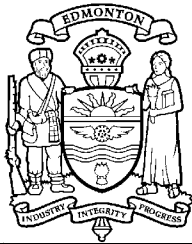


Thursday, April 26, 2012
9: 30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 17

PRESENT Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 26, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 18, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

4. OLD BUSINESS

5. NEW BUSINESS

1. LDA10-0291
Posse 99227367-001

Tentative plan of subdivision to create 93 single detached residential lots and one (1) Municipal Reserve Lot from NW 14-51-25-4, located east of 156 Street SW and north of 41 Avenue SW; **CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA11-0405
Posse 116447356-001

Tentative plan of subdivision to create 82 single detached residential lots, 44 semi-detached residential lots, and one (1) Municipal Reserve lot from Lot 2, Plan 2296RS, located west of 156 Street SW north of existing Ellerslie Road SW (9 Avenue SW); **AMBLESIDE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA11-0426
Posse 118264347-001

Tentative plan of subdivision to create 203 single detached residential lots, 24 row housing lots, three (3) Municipal Reserve lots, one (1) Public Utility Lot and (3) remnant lots from SW 27-51-25-4, Lot 2, Plan 2296RS, and Lot A, Plan 1368NY, located west of 156 Street SW and north of existing Ellerslie Road SW (9 Avenue SW); **AMBLESIDE**

MOVED	Blair McDowell That the application for subdivision be Tabled.	
FOR THE MOTION	Blair McDowell	CARRIED
6.	OTHER BUSINESS	
7.	ADJOURMENT The meeting adjourned at 10:05 a.m.	



April 26, 2012

File No. LDA10-0291

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 93 single detached residential lots and one (1) Municipal Reserve Lot from NW 14-51-25-4, located east of 156 Street SW and north of 41 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on April 26, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.31 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 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., 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 pursuant to City Policy C515 the subdivision boundary shall be amended to include an 8.0 m lane and a 10.0 m x 15.0 m abandoned well site maintenance area in the location as shown on the “Conditions of Approval” map, Enclosure I;
5. that the owner shall register the lane and well site maintenance area as legal road right-of-way, as shown on the “Conditions of Approval” map, Enclosure I;
6. that the infrastructure development project, which includes water main construction along Ellerslie Road over Whitemud Creek, be completed to the satisfaction of EPCOR Water Services Inc. and Infrastructure Services, prior or concurrent with registration of this subdivision;
7. that Bylaw 16085 to amend the Zoning Bylaw from AG to AGU and RSL receive third reading prior to the endorsement of this application for subdivision;
8. that the owner register a public access easement on the adjacent land to the south for the construction of the shared use path within the future greenway, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner register the walkway as legal road right-of-way, as shown on the “Conditions of Approval” map, Enclosure I; 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 (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 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 pays his proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges and other assessments applicable to the subdivision area 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 drawings include the construction of a 12 m radius gravel temporary turnaround with bollards or mini-barriers (gravel prior to CCC) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an 8.0 metre lane and a 10.0 m x 15.0 m well site maintenance area, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3.0 m shared use path within the greenway (south half to be included within the engineering drawings), with a dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of a shared use path connection from the greenway to the north-south shared use path along the PUL constructed under LDA07-0489, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk including lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly within private property lines, to the satisfaction of Transportation Services, Sustainable Development, and Infrastructure Services in the locations as shown on the "Conditions of Approval" map, Enclosure I; 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, shared use paths, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development.

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

Municipal Reserves for NW 14-51-25-4 were deferred with LDA10-0097 through the registration of a DRC (#102 276 200). This existing DRC is to be reduced by 0.31 ha for the dedication of land and carried forward on title with 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 five days from the date the decision is mailed.

