdivision to create 35 single detached residential lots, from the SE 13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS
4.	LDA14-0399 160150158-001	Tentative plan of subdivision to revise conditionally approved LDA13-0183, to reconfigure the lot design, remove one lot and include a portion of road closure from the NW 7-53-25-W4, located south of Yellowhead Trail and east of 215 Street NW; WINTERBURN INDUSTRIAL AREA EAST
5.	OTHER BUSINESS	



Subdivision Authority

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

December 11 2014

File No. LDA13-0122

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 52 single detached residential lots, 78 semi-detached residential lots and one (1) Public Utility lot from the NE 31-51-23-W4M and Lot 1, Block C, Plan 082 0895 located south of 23 Avenue NW and west of 17 Street NW; **LAUREL**

I The Subdivision by Plan is APPROVED on December 11, 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 subdivision boundary be amended to include the alleys that abut this subdivision, to the satisfaction of City Departments and affected utility agencies, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the approved subdivision LDA12-0310 be registered prior to or concurrent with this application to provide the logical extension of roadways and utility infrastructure;
4. 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;
5. that the lots identified be withheld from registration until the temporary turnaround is no longer required as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 the 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 Assessment 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 owner pays for and provides the operation and maintenance for the temporary pumping of stormwater from the existing terminal storm manhole into Mill Creek until permanent stormwater servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities;
8. that the owner submit a minimum of three (3) contacts for the individuals who will operate and maintain the interim pump, to the satisfaction of Financial Services and Utilities;
9. that the owner provide security for the maintenance and operation of the temporary stormwater management pumping, and all other interim or temporary drainage measures, to the satisfaction of Sustainable Development and Financial Services and Utilities;
10. that the owner construct the 9m residential alleys with no parking signage to the satisfaction of City Departments and affected utility agencies, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include a 3 m hard surface shared use path (SUP) connection from the east/west walkways to the existing SUP within the AltaLink right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a temporary offset 17 m radius hard surface transit turnaround 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);
13. that the owner construct a 3 m hard surface shared use path within the walkways, 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;
14. that the owner construct a 1.5 m concrete sidewalk within the walkway, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct the east zebra marked crosswalk with curb ramps and extensions, and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct the west and south zebra marked crosswalks with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on privately-owned lands to the satisfaction of the Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, walkways and the AltaLink right-of-way 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 Reserves for Lot 1, Block C, Plan 082 0895 and NE 31-51-23-4 were addressed under subdivisions LDA07-0393 and LDA12-0310 through dedication and registration of Deferred Reserve Caveats. The DRCs for Lot 1, Block C, Plan 082 0895 and NE 31-51-23-4 be carried forward on the respective titles.

Please be advised that the temporary storm management system and discharge into Mill Creek must be accepted by Alberta Environment and Sustainable Resource Development prior to engineering drawing approval, to the satisfaction of Financial Services and Utilities.

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. Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca

Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse #136026329-001

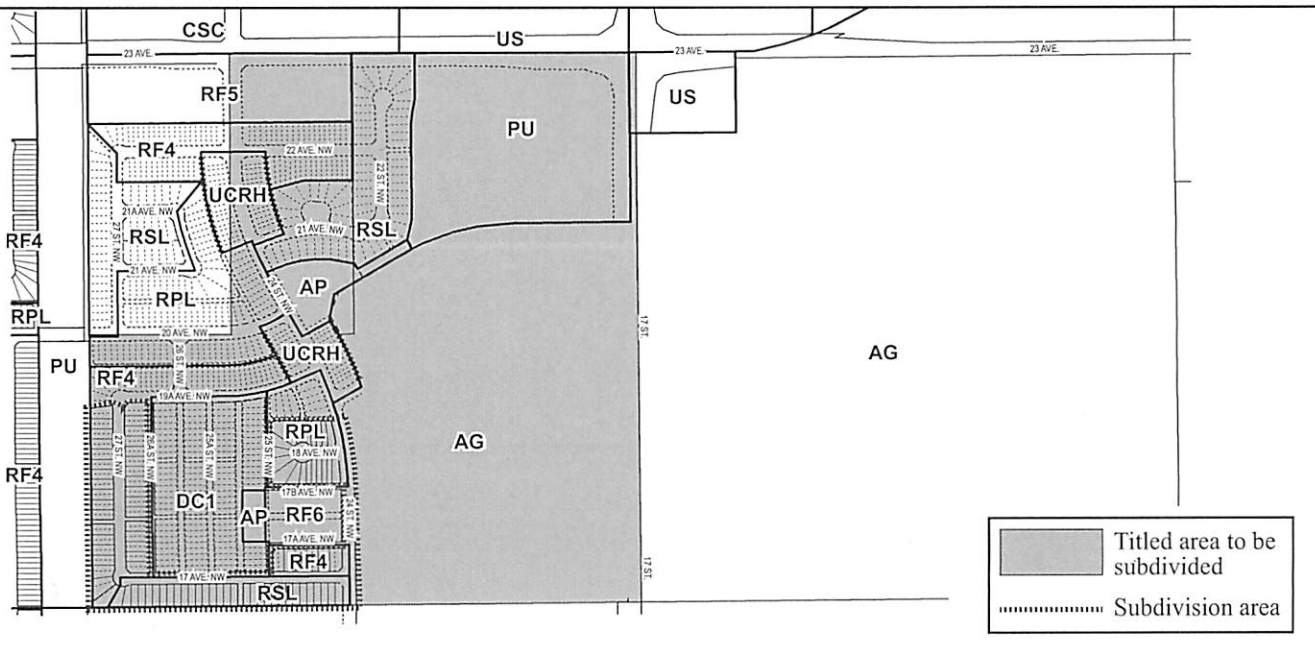
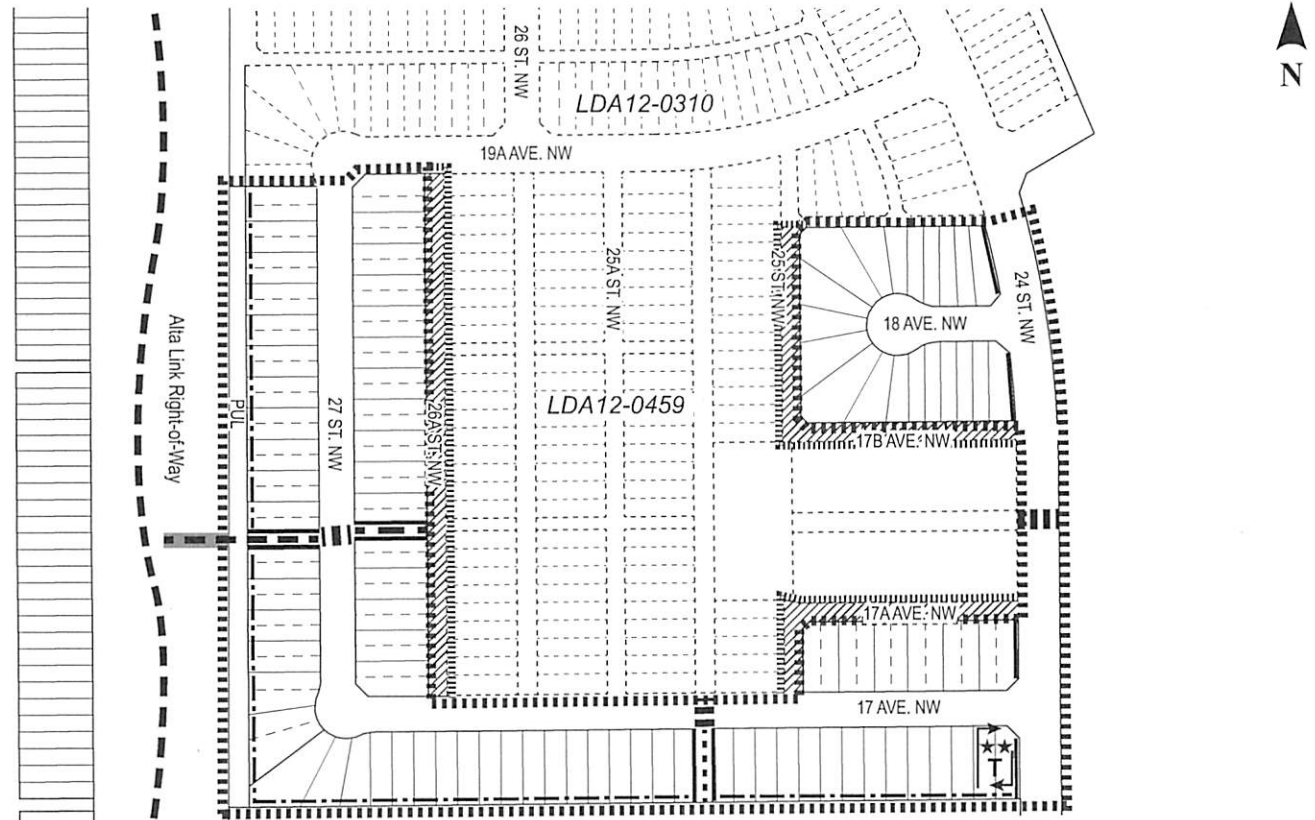
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 11, 2014

