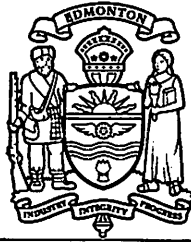


Thursday, April 22, 2010
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 16

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the April 22, 2010 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the April 14, 2010 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|----------------------------------|--|
| 1. | LDA06-0270
Posse 61294788-001 | Tentative plan of subdivision to create one (1) multiple family residential lot, one (1) commercial lot and one (1) public utility lot from NW 25-52-24-4; located north of 144 Avenue and east of Manning Drive; EBBERS |
| 2. | LDA07-0176
Posse 65877558-001 | Tentative plan of subdivision to create a residential block shell and a public utility lot from Plan 8822480, Block OT; located south of 190A Street; JAMIESON PLACE. |
| 3. | LDA09-0260
Posse 91608328-001 | Tentative plan of subdivision to create 42 single detached residential lots, and 10 semi-detached residential lot from PLAN 0728312 Block 27 Lot 17 and 18, located west of 82 Street and north of 180 Avenue; KLARVATTEN |
| 4. | LDA10-0008
Posse 74518728-001 | Tentative plan of subdivision to create one (1) medium density residential lot and thirty-five (35) single detached residential lots from a portion of Lot D, Block X, Plan 0526241, located north and east of Cameron Heights Drive, CAMERON HEIGHTS |

5. OTHER BUSINESS



April 22, 2010

File No. LDA06-0270

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create one (1) multiple family residential lot, one (1) commercial lot and one (1) public utility lot from NW 25-52-24-4; located north of 144 Avenue and east of Manning Drive; **EBBERS**

I The Subdivision by Plan is APPROVED on March 25, 2010 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$252,042.00 representing 0.51 ha as per Deferred Reserve Caveat No. 962242106 pursuant to Section 667 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, Telus 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;
4. that the future north/south collector road from 153 Avenue to the north boundary of this subdivision be included in a signed Servicing Agreements prior to registration of this subdivision or that the Fort Road (in LDA06-0225) be physically closed and consolidated with the adjacent parcels and the future north/south collector road be constructed and operational from 153 Avenue to 144 Avenue prior to registration of this subdivision;
5. that the approved subdivisions within the Ebbers Neighbourhood (File Nos. LDA06-0049, LDA06-0058 and LDA06-0174) be registered prior to or concurrent with this application; 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 (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by the 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/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 must pay the Boundary Improvement Assessment for the abutting portion of 144 Avenue that was constructed under Servicing Agreement R-2F dated June 28, 1979;
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 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;
8. that the owner pay for the installation of a traffic signal at the intersection of the future north/south collector road and 144 Avenue, as shown on the "Condition of Approval" map, Enclosure I and II. As development may occur simultaneously on both sides of 144 Avenue, there may be an opportunity for cost sharing at the time of signal installation. The City will also endeavour to recover a share of the cost of the signal from other abutting land owners. It is anticipated that in the end, this subdivision will contribute approximately 25% of the cost of the signal, after recoveries. The timing for the installation of the traffic signals will be at the direction of the Transportation Department will likely coincide with the completion of the future North/South collector road in Claireview and Ebbers. If the traffic signals are not required within a five year time period from the signing of the Servicing Agreement, the owner will pay cash-in-lieu to the City the estimated construction costs at that time to fulfil this obligation and the City will coordinate the installation of the signals when required;
9. that the engineering drawings include construction of a temporary connection between the future north/south collector road and the existing Fort Road, north of 144 Avenue, to allow for the continued use of Fort Road to access the parcels adjacent to it, should Fort Road not be closed prior to or concurrent with this subdivision. The temporary connection is required until Fort Road is physically closed. The temporary connection must be hard surfaced and constructed to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk on the north side of 144 Avenue from the future north/south collector road to Manning Drive South Bound to service the commercial site, as shown on the "Conditions of Approval" map Enclosure I;
11. that the owner construct a 3 m multi-use trail along the west side of the future north/south collector road, as shown on the "Conditions of Approval" map Enclosure I;
12. that the owner construct a 1.5 m concrete walkway with lighting within the PUL from the future north/south collector to tie into the proposed walkway in the adjacent subdivision (LDA06-0174), as shown on the "Conditions of Approval" map Enclosure I;