If you have further questions, please call Mr. Nicholas Dyjach at 780-496-1758 or write to:

**Mr. Nicholas Dyjach, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/nd/Posse #99227367-001

Enclosure

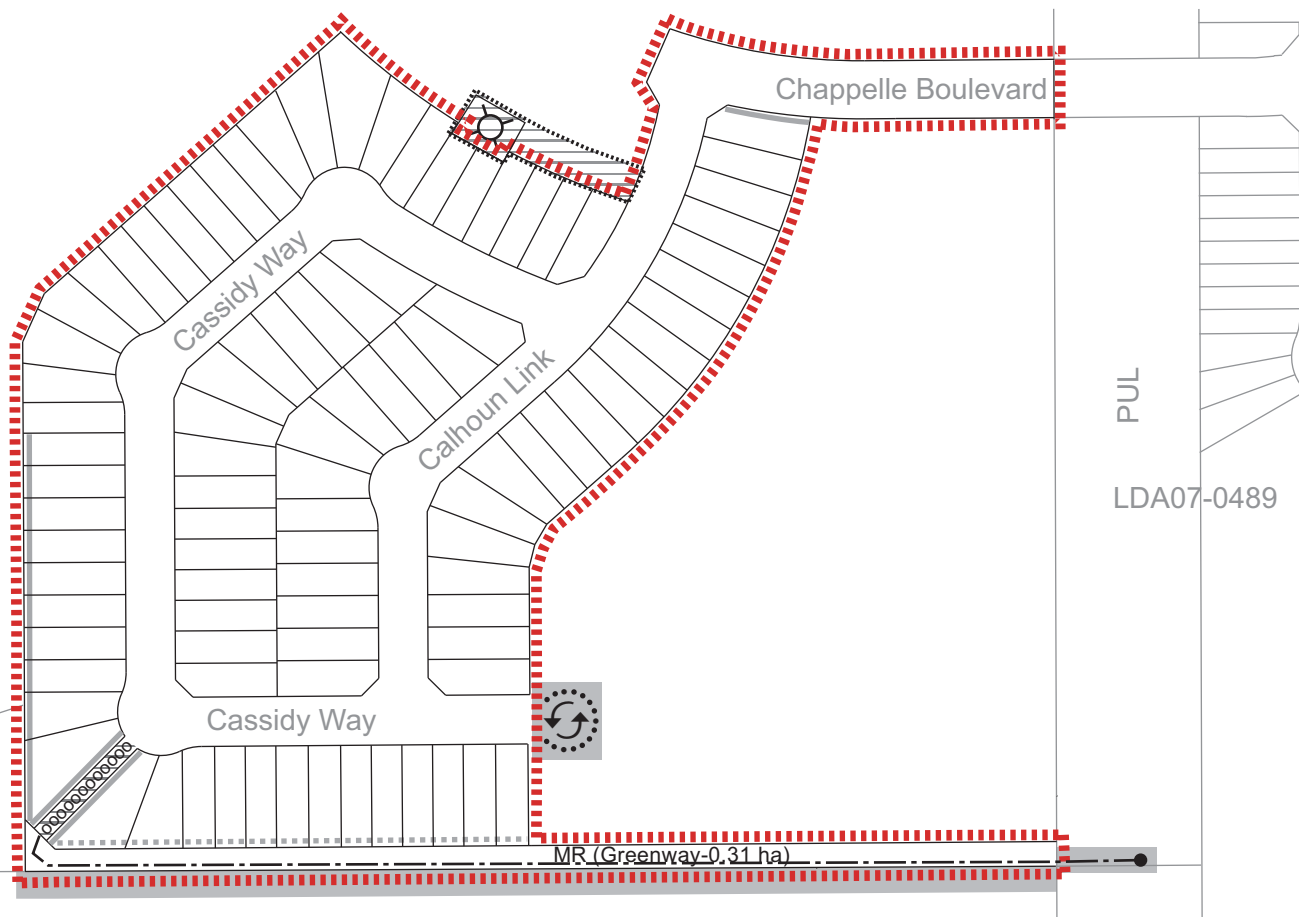
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 26, 2012

