

Thursday, April 11, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 15

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 11, 2013 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 4, 2013 meeting be adopted.	
3.	OLD BUSINESS	
1.	LDA11-0419	Tentative Plan of subdivision to create 153 single detached residential lots, 58 semi-detached residential lots, three (3) Public Utility lots and three (3) Municipal Reserve lots, from NW6-54-24-4 and SW6-54-24-4, located north of 167 Avenue NW and east of 127 Street NW; RAPPERSWILL
4.	NEW BUSINESS	
1.	LDA12-0104 122077494-001	Tentative plan of subdivision to create seven (7) commercial lots from Lots 15-21, Block 1 Plan 938 M.C., Lot 30, Block 1, Plan 112 4457 and Lot 14 A, Block 1 Plan 762 0049, located west of Mayfield Road and north of 107 Avenue; YOUNGSTOWN INDUSTRIAL
2.	LDA12-0429 131967198-001	Tentative plan of subdivision to create 87 single detached residential lots, 52 semi-detached residential lots, 38 row housing residential lots and one (1) Public Utility lot from the NE 25-52-26-4 located west of 215 Street NW and north of Rosenthal Boulevard NW; ROSENTHAL
5.	OTHER BUSINESS	



April 11, 2013

File No. LDA11-0419

Qualico Developments West Limited
280, 3203 - 93 Street
Edmonton, AB T8N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative Plan of subdivision to create 153 single detached residential lots, 58 semi-detached residential lots, three (3) Public Utility lots and three (3) Municipal Reserve lots, from NW6-54-24-4 and SW6-54-24-4, located north of 167 Avenue NW and east of 127 Street NW; **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on April 11, 2013 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.136 ha parcel, a 0.194 ha parcel and a 1.68 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 5.50 ha by a Deferred Reserve Caveat to the remainder of NW6-54-24-4, pursuant to Section 669 of the Municipal Government Act;
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., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that public utility lots be provided in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Sustainable Development;
6. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
7. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm;
8. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lots flanking onto the pipeline right of way as shown on the "Conditions of Approval" map, Enclosure I;
9. that prior to endorsement of Lots 53 to 59, the owner shall provide confirmation to the Subdivision Authority that proposed Lot 53 has sufficient width to

accommodate a 7.5 metre sideyard setback from the proposed PUL, and that proposed Lots 54 to 59 conform to the development regulations contained within the RSL zone; and

10. 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 occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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;
6. 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;
7. that the engineering drawing include the construction of a 12 m radius gravel surface temporary turnaround with bollards or minibarriers in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services. This turnaround will be required prior to CCC, or at the discretion and direction of Transportation Services;
8. that the engineering drawing include the construction of the 3 m shared use path, south of the subdivision boundary that was a condition of subdivision LDA09-0268 deferred until this stage to eliminate provision of a dead-end trail, in the location as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawing include the construction of an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC, or at the discretion and direction of Transportation Services;
10. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage at the midblock crossings, in the location as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and ATCO Pipelines;
12. that the owner construct a 2 m granular trail, in the location generally shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and Sustainable Development;

13. that the owner complete a Noise Study to confirm the noise attenuation required adjacent to 127 Street, in accordance with the City of Edmonton's Urban Traffic Noise Policy and to the satisfaction of Transportation Services, and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At a minimum, the owner must construct a 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots adjacent to the PUL along 127 Street, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
14. that the owner construct all fences, with the exception of post and rail fence on Municipal Reserve lands, positioned wholly on privately owned lands in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and Sustainable Development; and
15. that the owner be responsible for the design, landscaping and construction within the public utility lots, utility rights of way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels to the satisfaction of Transportation Services and Sustainable Development.

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

The Municipal Reserve lots in this subdivision should be provided from the existing 7.51 ha Deferred Reserve Caveat (DRC#112 027 730) on title. The remaining 5.50 ha of the DRC should be deferred to the remainder of NW 6-54-24-4 for future assembly of the school/park site. The Public Utility Lot which crosses the lot 1MR should not be designated as Municipal Reserve.