13. that the owner constructs a 1.0 m high berm and 1.8 m high double board/no gap solid uniform screen fence, with a minimum density of 20 of kg/m³, for noise attenuation and screening along Manning Drive. The berm and fence shall wrap around the south end of the multi-family site for a distance of 35 m, as shown on the "Conditions of Approval" map Enclosure I;
14. that the owner construct a 2.8 m high double board/no gap solid uniform screen fence, with a minimum density of 20 of kg/m³, for noise attenuation and screening along the east boundary of the multi family residential site for a distance of 25 m, as shown on the "Conditions of Approval" map Enclosure I;
15. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I; and
16. 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 the Transportation and Asset Management and Public Works Departments.

Enclosure I & II are maps of the subdivision identifying major conditions of this approval.

All Municipal Reserves due for the title property area paid through this subdivision.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Carman Yeung at 780-496-6213 or write to:

**Ms. Carman Yeung, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/cy/Posse #

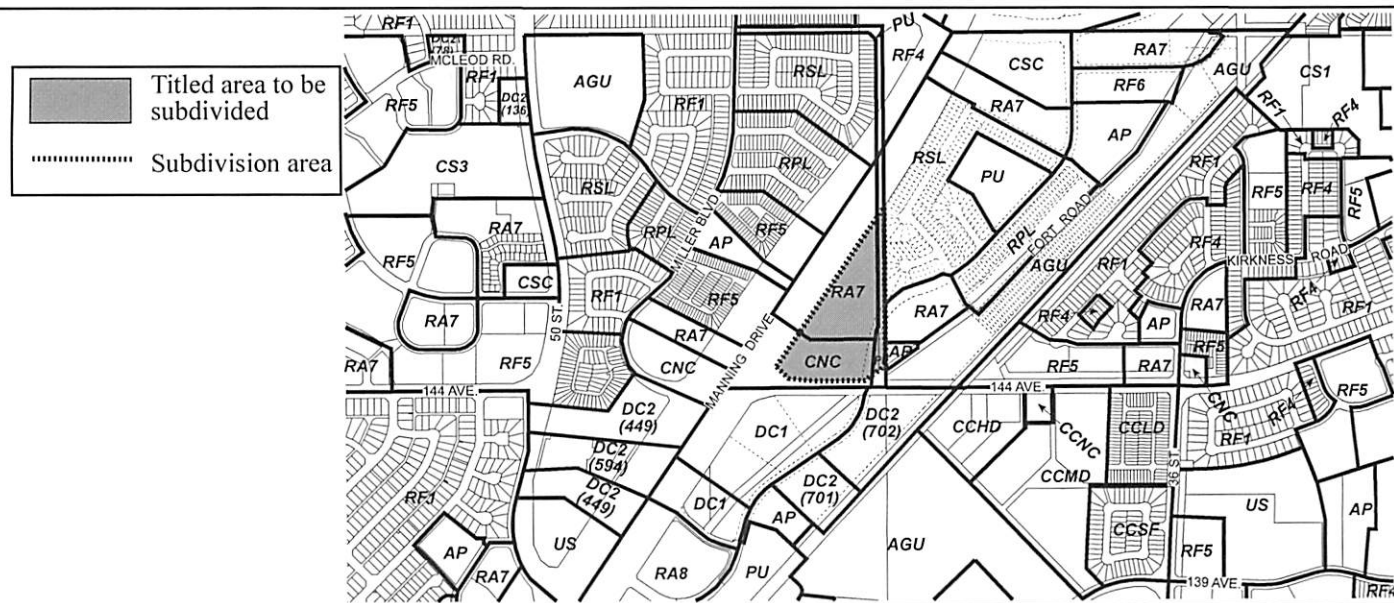
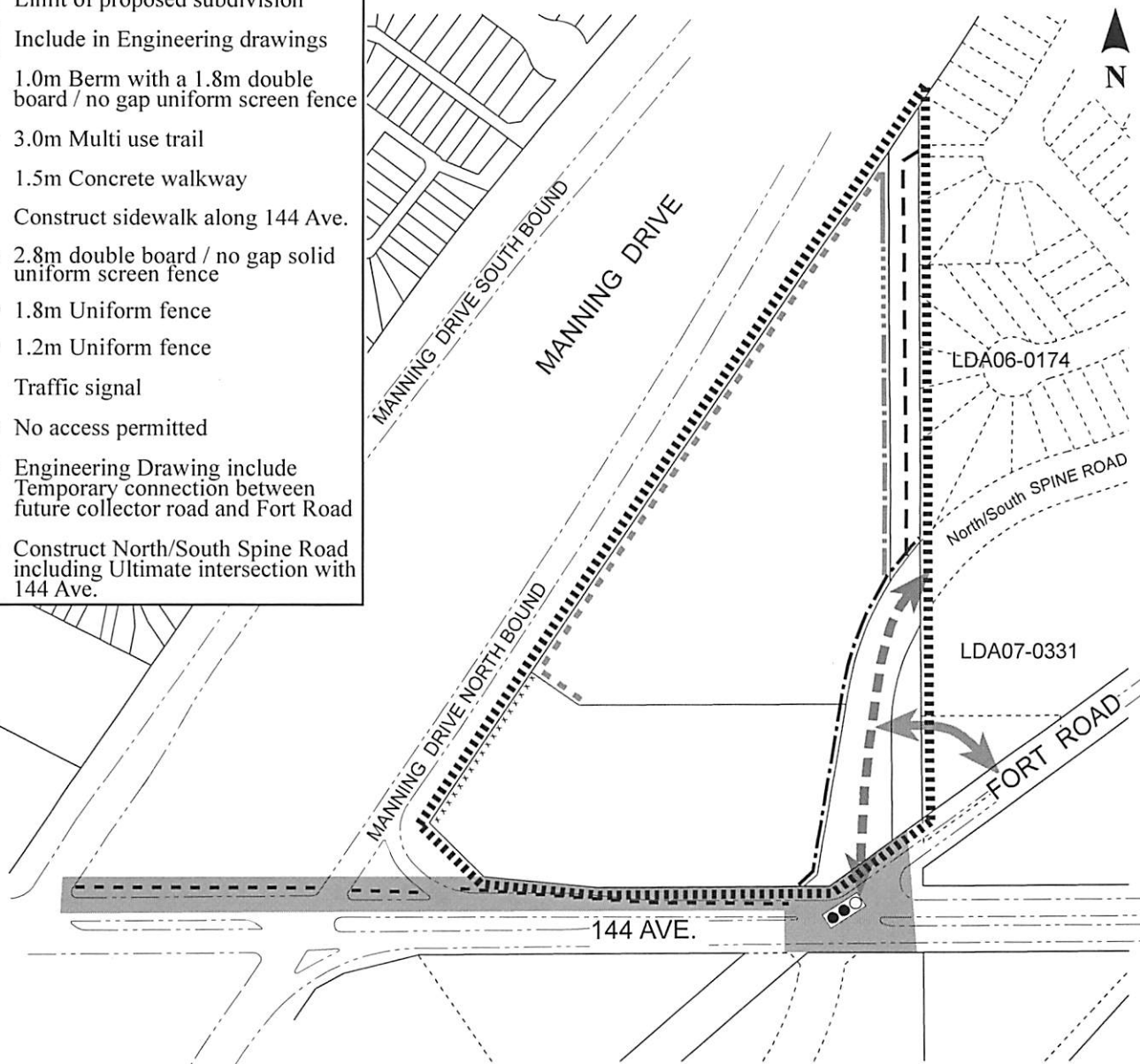
Enclosure