LDA13-0122

- | | |
|---|--|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ----- Amend subdivision boundary ----- 3 m hard surface shared use path ----- 1.8 m uniform screen fence as per Zoning Bylaw ----- 1.5 m concrete sidewalk ----- 1.2 m uniform fence | <ul style="list-style-type: none"> Zebra marked crosswalk █ Include in engineering drawings ▨ Construct 9 m residential alley with utilities ★ Withhold lots from registration ⌞ Temporary 17 m radius transit turnaround |
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December 11, 2014

File No. LDA13-0280

Select Engineering Consultants Ltd.
Suite 201, 17220 Stony Plain Road NW
Edmonton, AB T5S 1K6

ATTENTION: Mark Puczko

Dear Mr. Puczko:

RE: Tentative plan of subdivision to create 22 single detached residential lots and 60 semi-detached residential lots and two public utility lots from a portion of SE 31-52-25-W4M, located north of Webber Greens Drive NW and east of 199 Street NW; **WEBBER GREENS**

I The Subdivision by Plan is APPROVED on December 11, 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 LDA13-0364 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. that the proposed Public Utility lots be dedicated as road right-of-way 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 (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 the 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 local road be designed to provide adequate road right-of-way for waste management vehicles to manoeuvre in both directions while ensuring that adequate sight lines are observed, to the satisfaction of Transportation Services, as shown on Enclosure I;
8. that the owner construct a 1.5 m concrete sidewalk, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the walkways, 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.

Municipal Reserve for the titled area has been dedicated through previous subdivisions.

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,

Scott Mackie
Subdivision Authority

SM/cw/Posse #139965987-001

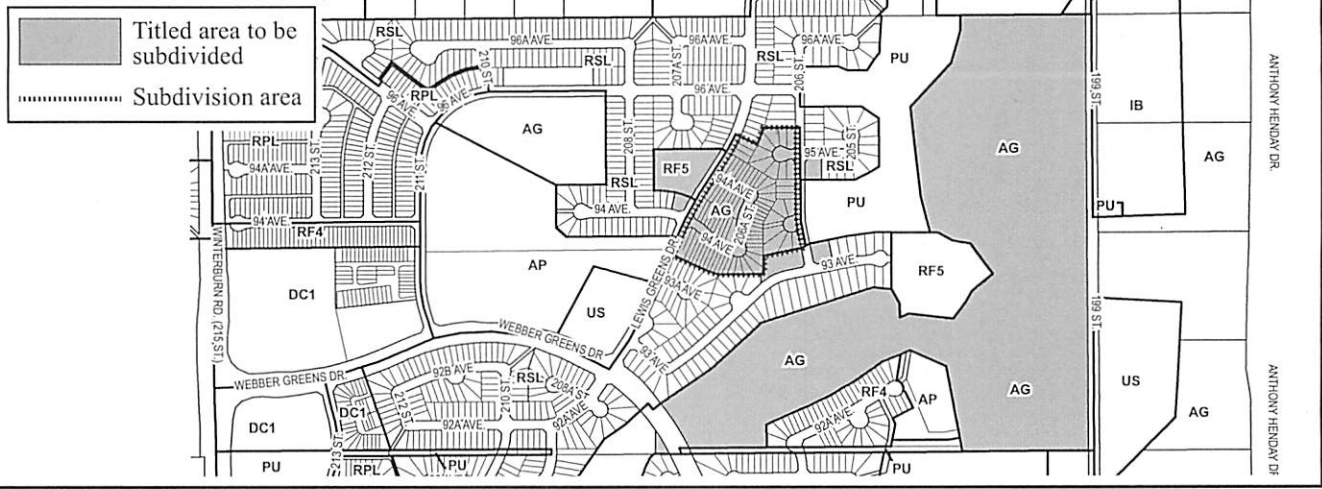
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 11, 2014