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 AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

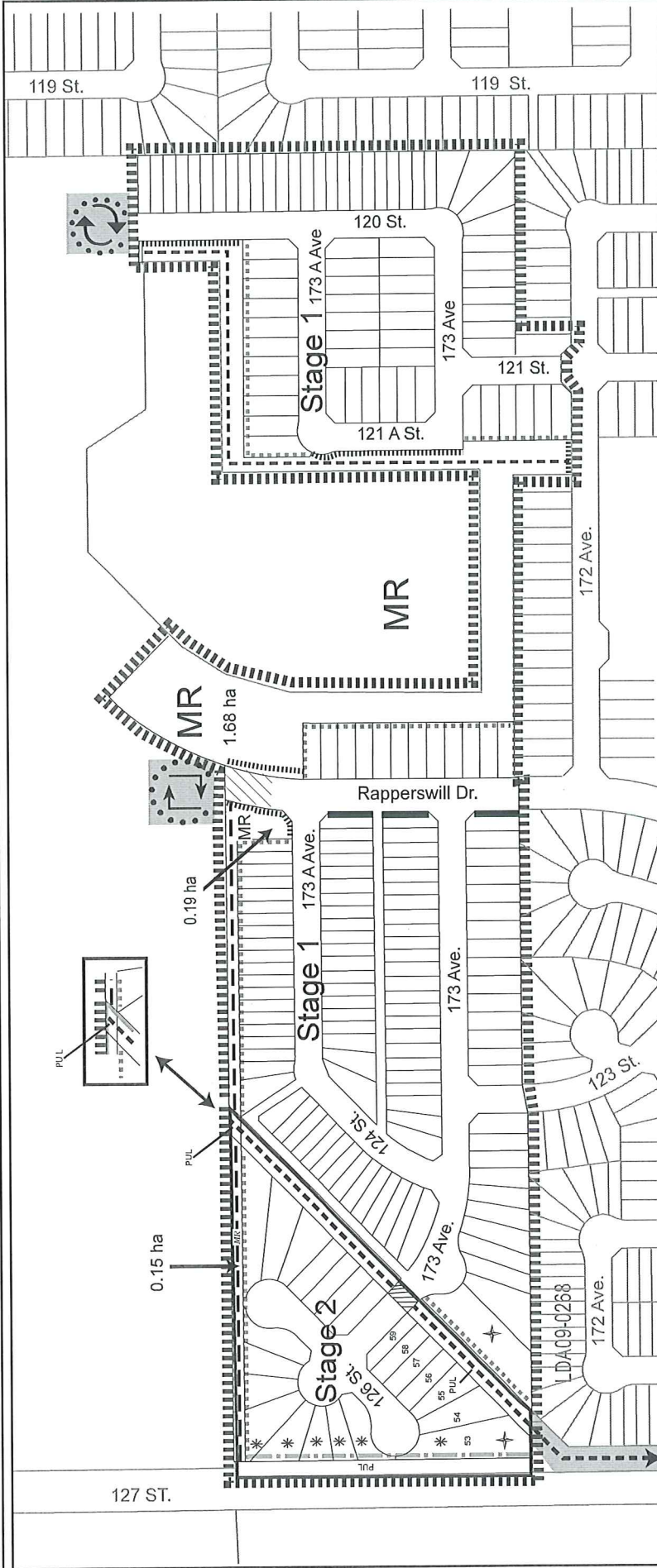
If you have further questions, please call Ms. Lisa Stern at 780-442-5387 or write to:

**Ms. Lisa Stern, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/lS/Posse #118244164-001
Enclosure(s)



Berm and Noise Attenuation Fence

Construct 2m granular trail

Include in engineering drawing

Restrictive covenant for lots flanking pipeline

Restrictive covenant for lots backing on to the berm and fence

Limit of proposed subdivision

Construct 3m hard-surface shared use path with dividing yellow lines and "shared use" signage lighting, bollards, curb ramps and landscaping

Provide a zebra marked crosswalk with curb ramps and pedestrian signage

Construct 12m radius gravel temporary turnaround with bollards or mini barriers.