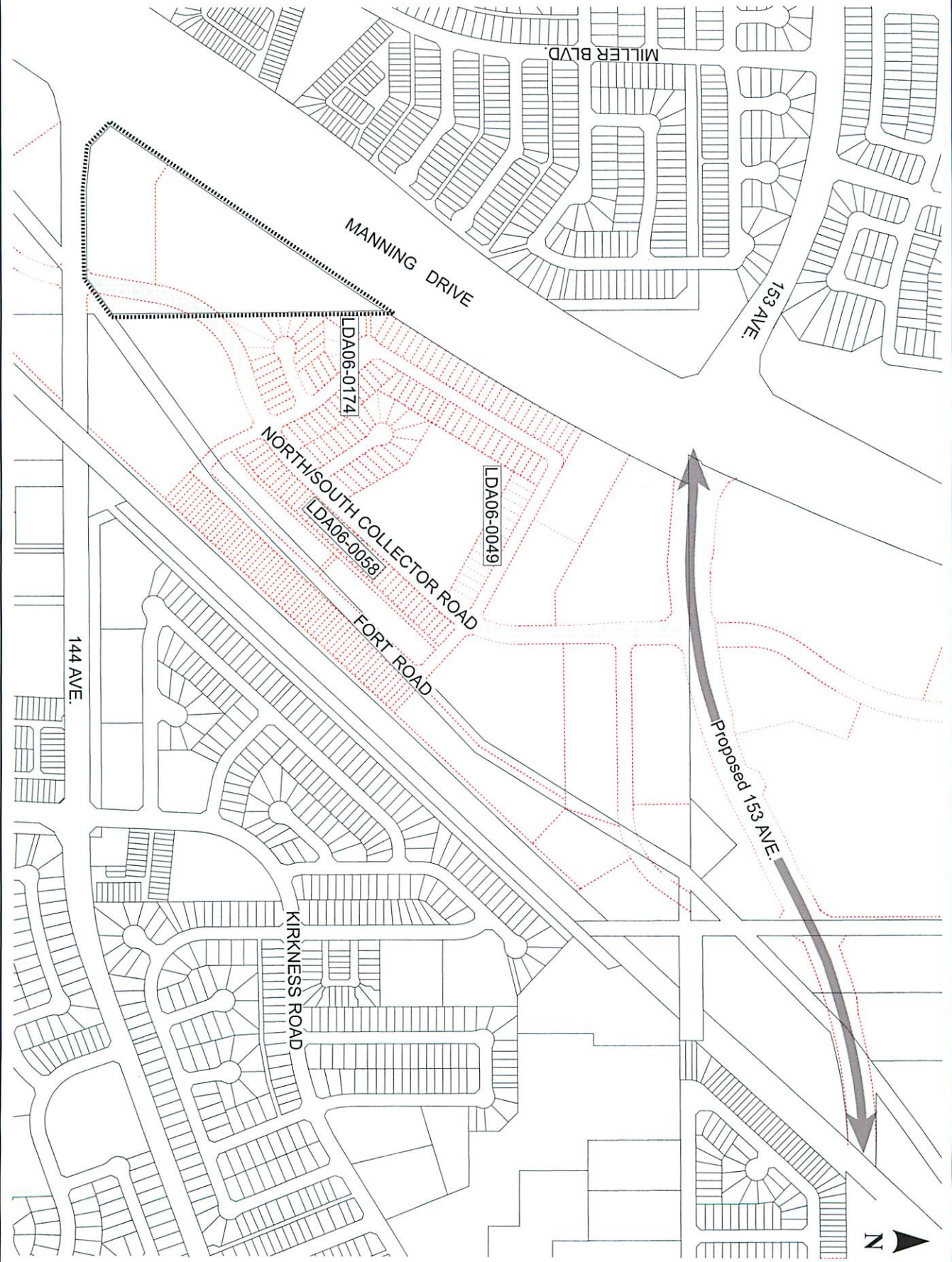
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 22, 2010