LDA13-0280

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.5 m concrete sidewalk
- Dedicate as road right-of-way
- Design to provide adequate road right-of-way





Subdivision Authority

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

December 11, 2014

File NO. LDA14-0201

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 35 single detached residential lots, from the SE 13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

I The Subdivision by Plan is APPROVED on December 11, 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 register easements for the construction of Desrochers Drive SW collector roadway, and 41 Avenue SW arterial roadway as shown on the "Conditions of Approval" map, Enclosure I and II;
4. that the subdivision boundary be amended to include the dedication of Desrochers Drive SW to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA14-0034 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; and
7. 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 the construction of the first two (2) lanes of 41 Avenue SW to an arterial roadway standard, with lighting, channelization, accesses, intersections, shared use paths, sidewalks, landscaping, intersection improvements, and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include the construction of Desrochers Drive SW, 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 include a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk within the walkway, with lighting, and bollards 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 walkways, 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 Reserves for SE 13-51-25-4 were addressed by Deferred Reserve Caveat with subdivision application LDA12-0426 and shall be carried forward on 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 Ania Schoof at 780-423-7495 or ania.schoof@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/as/Posse #153934838-001

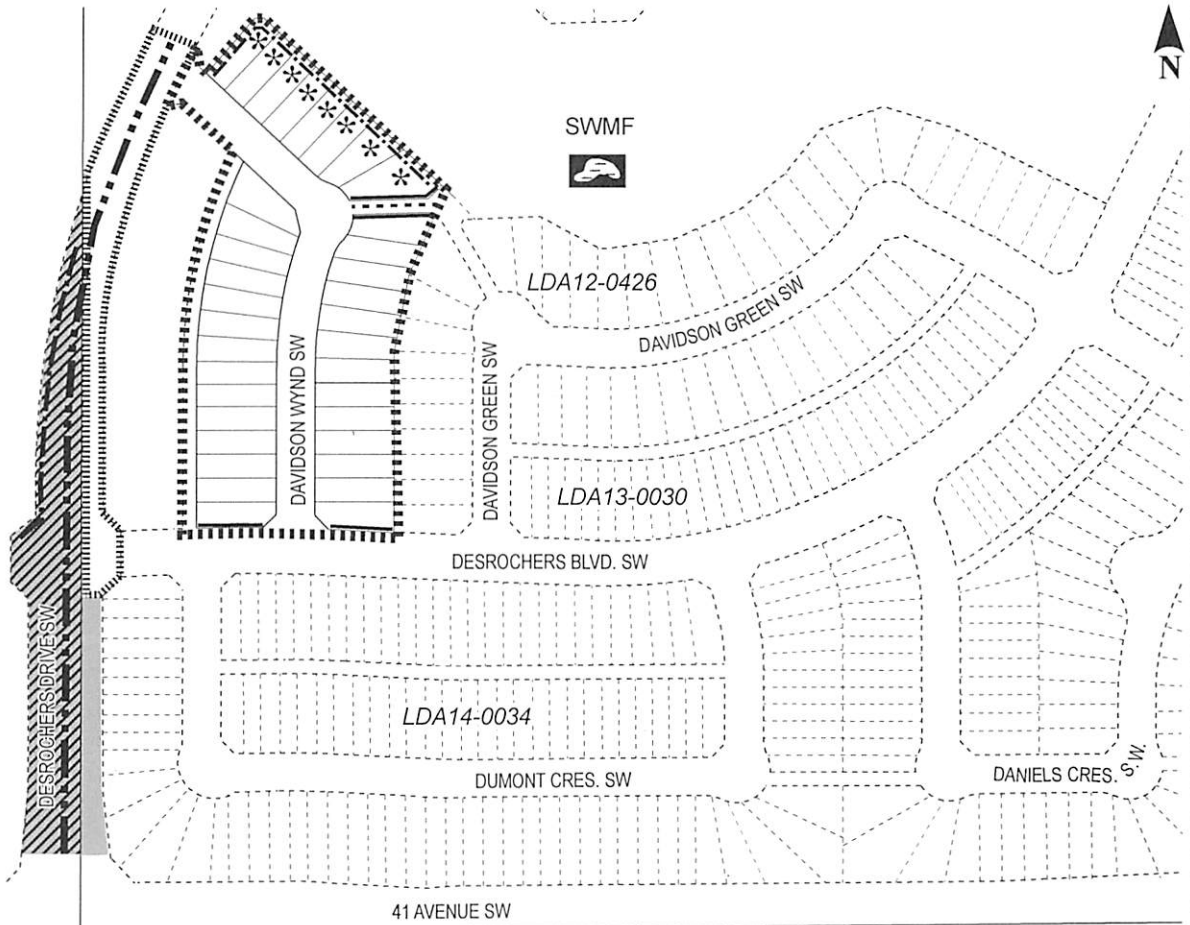
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