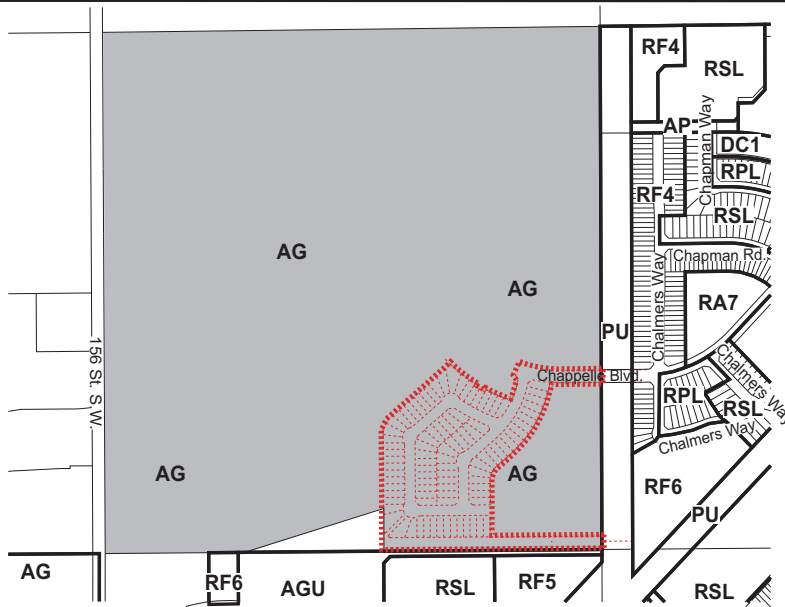
LDA10-0291

- Limit of proposed subdivision
- 1.8m Uniform screen fence as per Zoning Bylaw
- 1.2m Uniform fence
- 1.5m Concrete sidewalk with lighting and bollards
- 3.0m Shared use path connection

- 12m Radius gravel temporary turnaround with bollards or mini-barriers
- Amend subdivision boundary to include 8.0m lane and 10.0m x 15.0m abandoned well site maintenance area
- Register as road right-of-way
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

April 26, 2012

File No. LDA11-0405

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 82 single detached residential lots, 44 semi-detached residential lots, and one (1) Municipal Reserve lot from Lot 2, Plan 2296RS, located west of 156 Street SW north of existing Ellerslie Road SW (9 Avenue SW);
AMBLESIDE

I The Subdivision by Plan is APPROVED on April 26, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.24 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 2.20 ha by agreement and caveat to the remainder of Lot 2, Plan 2296RS, 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 shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a public access easement for a shared use path, 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 (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 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 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 drawings include the design and construction of the ultimate stormwater management facility, including a 3.0 m hard surface shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
 8. that the owner fully service the school/park site, including 3-phase power;
 9. that the owner submit a driveway plan for the lot, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
 10. that the engineering drawings include the construction of a 17.0 m radius temporary transit turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround is required to be gravel prior to CCC and asphalt prior to FAC;
 11. that the engineering drawings include construction of a 3.0 m hard-surface shared use path, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
 12. that the owner construct a walkway with a 1.5 m concrete sidewalk, bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
 13. that the owner construct all fences positioned wholly on privately-owned lands, and the Municipal Reserve site, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
 14. 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 Infrastructure Services, Transportation Services, and Sustainable Development.

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

Municipal Reserve (MR) in the amount of 2.44 ha is required for Lot 2, Plan 2296RS, from which dedication in the amount of 0.24 ha will be used to create a portion of the MR lot. A Deferred Reserve Caveat shall be placed on the remaining titled area for the outstanding MR owing.

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. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,



