

Thursday, August 11, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 32

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 11, 2011 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 4, 2011 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA11-0029
Posse 106802196-001 | Tentative plan of subdivision to create two (2) industrial lots, and one (1) Environmental Reserve parcel from a portion of SE 20-51-24-4, located west of Calgary Trail and south of Ellerslie Road; HERITAGE VALLEY NEIGHBOURHOOD 7A |
| 2. | LDA11-0068
Posse 107297226-001 | Tentative plan of subdivision to create two (2) mixed-use parcels from a portion of SE 24-53-26-W4M located west of Winterburn Road (215 Street); HAWKS RIDGE |

5. OTHER BUSINESS



August 11, 2011

File No. LDA11-0029

Select Engineering Consultants Ltd.
Suite 201, 17220 Stony Plain Road
Edmonton AB T6E 5W8

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create two (2) industrial lots, and one (1) Environmental Reserve parcel from a portion of SE 20-51-24-4, located west of Calgary Trail and south of Ellerslie Road; **HERITAGE VALLEY NEIGHBOURHOOD 7A**

I The Subdivision by Plan is APPROVED on August 11, 2011, subject to the following conditions:

1. that the owner provide Environmental Reserve as a 7.13 ha parcel, pursuant to Section 664 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 2.03 ha by a Deferred Reserve Caveat to the remainder of SE 20-51-24-4 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 shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner prepare a restrictive covenant in the favour of the City of Edmonton that will be placed on the lot adjacent to the top-of-the-bank, as shown on the "Conditions of Approval Map", Enclosure I, as per the applicable development restrictions shown by the "Top of Bank Study and Geotechnical Investigation" report prepared by UMA Engineering Ltd.. (File 1560-182-00-01);
6. that a caveat be registered on title to inform existing and future land owners that the connection from the Calgary Trail on-ramp to the north/south service road is temporary, is governed by the Province of Alberta, and is subject to closure when deemed appropriate by the Province of Alberta;
7. that the owner register a 6.0 m walkway as legal road right-of-way to accommodate the 3 m asphalt multi-use trail connection from the top-of-bank walkway to 103A Street SW along the south boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner dedicate road right-of-way to accommodate the construction of 103A Street SW, 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 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/or other assessments applicable 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 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 engineering drawings include the construction of a 17 m radius asphalt temporary transit turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of the 3.0 m multi-use trail connecting the top-of-bank walkway to 103A Street north of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of all four lanes of 103A Street to an urban collector roadway standard from the south boundary of 10327 Ellerslie Road (NE-20-51-24-4) south to the south limits of the subdivision including all channelization, accesses, intersections, sidewalks, lighting, landscaping and any transitional improvements required to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of the 17 m temporary transit turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for the installation of traffic signals at the intersection of Ellerslie Road and 103A Street, to the satisfaction of the Transportation Services;

12. that the owner construct fences, bollards, lighting, multi-use trails, and sidewalks, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified 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, and Municipal Reserve parcels, to the satisfaction of the Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserves owing on SE 20-51-24-4 will be addressed through a Deferred Reserve Caveat against the remnant parcel amounting to 2.03 ha to be taken as land and/or money with a future 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 Mr. Adryan Wahl at 780-944-7688 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority



SM/aw/Posse #106802196-001

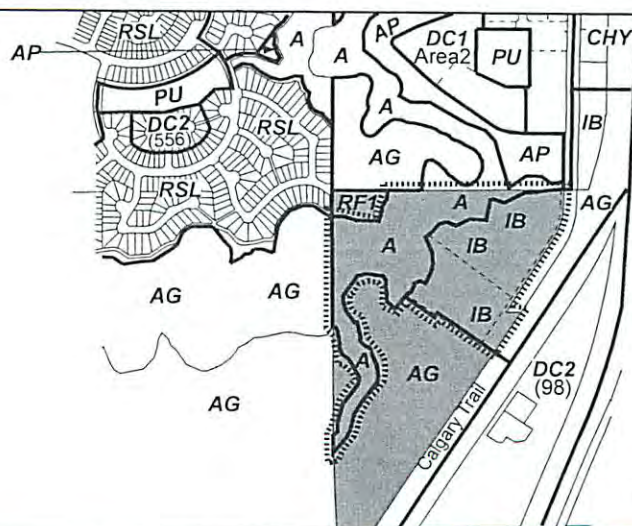
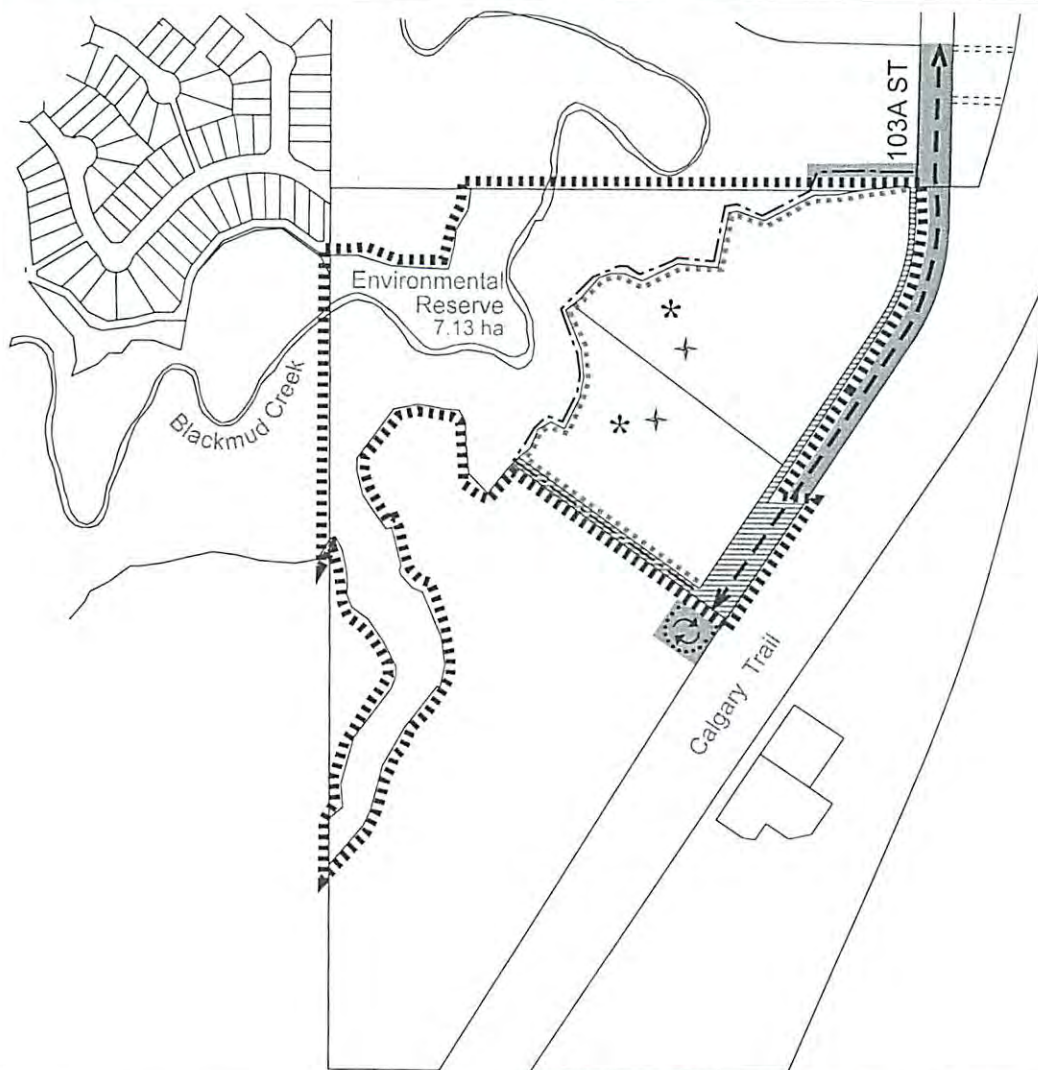
Enclosure


SUBDIVISION CONDITIONS OF APPROVAL MAP

August 11, 2011

LDA11-0029

- | | |
|--------------------------------------|---|
| ■■■■■ Limit of proposed subdivision | ↻ 17m temporary transit turnaround |
| Minimum 1.2m Uniform fence | •• Bollards |
| — · — · 3.0m shared-use-path |  Dedicate road right-of-way |
| ← - - - -> Construct 103A Street SW. |  Include in Engineering drawings |
| + Caveat service road | * Restrictive Covenant re: Top-of bank |



- | |
|--|
|  Titled area to be subdivided |
| ■■■■■ Subdivision area |



Subdivision Authority

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

August 11, 2011

File No. LDA11-0068

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create two (2) mixed-use parcels from a portion of SE 24-53-26-W4M located west of Winterburn Road (215 Street); **HAWKS RIDGE**