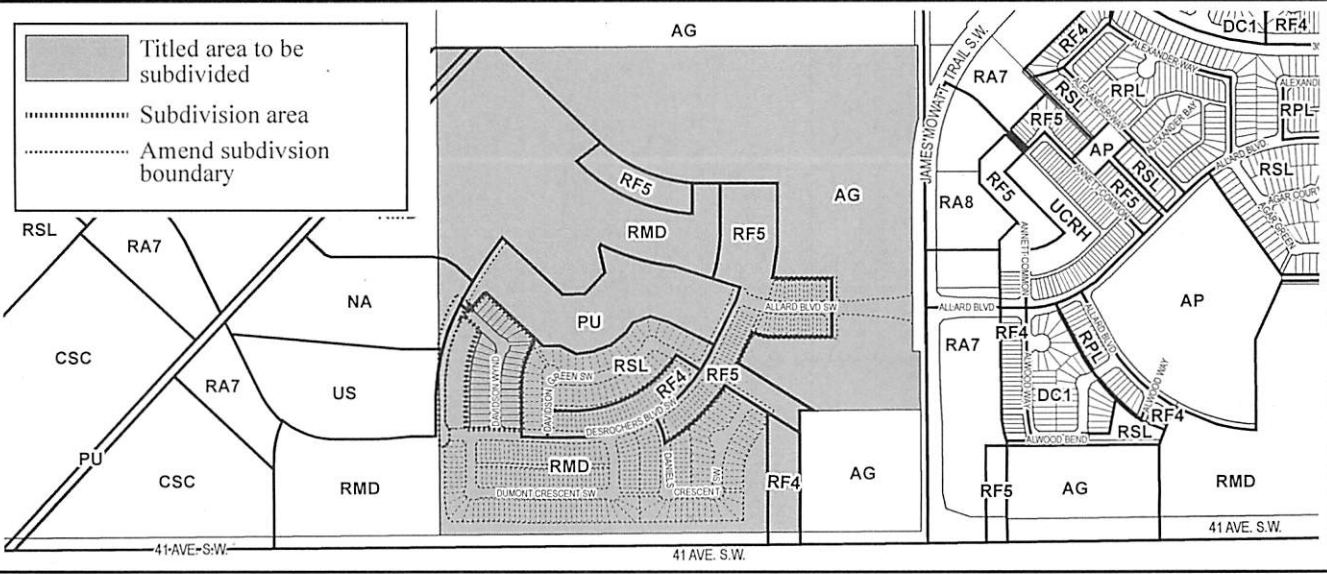
December 11, 2014

LDA14-0201

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| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision ▬▬▬▬▬▬▬ Amend subdivision boundary ▬ 1.8 m uniform screen fence as per Zoning Bylaw ▬▬▬▬▬ 2 m mono-walk * Restrictive covenant Re: freeboard | <ul style="list-style-type: none"> ▬▬▬▬▬ Construct collector roadway ▬▬▬▬▬ 1.5 m concrete sidewalk ▬▬▬▬▬ 1.2 m uniform fence ▬▬▬▬▬ Include in engineering drawings ▬▬▬▬▬ Register easement |
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|---------|------------------------------|
| ▬▬▬▬▬▬▬ | Titled area to be subdivided |
| ▬▬▬▬▬▬▬ | Subdivision area |
| ▬▬▬▬▬▬▬ | Amend subdivision boundary |