Construct 17m radius asphalt surface temporary turnaround with bollards or mini barriers

1.2m Uniform fence

Post and rail fence

Uniform fencing as per Zoning Bylaw

Stage Phasing boundary





Subdivision Authority

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

April 11, 2013

File No. LDA12-0104

Focus Corporation Ltd.
1000, 9925 - 109 Street
Edmonton, AB T5K 2J8

ATTENTION: Chuck McNutt

Dear Mr. McNutt:

RE: Tentative plan of subdivision to create seven (7) commercial lots from Lots 15-21, Block 1 Plan 938 M.C., Lot 30, Block 1, Plan 112 4457 and Lot 14 A, Block 1 Plan 762 0049, located west of Mayfield Road and north of 107 Avenue; **YOUNGSTOWN INDUSTRIAL**

I The Subdivision by Plan is APPROVED on April 11, 2013, 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., EPCOR Water Services Inc., Telus, and ATCO Gas Ltd, 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, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
4. that cross lot access easements be registered on the Certificates of Title to allow access from all lots to approved access locations, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;
5. that a public access easement be registered to provide a roadway connection for public use between the north end of the 170 Street service road and 109 Avenue, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;
6. that the owner dedicate additional road right-of-way for construction of a 1.5m concrete sidewalk on the 170 Street service road, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;
7. that the owner dedicate a 6 m x 6 m corner cut at 109 Avenue/170 Street, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pays 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 occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. 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;
4. 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;
5. that the owner pay for the installation of traffic signals at the intersection of 170 Street and 109 Avenue, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services. 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 discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of 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 fulfil this obligation;
6. that the engineering drawings include the physical closure of the 170 Street service road and the 170 Street service road access to 109 Avenue, including the removal of asphalt and curb & gutter, the construction of new curb, gutter and sidewalk, and restoration of the boulevard to grass, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;
7. that the owner construct a minimum 9 m wide hard surfaced drive aisle within the public access easement area, to connect the new north terminus of the 170 Street service road to 109 Avenue access. The drive aisle and accesses must be completed and operational prior to the physical closure of the 170 Street service road access to 109 Avenue as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;
8. that the engineering drawings include a 1.5m concrete sidewalk and curb ramps along the east side of the 170 Street service road, from 107 Avenue to 109 Avenue, and along the south side of 109 Avenue from 170 Street to connect with the existing sidewalk, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;
9. that the engineering drawings include the following accesses, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services:
 - a) a 9 m commercial crossing to 170 Street service road for the drive aisle within the easement area;
 - b) a 9 m commercial crossing to 109 Avenue for the drive aisle within the easement area; and
 - c) an 8 m commercial crossing to 170 Street service road for access ;
10. that the owner remove the existing accesses to 109 Avenue and construct curb and gutter and restore the boulevard landscaping, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;

11. that all private drainage system connections between the proposed separately titled lots must be eliminated prior to registration of the subdivision to the satisfaction of Financial Services and Utilities Department;
12. that the owner is responsible for permanent sanitary and storm sewer servicing and construction of sewers and mainline extensions in accordance with the servicing schemes to the satisfaction of Financial Services and Utilities Department; and
13. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal reserves were dedicated through the 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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Don Read, at 780-496-3633 or write to:

**Mr. Don Read, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 – 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