I The Subdivision by Plan is APPROVED on August 11, 2011, 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 dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 215 Street from the south boundary of the subdivision to the north boundary as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to condition I (3) the owner clear and level 215 Street as required for road right-of-way dedication, to the satisfaction of Transportation Services;
5. that the approved subdivision within the Hawks Ridge Neighbourhood (LDA10-0343) be registered prior or concurrent with this application;
6. that Bylaw 15830 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision; 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 and 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision for the construction of permanent storm and sanitary drainage facilities in the basins;
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 Big Lake Neighbourhood Three Neighbourhood Design Report (NDR) be approved by Infrastructure Services prior to approval of engineering drawings;
8. that the engineering drawings include the construction of the first half of 215 Street to a four lane divided urban arterial roadway standard, including all channelization, accesses, intersections, shared-use path, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner submit preliminary plans for 215 Street prior to submission of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I. These plans shall be approved by Transportation Services;
10. that the owner pay for the installation of future traffic signals at the north intersection of Hawks Ridge Boulevard and 215 Street, as shown on the "Conditions of Approval" map, Enclosure I. The timing of the traffic signal installation will be at the 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 a later date to fulfill this obligation;
11. that the owner provides a pressure monitor on the eastern portion of one of the mixed use parcels to the satisfaction of EPCOR Water Services;
12. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, 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 right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserves for SE 24-53-26-W4M were provided through application LDA10-0343.

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
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/cw/Posse #107297226-001




Enclosure

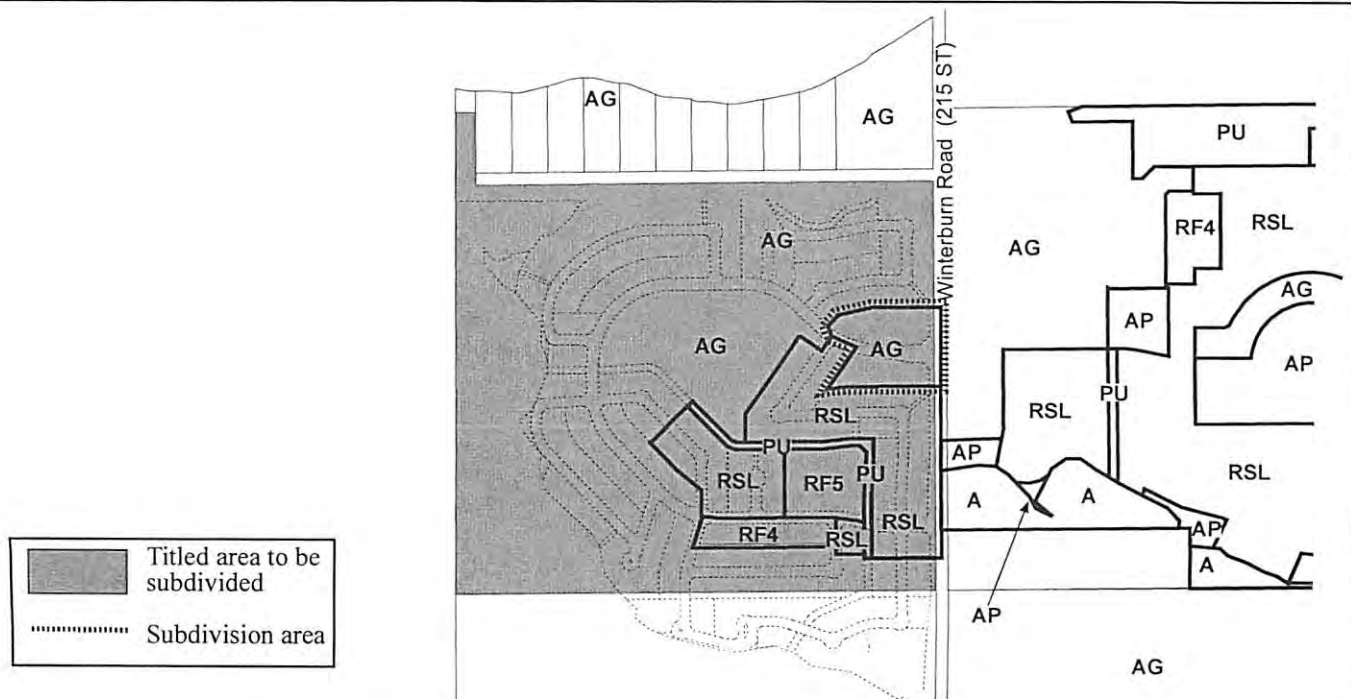
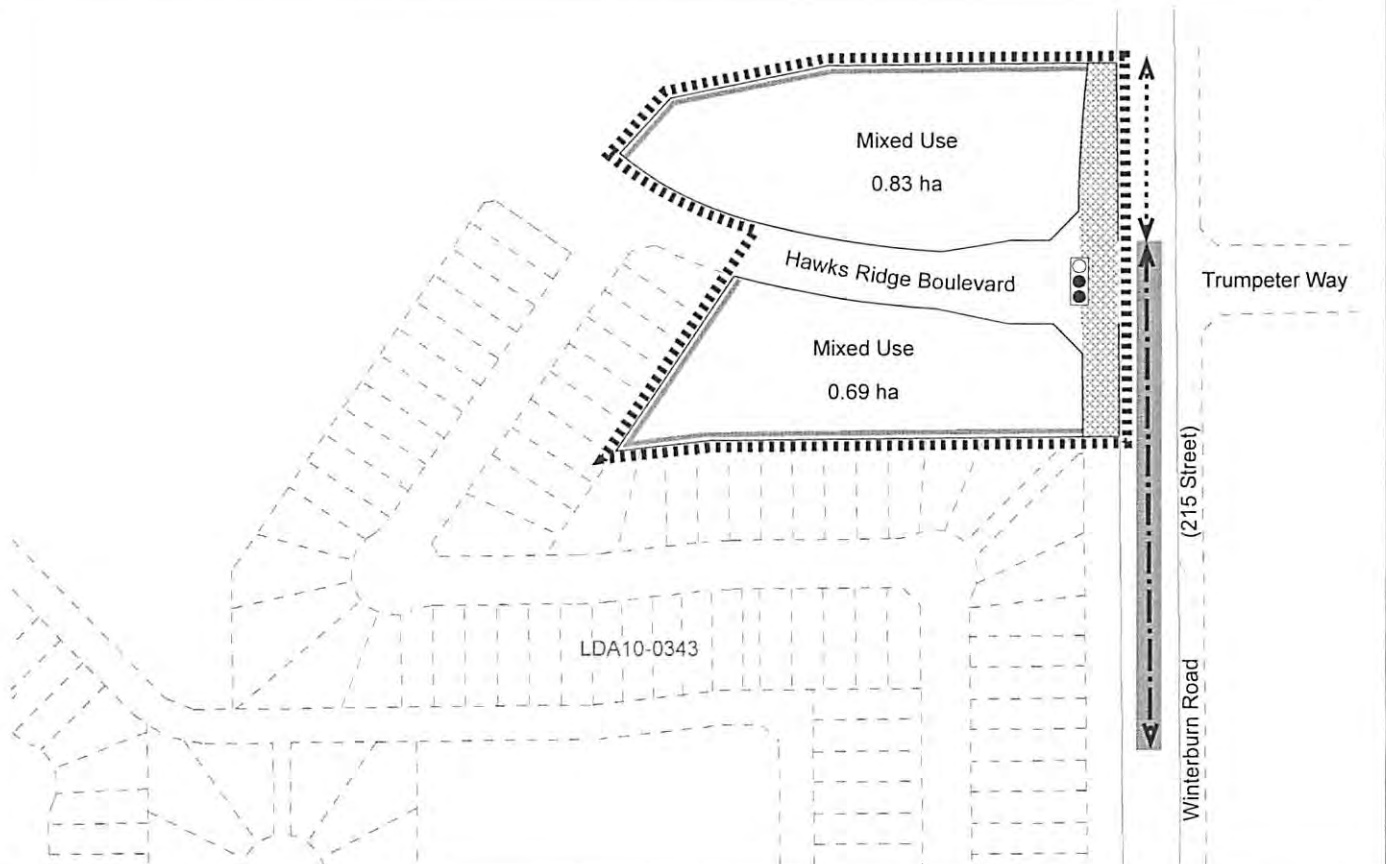
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 11, 2011