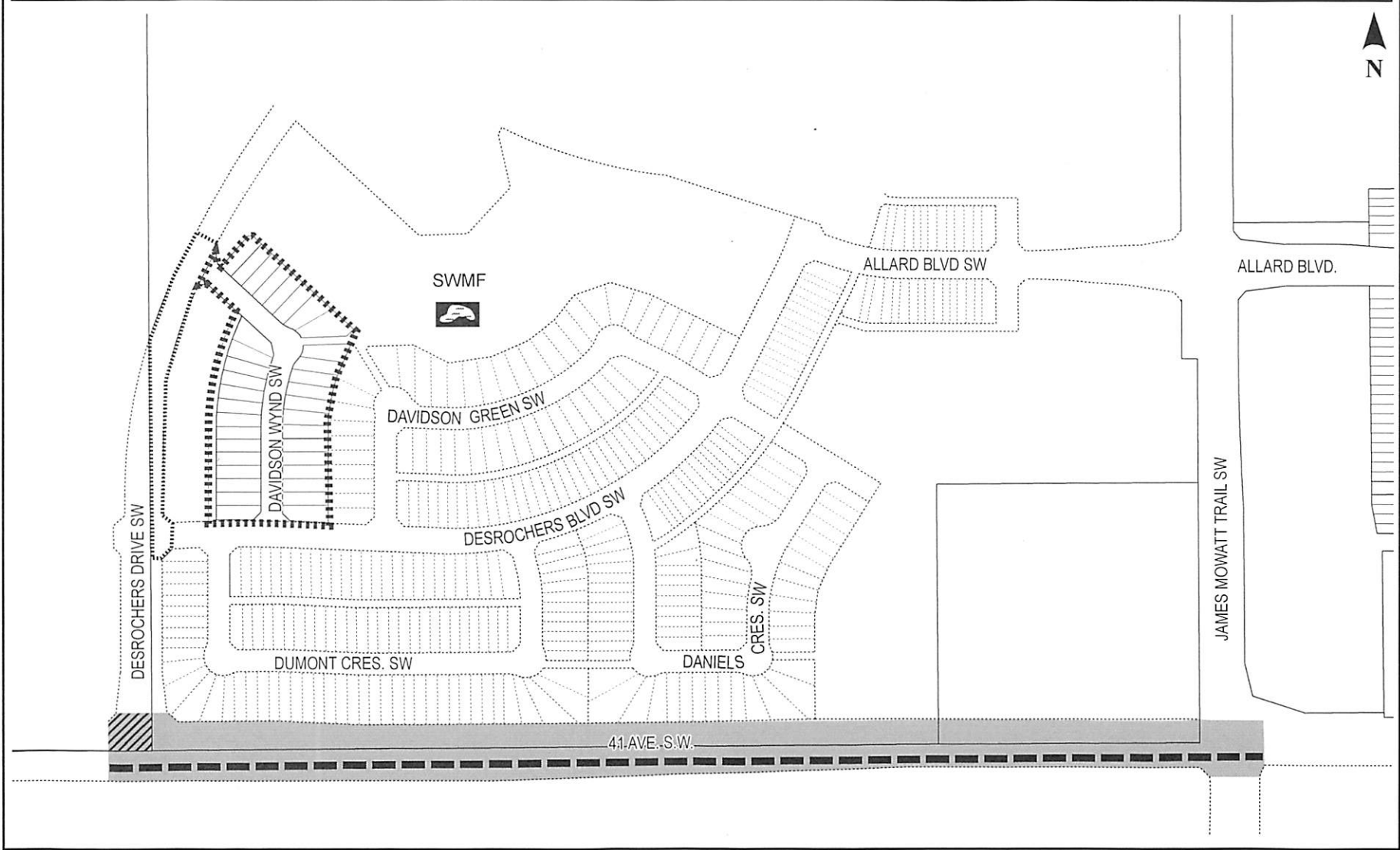
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 11, 2014

LDA14-0201

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Include in engineering drawings
- ▬▬▬▬▬▬▬ Construct first two lanes to an arterial roadway standard