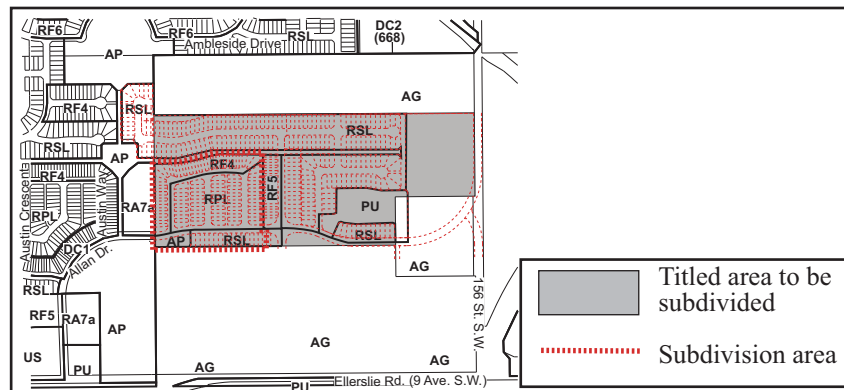
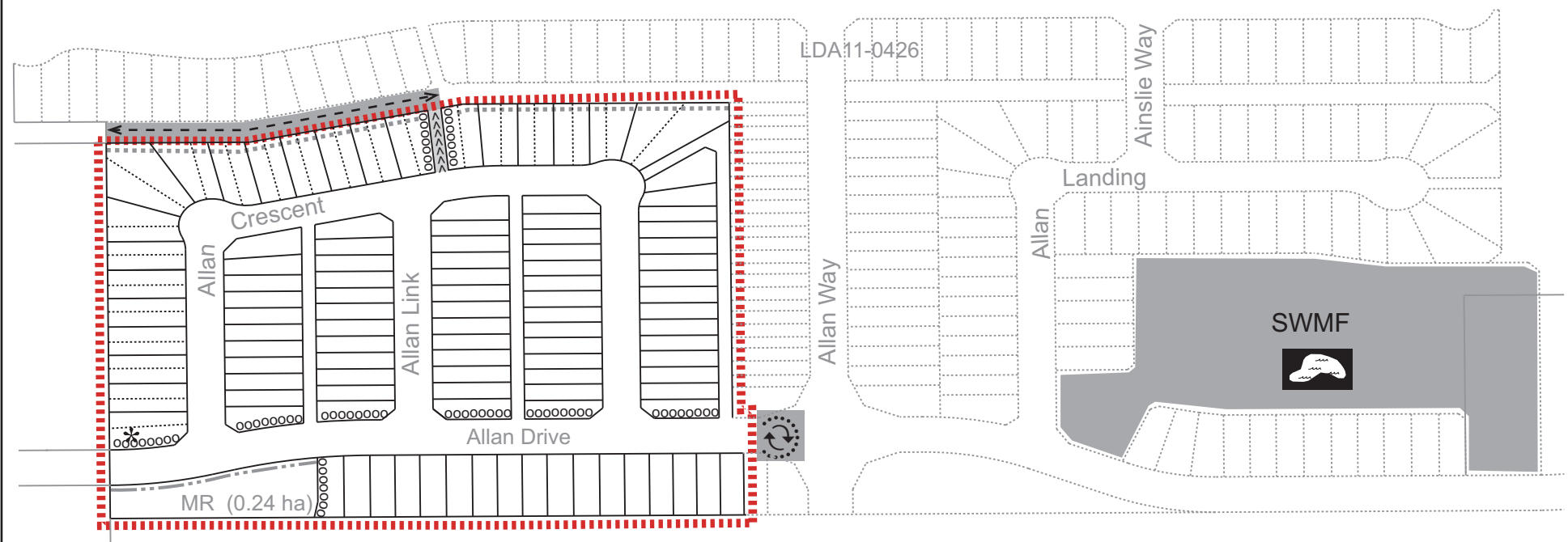
For












Scott Mackie
Subdivision Authority

SM/kr/Posse #116447356-001

Enclosure

LDA11-0405



- | | | | |
|--|---|---|--|
|  | Limit of proposed subdivision |  | 17m radius temporary asphalt turnaround with bollards or mini-barriers |
|  | 1.5m concrete sidewalk with bollards and lighting |  | Drive way plan required |
|  | 1.8m uniform fence, as per Zoning Bylaw |  | Construct stormwater management facility |
|  | 1.2m uniform fence |  | Register walkway as legal road right-of-way |
|  | Post and rail fence |  | Include in Engineering Drawings |
|  | Register public access easement and 3m hard surface shared use path | | |