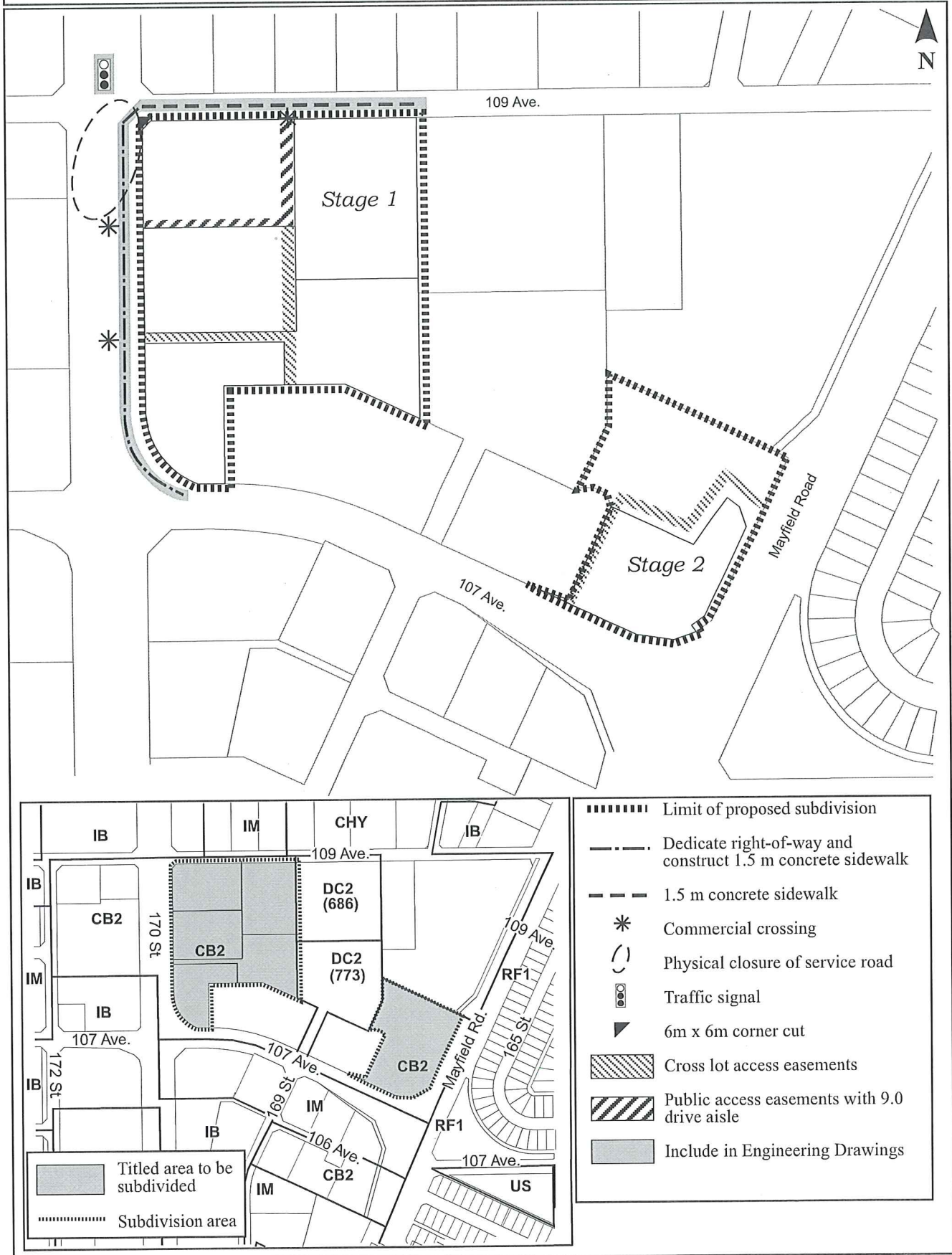
SM/dr/Posse # 122077494-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 11, 2013

LDA12-0104





Subdivision Authority

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

April 11, 2013

File No. LDA12-0429

IBI Group
300, 10830- Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 87 single detached residential lots, 52 semi-detached residential lots, 38 row housing residential lots and one (1) Public Utility lot from the NE 25-52-26-4 located west of 215 Street NW and north of Rosenthal Boulevard NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on April 11, 2013, 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., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 accommodate a 3.6 m monowalk within road right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I; and
4. 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 occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;

5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and the Surface Drainage Bylaw 11501, and to the satisfaction of the City Departments and affected utility agencies;
6. 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;
7. that the owner complete the design and construction of the stormwater management facility to its ultimate size and location to the satisfaction of Financial Services & Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the 200mm offsite water main connections, as per the approved Hydraulic Network Analysis, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3.0 m hard-surfaced shared use path, as per City of Edmonton Design and Construction Standards including bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3.6 m monowalk, as per City of Edmonton Design and Construction Standards including 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 private owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction, Transportation Services and Sustainable Development.