- ⋯⋯⋯⋯⋯ Amend subdivision boundary
- ▨▨▨▨▨▨ Register easement





December 11, 2014

File NO. LDA14-0399

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to revise conditionally approved LDA13-0183, to reconfigure the lot design, remove one lot and include a portion of road closure from the NW 7-53-25-W4, located south of Yellowhead Trail and east of 215 Street NW; **WINTERBURN INDUSTRIAL AREA EAST**

I The Subdivision by Plan is APPROVED on December 11, 2014, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve for a portion of road closure in the amount of \$28,426.00 representing 0.121 ha pursuant to Section 666 and 667 of the Municipal Government Act;
2. that the approved subdivision LDA13-0183 be registered concurrent with this application;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that Bylaw 17023 to close a portion of 215 Street NW shall be approved prior to the endorsement of this subdivision;
6. that Bylaw 17048 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision
7. 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;
8. that the subdivision boundary be amended to include the portion of road closure adjacent to the subdivision, 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 subdivision.

II That the Servicing Agreement required in Clause I (3) 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 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
8. that the owner is responsible for the landscape design and construction within the Public Utility lots, 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.

Municipal Reserve for the NW 7-53-25-W4 will be addressed through LDA13-0183 as money in place. Municipal Reserve for the portion of Road Closure will be addressed through this application as money-in-place.

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 Vivian Gamache at 780-944-0122 or vivian.gamache@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority
SM/vg/Posse #160150158-001
Enclosure(s)

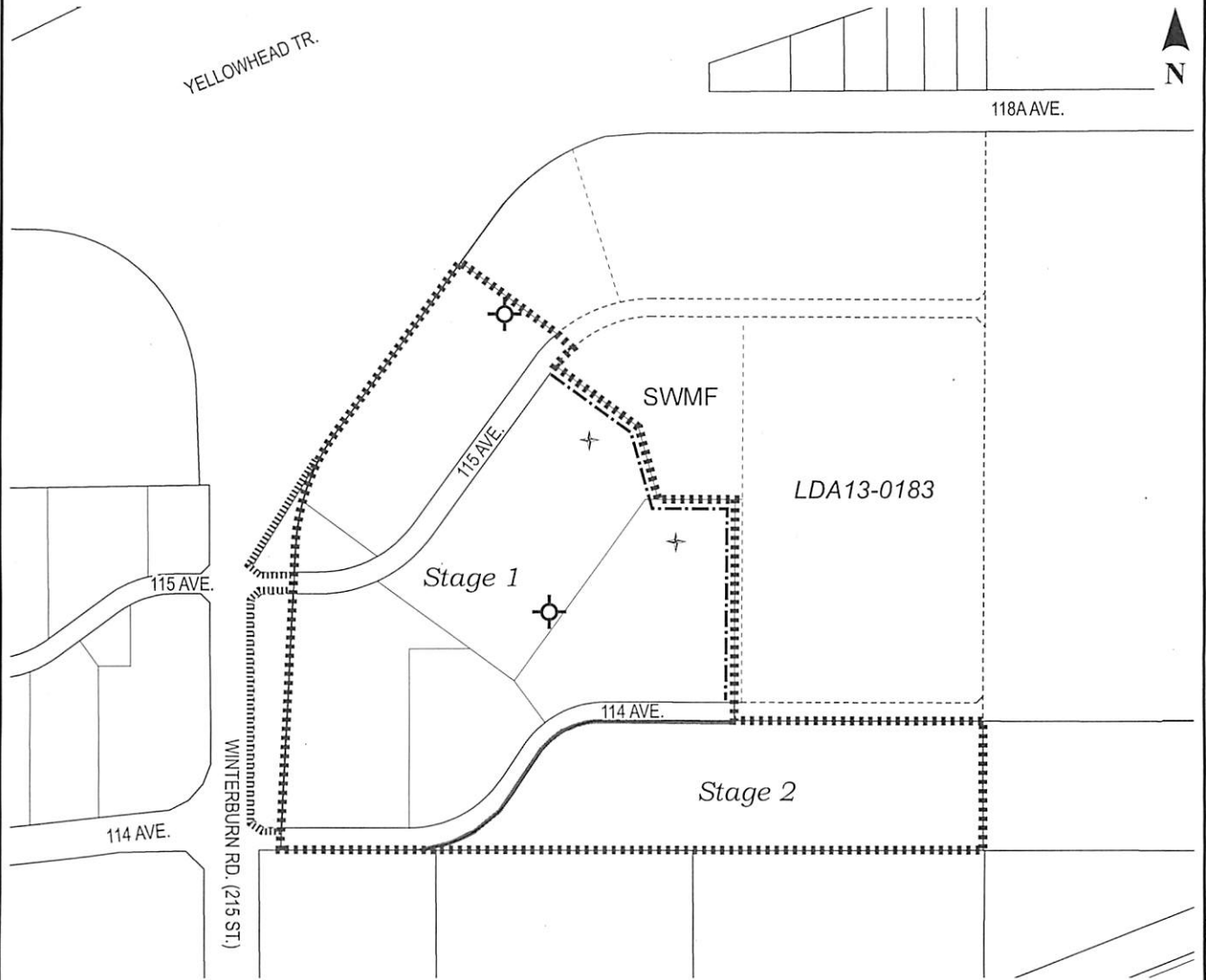
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 11, 2014