LDA06-0270

- Limit of proposed subdivision
- Include in Engineering drawings
- - - - 1.0m Berm with a 1.8m double board / no gap uniform screen fence
- · - · 3.0m Multi use trail
- - - 1.5m Concrete walkway
- - - - Construct sidewalk along 144 Ave.
- 2.8m double board / no gap solid uniform screen fence
- 1.8m Uniform fence
- - - 1.2m Uniform fence
- Traffic signal
- ***** No access permitted
- ← Engineering Drawing include Temporary connection between future collector road and Fort Road
- ← Construct North/South Spine Road including Ultimate intersection with 144 Ave.







Subdivision Authority

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

April 22, 2010

File No. LDA07-0176

Dan Weiss
#301, 10324 - 82 AVE
Edmonton, AB T6E 1Z8

ATTENTION: Dan Weiss

Dear Mr. Weiss:

RE: Tentative plan of subdivision to create a residential block shell and a public utility lot from Plan 8822480, Block OT; located south of 190A Street; **JAMIESON PLACE.**

I The Subdivision by Plan is APPROVED on April 22, 2010, subject to the following conditions:

1. That the owner provides money-in-place of Municipal Reserve, in amount of \$250,374.08 pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan, the City of Edmonton shall register against the proposed parcel a claim of interest by caveat of the Deferred Servicing Agreement;
4. that the owner prepare the necessary plans and documentation to grant new easements and/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, specified in the report or identified in the engineering drawings associated with the Servicing Agreement;
5. that a public utility lot be provided in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Asset Management and Public Works Department; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the deferred Servicing Agreement required in Clause I (2) require that upon the further subdivision or upon the issuance of a development permit, which ever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to, amongst other things, do the following:

1. That the owner pay all servicing costs, assessments and roadway modification costs, 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
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 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 construct a 3.0 metre asphalt multi-use trail with a dividing yellow centerline, lighting, landscaping and "Shared Use" signage through the public utility lot, and to tie this trail into the existing trail to the north and the proposed trail to the south, as shown on "Conditions of Approval" map, Enclosure I;
8. that the owner upgrade the existing walkway to an emergency access standard with a 3.0 metre concrete sidewalk, including T-Bollards and lighting, as shown on "Conditions of Approval" map, Enclosure I;
9. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of the Parkland Services, Transportation and Asset Management and Public Works Departments; and
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserves will be addressed with a payment of money-in-place of Municipal Reserve through this application. An area of 1.93 hectares is subject to the Municipal Reserve dedication, necessitating a Municipal Reserve amount of 0.193 hectares or an equivalent value through money-in-place of 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, 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 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Kenan Handzic at 780-944-0123 or write to:

**Mr. Kenan Handzic, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

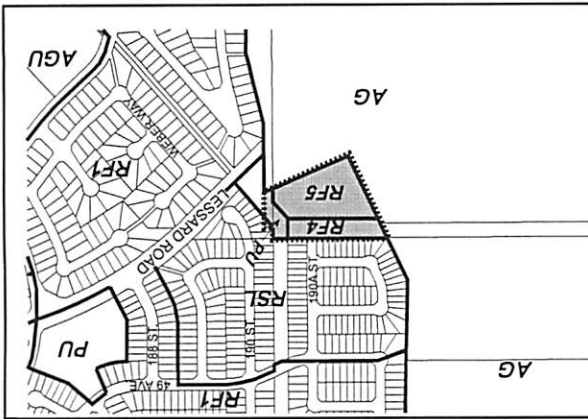
Yours truly,

Scott Mackie
Subdivision Authority

SM/kh/Posse # 65877558-001
Enclosure

LD A07-0176

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Subdivision Authority

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

April 22, 2010

File No: LDA09-0260

Select Engineering Consultants Ltd.
220, 9303-34 Avenue
Edmonton AB T6E 5W8

ATTENTION: Brenda Peters

Dear Ms. Peters

RE: Tentative plan of subdivision to create 42 single detached residential lots, and 10 semi-detached residential lot from PLAN 0728312 Block 27 Lot 17 and 18, located west of 82 Street and north of 180 Avenue; **KLARVATTEN**

I The Subdivision by Plan is APPROVED on April 22, 2010 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 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 LDA09-0260 to rezone the subject site from (RF6) Medium Density Multiple Family Zone and (RA7) Low Rise Apartment Zone to (RSL) Residential Small Lot Zone and (RF4) Semi-detached Residential Zone receive third reading prior to the endorsement of the plan of subdivision; 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 and roadway modification costs, 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 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;
5. 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 the Transportation and Asset Management and Public Works Departments; and
6. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of affected City Departments in the locations as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve has been previously addressed with SUB/04-0022 through dedication of land and the remainder amount transferred to NW 3-54-24-4 by registration of a Deferred Reserve Caveat.

Please note that 1.8 m noise attenuation fences have been constructed adjacent to the Transportation/Utility Corridor (TUC) and 82 Street with Lakeview Stage 16B (File no. SUB/04-0022).