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

Municipal Reserve for the NE 25-52-26-4 was previously provided by way of Deferred Reserve Caveat (DRC) (No. 122 420 207). This DRC will be carried forward to the parent title through 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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Vivian Gamache at 780-944-0122 or write to:

**Vivian Gamache, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

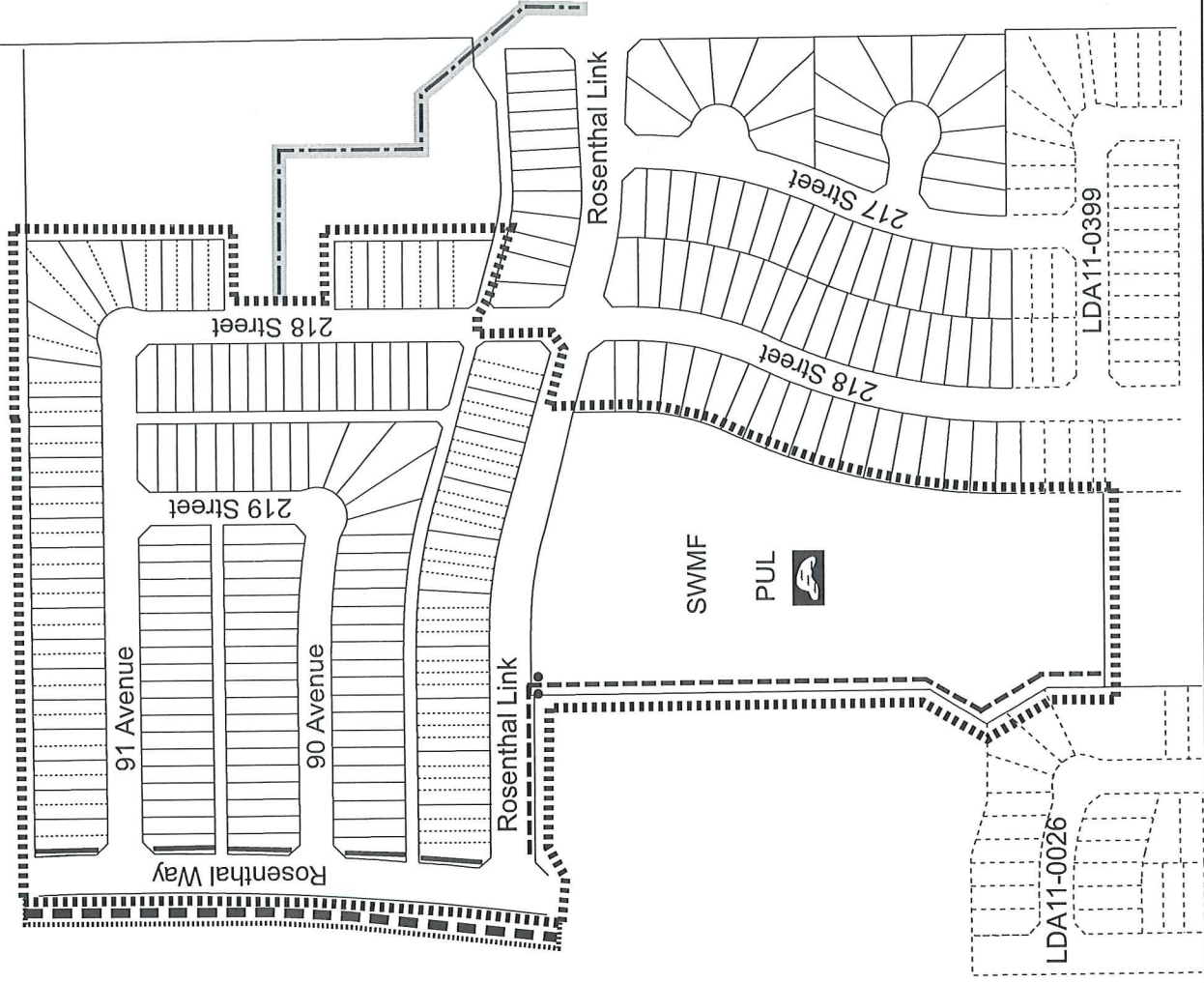
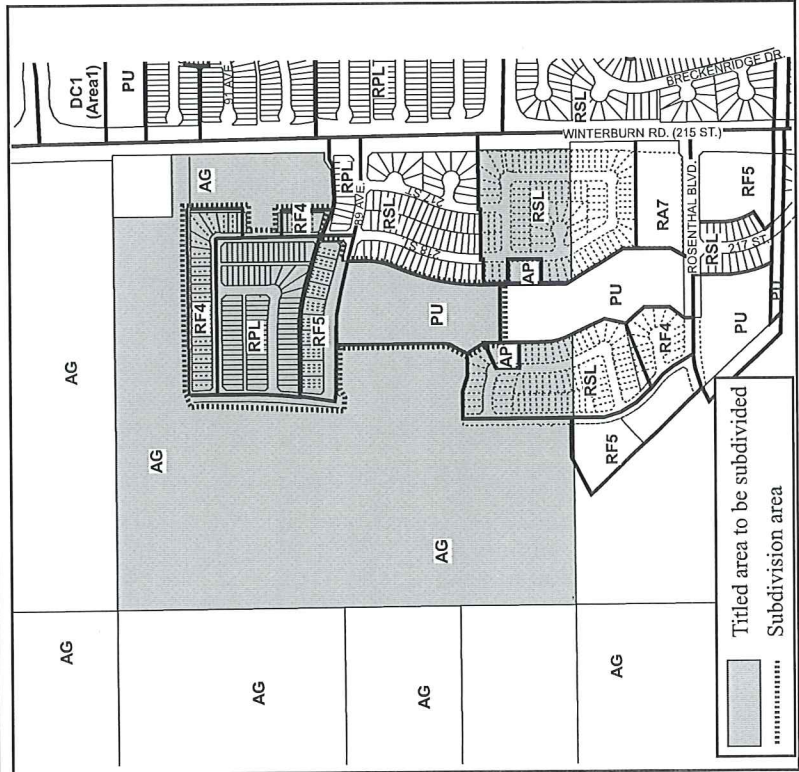
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Enclosure(s)