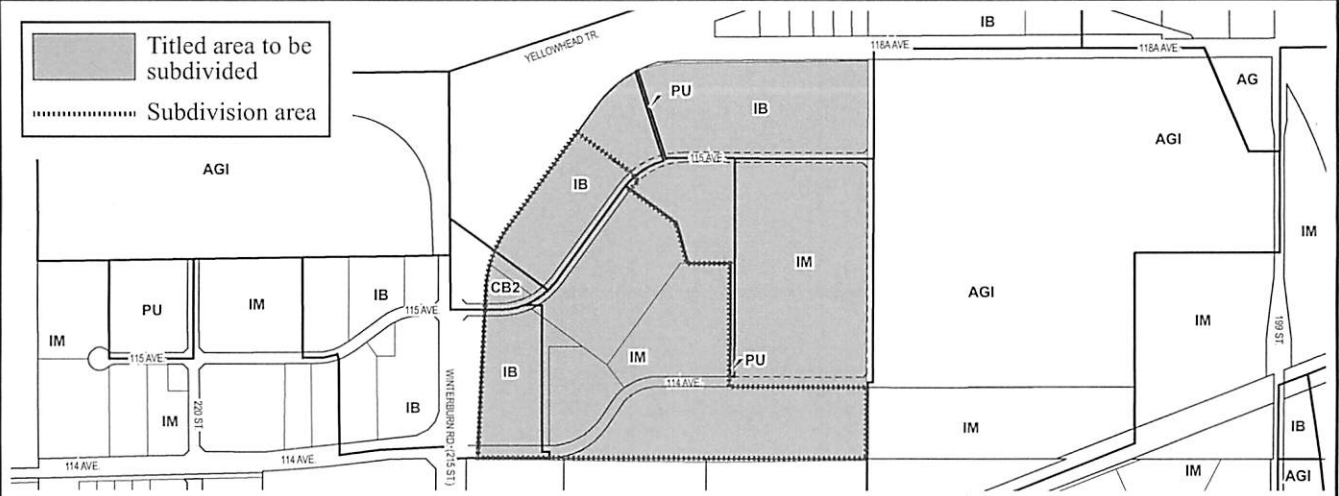
LDA14-0399

- Limit of proposed subdivision
- Amend subdivision boundary
- Abandoned well site

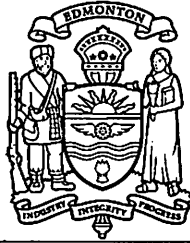
- 1.2 m uniform fence
- Restrictive Covenant re: freebord



- Titled area to be subdivided
- Subdivision area



Thursday, December 4, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 49

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
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1. ADOPTION OF AGENDA

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the December 4, 2014 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the November 27, 2014 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA13-0408 142953647-001	Tentative plan of subdivision to create 50 single detached residential lots and two (2) Municipal Reserve lots from Lot 1, Block 99, Plan 102 5202 and the SE-15-51-25-4, located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE
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MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2.	LDA14-0123 150462554-001	Tentative plan of subdivision to create 12 single detached residential lots and 12 semi-detached residential lots from Lot F, Block 1, Plan 142 5015, Lot B, Plan 6704 MC, and the SE-7-52-25-W4M, located south of Lessard Road NW and west of 199 Street NW; EDGEMONT
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MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:55 a.m.	