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Carman Yeung at 496-6213 or write to:

**Ms. Carman Yeung, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/cy/Posse #091608328

Enclosure



Subdivision Authority

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

April 22, 2010

File No. LDA10-0008

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create one (1) medium density residential lot and thirty-five (35) single detached residential lots from a portion of Lot D, Block X, Plan 0526241, located north and east of Cameron Heights Drive, **CAMERON HEIGHTS**

I The Subdivision by Plan is APPROVED, on April 22, 2010 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 owner prepare a restrictive covenant in favour for of the City of Edmonton that will be placed on all lots being created as per the applicable development restrictions shown by the Omni-McCann Consultants Ltd. geotechnical report dated May 7, 2001 (File no. 5-28-1);
4. 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 Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the subdivision boundary be amended to include the dedication of Cameron Heights Way to the east boundary of the subdivision, as shown on 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 and roadway modification costs, 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
4. 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;
5. that the engineering drawings include(s) the construction of a water main loop and off-site water main, complete with on-street hydrants between the east boundary of the subdivision area and the northeast boundary of the titled area along Cameron Heights Way if LDA10-0008 is developed prior to LDA10-0009, as shown on the "Conditions of Approval" map, Enclosure 1;
6. that the owner submits and 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 construct Cameron Heights Way to the east boundary of the subdivision to the satisfaction of the Transportation Department;
8. that the right-of way at the throat of the local road be widened to 20 m to accommodate emergency response vehicles, as shown on the "Conditions of Approval" map, Enclosure I. The local road within this 20 m right-of-way is to be widened to an 11.5 m cross-section. The details relative to this cross-section will be reviewed at the engineering drawing stage by the Transportation Planning Branch;
9. that a 2 m mono-walk with straight faced curb and gutter be constructed along the collector roadway adjacent to the school/park area to accommodate pick-up/drop-off activity, as shown on the "Conditions of Approval" map, Enclosure 1;
10. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner construct an offset 17 m radius asphalt surface temporary turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department in the locations 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 right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

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

Municipal Reserves are not owing for this subdivision of Lot D, Block X, Plan 0526241, as they have been addressed by an exiting DRC through previous subdivision approvals. The caveat is to be used for the assembly of an adjacent school/park site.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Claudia Wong-Rusnak at 780-944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