April 11, 2013

SUBDIVISION CONDITIONS OF APPROVAL MAP

- Limit of proposed subdivision
- Amend subdivision boundary to accommodate a 3.6m mono walk within road right-of-way
- Construct a 3.6m monowalk
- Construct a 3.0m hard-surface shared use path
- 1.8m Uniform fencing, as per Zoning Bylaw
- 200mm off-site watermain connection
- Include in Engineering drawings
- Construct Stormwater Management Facility
- Bollards



Thursday, April 4, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 14

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 4, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 28, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. NEW BUSINESS

1. LDA11-0419
118244164-001

Tentative Plan of subdivision to create 153 single detached residential lots, 58 semi-detached residential lots, three (3) Public Utility lots and three (3) Municipal Reserve lots, from NW6-54-24-4 and SW6-54-24-4, located north of 167 Avenue NW and east of 127 Street NW; **RAPPERSWILL**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA12-0299
128478064-001

Tentative plan of subdivision to create 244 single family residential lots, 42 semi-detached lots, two (2) multi-family residential lots, one (1) residential lot for an existing residence, three (3) Municipal Reserve lots, 1 (one) public park lot from a portion of Block 1 and 2 Plan 7722209 and a portion of NE 2-54-24-4, located west of 50 Street and north of 167 Avenue; **McCONACHIE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA13-0032 132111424-001	Tentative plan of subdivision to create six (6) single detached residential lots from SW 18-52-25-4, located at east of 215 Street NW and north of Hope Road NW; THE HAMPTONS	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	ADJOURMENT The meeting adjourned at 10:15 a.m.		