LDA11-0068

- Limit of proposed subdivision
- ↔..... Provide preliminary plan for 215 Street
- ↔ Construct first half of 215 Street
- 1.8m Uniform Fence

-  Include in Engineering Drawings
-  Arterial dedication required
-  Traffic signal required



Thursday, August 4, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 31

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 4, 2011 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 28, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA08-0121
Posse 76146235-001

Tentative Plan of subdivision to create 11 single detached residential lots from Block C, Plan 1024695, a portion of NE-35-53-24 and a portion of NW-36-53-24, **HOLLYCK KENYON**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA10-0392
Posse 104518711-001

Tentative plan of subdivision to create one (1) Municipal Reserve parcel, one (1) medium density residential lot, and one (1) Public Utility lot from SW 27-51-25-4; **AMBLESIDE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA10-0398
Posse 105508006-001

Tentative plan of subdivision to create 26 semi-detached and 30 row housing residential lots from a portion of the north half of SW 5-52-23-4, located east of 17 Street NW and north of 23 Avenue NW; **TAMARACK**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION		CARRIED
4.	LDA11-0015 Posse 105506540-001	Tentative plan of subdivision to create 98 single detached residential lots, 76 semi-detached residential lots, one (1) Municipal Reserve parcel and one (1) Environmental Reserve Parcel from a portion of the north half of SW 5-52-23-4, located west of 17 Street NW and north of 23 Avenue NW; TAMARACK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		CARRIED
5.	OTHER BUSINESS	
6.	ADJOURMENT The meeting adjourned at 10:15 a.m.	