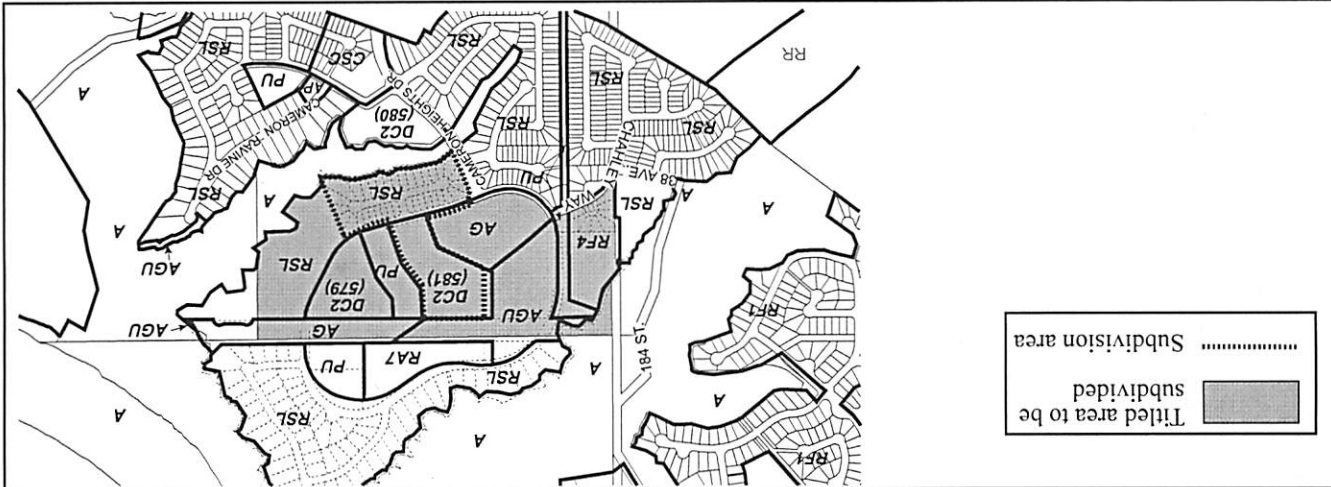
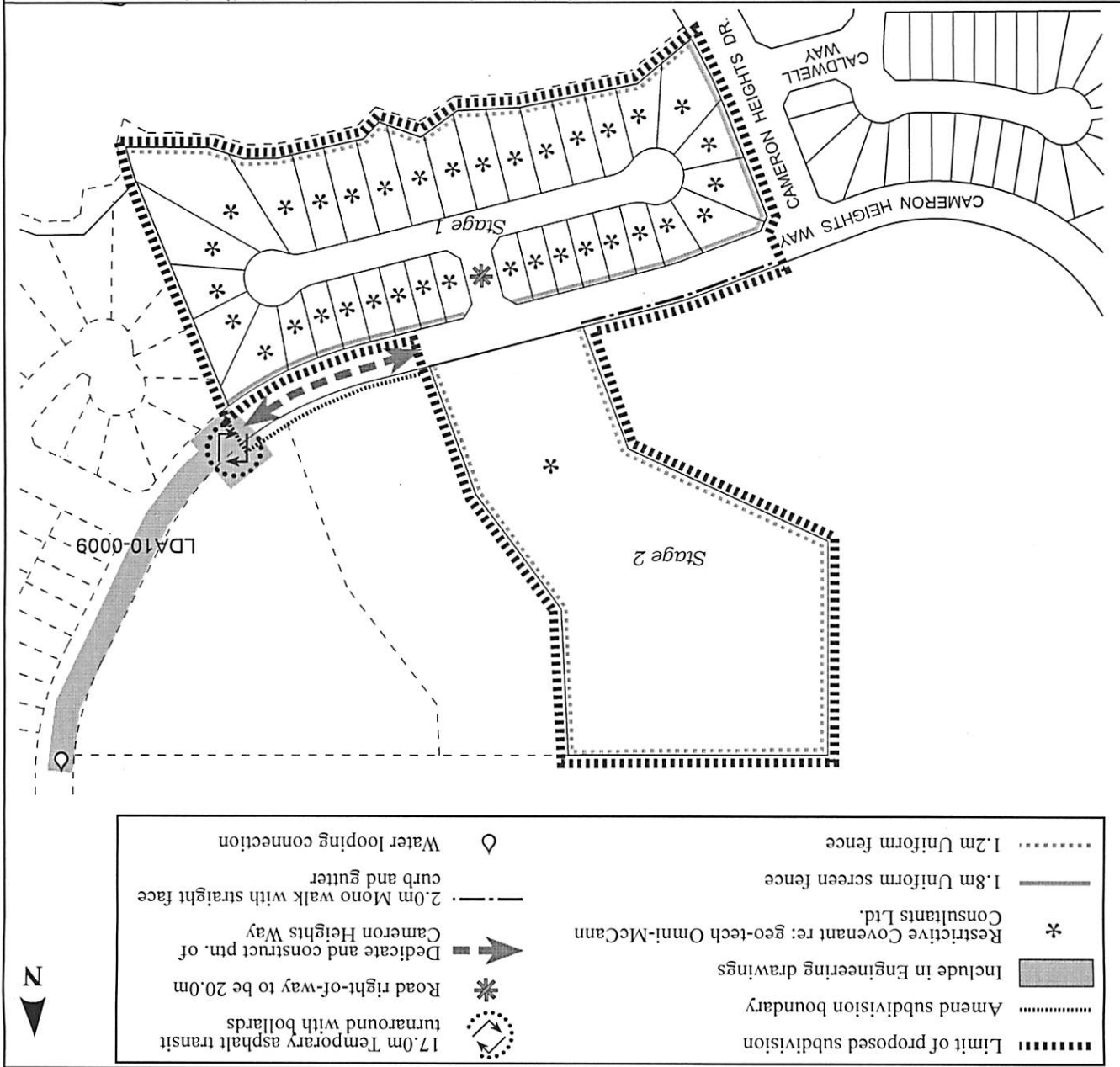
Scott Mackie
Subdivision Authority

SM/CY/Posse #74518728-001
Enclosure

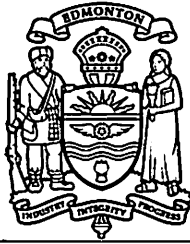
LDA10-0008

April 22, 2010

SUBDIVISION CONDITIONS OF APPROVAL MAP



Thursday, April 14, 2010
10:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 15

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 14, 2010 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 8, 2010 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA10-0020
Posse 91129086-002

Tentative plan of subdivision and consolidation of 2 medium industrial business lots from Lots 9 and 10, Block 8 Plan 1751KS, located east of 149 Street and south of 118 Avenue, **HUFF BREMNER ESTATES**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. OTHER BUSINESS

6. ADJOURMENT

The meeting adjourned at 10:40 a.m.